

 <div style="text-align: center;"> <h1 style="margin: 0;">Council Communication</h1> <p style="margin: 0;">Office of the City Manager</p> </div>	Date:	September 24, 2012
	Agenda Item No.	MHGB3
	Roll Call No.	<u>12-1478</u>
	Communication No.	<u>12-498</u>
	Submitted by:	Douglas C. Romig, Housing Services Director

AGENDA HEADING:

Approving negotiations and conveyance of six (6) duplexes on East Douglas and East 9th Street to Iowa Homeless Youth Centers (IHYC) and authorizing Housing Services Director to execute same subject to Board and Commission and U.S. Department of Housing and Urban Development approvals.

SYNOPSIS:

Approval to sell six (6) duplexes on East Douglas and East 9th Street to IHYC for their Lighthouse single mother transitional housing program and authorizing the Housing Services Director to execute same subject to approvals from appropriate Boards and Commissions and the U.S. Department of Housing and Urban Development.

FISCAL IMPACT:

Amount: \$45,000.00 (\$7,500 per duplex)

Funding Source: Funds received from sale will be deposited into DISPOSED HOMES SP350 HSG021500, page 118.

ADDITIONAL INFORMATION:

The Des Moines Municipal Housing Agency received an official request from IHYC to acquire six (6) duplexes from the Des Moines Municipal Housing Agency. Two (2) of these units are currently occupied and the Housing Agency will provide notice of this sale upon Municipal Housing Governing Board approval and begin the transition process for these two tenants to either vacant Public Housing units or issuance of a Section 8 rental voucher. These units are located at:

- 901/903 East Douglas
- 909/911 East Douglas
- 3701/3703 East 9th Street
- 3709/3711 East 9th Street
- 3717/3719 East 9th Street
- 3725/3727 East 9th Street

The purchase price which is below Fair Market Value will allow IHYC to redevelop these units to create a transitional living campus for low-income 16 – 25 year old parenting or pregnant moms. As a

part of the condition of this sale, these units under the Des Moines Municipal Housing Agency's Agency Plan and U.S. Department of Housing and Urban Development must provide housing to low-income families for a minimum of five (5) years. Due to the reduced sales price staff shall incorporate a 20-year restrictive covenant to provide housing to low-income qualified families regarding this sale.

The proposed Lighthouse at this location will accommodate up to ten (10) moms who are welcome to stay for up to two (2) years. While at the Lighthouse, the moms are assisted with education goals, vocational skills, living skills, prenatal skills, postnatal skills and parenting skills. Staff members provide around-the-clock support and the case manager works one-on-one with each participant to assist them in achieving the ultimate goal of self-sufficiency.

IHYC provides on-site 24/7 staff coverage and, as a part of this development project, will be seeking zoning approval to convert one (1) of the units into an office and meeting room space for their on-site staff and educational space for the moms participating in this transitional housing program. They have strict acceptance guidelines and do not provide housing to young moms with substance abuse or violent criminal backgrounds, as they seek to serve those that have a greater chance of reaching self-sufficiency within the 24 months program time limits. Based on information provided by IHYC they are achieving an 80% success rate within their Lighthouse program.

On Wednesday, September 12, 2012, the Des Moines Municipal Housing Agency and IHYC hosted a public meeting with invitations mailed to the Highland Park and Oak Park Neighborhood Associations, as well as, direct mailing 48 personal invitations to all property owners within 250 feet of the units proposed for sale. Included in the letter was general information regarding the proposal from IHYC and contact information for both the Housing Services Director, Doug Romig and IHYC Executive Director, Brad Whipple. Prior to the public meeting, neither agency received calls or questions regarding this possible transaction. The meeting was attended by 9 individuals to hear the presentation and ask questions. At the conclusion of the meeting, staff asked those in attendance if they had any concerns or were opposed to the re-use of these duplexes. Those in attendance were supportive of the plan presented at the public meeting and staff recommends approval to the Municipal Housing Governing Board subject to appropriate Board and Commission approvals and approval from the U.S. Department of Housing and Urban Development.

Upon approval of this sale, the Housing Services Department will have seven (7) units remaining in our Disposition approved designation. Over the past six (6) months the Municipal Housing Governing Board has approved the sale of 16 single family home scattered site units with 14 of those being sold to non-profits below Fair Market Value and two (2) units sold through sealed bid above Fair Market Value.

PREVIOUS COUNCIL ACTION(S):

Date: September 10, 2012

Roll Call Number: [12-1393](#)

Action: Authorizing negotiations and approving conveyance by the City of Des Moines Municipal Housing Agency to Derrick Huffey for the disposition sale of 1533 E. Jefferson and 1325 College Avenue. ([Council Communication No. 12-474](#)). Moved by Griess to adopt. Motion Carried 7-0

Date: July 23, 2012

Roll Call Number: [12-1138](#)

Action: Approving negotiations and conveyance to Community Housing Initiatives, Inc. (CHI) for the disposition sales of 1061 21st Street, 1163 MLK Parkway and 1933 24th Street. ([Council Communication No. 12-387](#)). Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: October 6, 2003

Roll Call Number: 03-2267

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

BOARD/COMMISSION ACTION(S):

Board: Housing Services Board

Date: September 19, 2012

Resolution Number: N/A

Action: Approved recommendation to sell six duplexes along East Douglas and East 9th Street to Iowa Homeless Youth Centers.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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