



Council Communication

Office of the City Manager

Date:	February 28, 2011
Agenda Item No.	MHGB4
Roll Call No.	<u>11-0276</u>
Communication No.	<u>11-120</u>
Submitted by:	Douglas C. Romig Housing Services Director

AGENDA HEADING:

Authorizing the Des Moines Municipal Housing Agency (DMMHA) to negotiate with Community Housing Initiatives, Inc. (CHI) for the disposition sales of 3600/3602 SE 11th Street; 5910/5912 SW 12th Street; 5918/5920 SW 12th Street; 1170/1172 9th Street; 1176/1178 9th Street; 428/430 SE Leach Avenue; 343/345 SE Creston Avenue; and 922/924 SW Emma Avenue.

SYNOPSIS:

Recommend approval for the Des Moines Municipal Housing Agency to negotiate with Community Housing Initiatives, Inc. (CHI) for the disposition sales of 3600/3602 SE 11th Street, 5910/5912 SW 12th Street, 5918/5920 SW 12th Street, 1170/1172 9th Street, 1176/1178 9th Street, 428/430 SE Leach Avenue, 343/345 SE Creston Avenue, and 922/924 SW Emma Avenue.

FISCAL IMPACT:

Amount: Total sale price for the units is \$130,000 as follows:

3600/3602 SE 11th Street (0.231 acres) -	\$20,000
5910/5912 SW 12th Street (0.26 acres) -	\$10,000
5918/5920 SW 12th Street (0.193 acres) -	\$10,000
1170/1172 9th Street (0.193 acres) -	\$20,000
1176/1178 9th Street (0.181 acres) -	\$20,000
428/430 SE Leach Avenue (0.184 acres) -	\$20,000
343/345 SE Creston Avenue (0.49 acres) -	\$20,000
922/924 SW Emma Avenue (0.278 acres) -	\$10,000

Funding Source: Sale revenue deposited into 2010-11 Operating Budget: Housing Services Department – Disposed Homes SP350 HSG021500, Page 138.

ADDITIONAL INFORMATION:

The Housing Services Department received approval for its application to dispose of 394 Public Housing units at Fair Market Value, via a public bid on August 19, 2003. Where there is a commensurate public benefits, according to federal regulations, sales can be negotiated with a specific buyer.

Community Housing Initiatives, Inc. (CHI) an Iowa nonprofit corporation has a long history of providing affordable housing in the City of Des Moines, of meeting the requirements of federally funded housing

programs and has the ability to meet the requirements of DMMHA's disposition plan. Community Housing Initiatives, Inc. (CHI) intends to use this property for affordable rental units for households below 80% of HUD median income guidelines. Additionally, CHI also plans to provide affordable housing with a portion of these units (4 to 6) to households below 30% of HUD median income guidelines.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Municipal Housing Governing Board

Date: October 6, 2003

Resolution Number: 03-2267

Action: Authorizing implementation and approving procedures, notification and form of documents for disposition of scattered site units. (Council Communication No. 03-499). Moved by Vlassis to adopt. Motion Carried 5-3.

Board: Municipal Housing Governing Board

Date: November 4, 2002

Resolution Number: 02-2579

Action: Approving disposition application of 394 Public Housing Units for submittal to the U.S. Department of Housing and Urban Development. (Council Communication No. 02-559). Moved by Vlassis to approve. City Manager to provide Board with an implementation plan and timeline. Motion Carried 5-3. Absent: Daniels, McPherson and Clark.

Board: Municipal Housing Governing Board

Date: March 4, 2002

Resolution Number: 02-531

Action: Hearing and adoption of proposed Municipal Housing Agency Annual Budget for the fiscal year ending June 30, 2003. Moved by Hensley to adopt, and as more specifically set out in the attached detailed motion. Motion Carried 5-1-2. Nays: Brooks. Absent: Cownie and Clark

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Upon HUD approval the Municipal Housing Governing Board will be requested to approve said sale and related transfer documents for final approval.

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