

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 10, 2013
	<b>Agenda Item No.</b> 28 <b>Roll Call No.</b> <u>13-904</u> <b>Communication No.</b> <u>13-297</u> <b>Submitted by:</b> Phillip Delafield, <b>Community Development Director</b>

**AGENDA HEADING:**

Resolution authorizing City Manager to remove requested properties from the Polk County Tax Certificate Sale and approving assignment of tax sale certificates to Greater Des Moines Habitat for Humanity and NFC Properties LLC for the development of owner-occupied housing.

**SYNOPSIS:**

Recommend approval to remove eight (8) vacant lots from the tax sale and assign the tax certificates for the development of housing to Greater Des Moines Habitat for Humanity, Lance Henning, Executive Director, 2200 E. Euclid Avenue, Des Moines, Iowa 50317, and NFC Properties LLC, Holly Olson, Executive Director, 1912 6<sup>th</sup> Avenue, Des Moines, Iowa 50314.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

The 2005 amendments to the Iowa Code 446.19A permits cities to acquire tax sale certificates for vacant lots assessed as residential property without paying the taxes due, and to allow the City to utilize an expedited redemption period, all for the purpose of encouraging the development of housing. The City of Des Moines has utilized this process in recent years with a great deal of success, which has enabled affordable housing providers to acquire buildable lots at a cost substantially below market value. The City seeks to obtain additional vacant lot tax sale certificates from the 2013 Tax Sale that can ultimately be used for the development of housing.

Greater Des Moines Habitat for Humanity and NFC Properties, LLC have identified eight (8) vacant lots that it would like to pursue through this process, and requests the City Manager remove these properties from the upcoming tax sale. The vacant lots are located at the following addresses:

Property Addresses requested by Greater Des Moines Habitat for Humanity

- 1817 Franklin Avenue
- 2030 Meek Avenue
- 1721 21<sup>st</sup> Street
- 3018 York Avenue
- 1520 5<sup>th</sup> Avenue
- 1534 18<sup>th</sup> Street
- 1613 E. 22<sup>nd</sup> Street

Property Addresses requested by NFC Properties, LLC

- 718 SE 12<sup>th</sup> Street

**PREVIOUS COUNCIL ACTION(S):**

Date: June 11, 2012

Roll Call Number: [12-0897](#)

Action: [Assignment](#) of tax sale certificates to Greater Des Moines Habitat for Humanity Inc. and HOME Opportunities Made Easy (HOME) Incorporated for the development of low- to moderate-income owner-occupied housing. ([Council Communication No. 12-276](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 13, 2011

Roll Call Number: [11-1001](#)

Action: [Assignment](#) of Tax Sale Certificates to Greater Des Moines Habitat for Humanity, Inc., Home Opportunities Made Easy, Inc., and Community Housing Development Corporation for the development of low to moderate income owner-occupied housing. ([Council Communication No. 11-368](#)) Moved by Moore to adopt. Motion Carried 7-0.

Date: June 14, 2010

Roll Call Number: [10-920](#)

Action: [City](#) Manager to remove requested properties from Polk County tax sale certificate and approve assignment of tax sale certificates to Greater Des Moines Habitat For Humanity, Inc. for development of low to moderate income owner-occupied housing. ([Council Communication No. 10-323](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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