 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> January 27, 2014
	<b>Agenda Item No.</b> 44 <b>Roll Call No.</b> <u>14-0173</u> <b>Communication No.</b> <u>14-039</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Hearing for conveyance of real property located at 1302 4th Street and 2820 East 38th Street to Greater Des Moines Habitat for Humanity (Habitat) for \$9,800.

**SYNOPSIS:**

Recommend approval of conveyance of real property located at 1302 4<sup>th</sup> Street and 2820 East 38<sup>th</sup> Street to Habitat (Lance Henning, President, 2200 East Euclid Avenue, PO Box 716, Des Moines, IA 50303) for \$9,800. This action is required by Iowa law prior to making a final determination on the proposed sale by resolution. There is no current or anticipated public need for this property and the sale of the property will help to revitalize these areas, increase the tax base, and provide sustainable housing to low-to-moderate-income families.

**FISCAL IMPACT:**

Amount: \$9,800

Funding Source: Org – EG064090

**ADDITIONAL INFORMATION:**

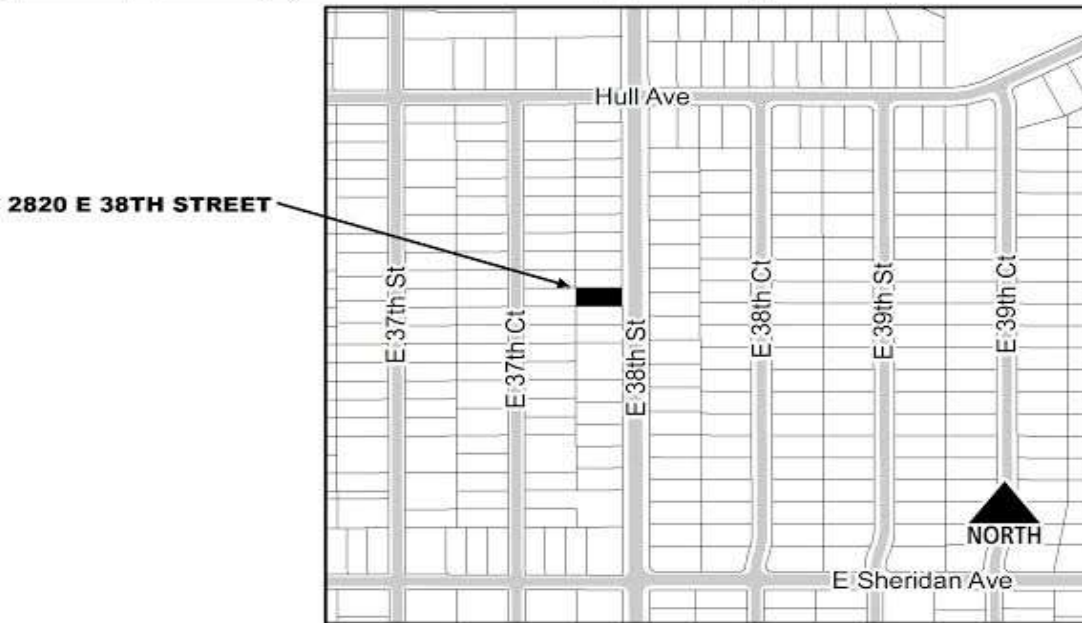
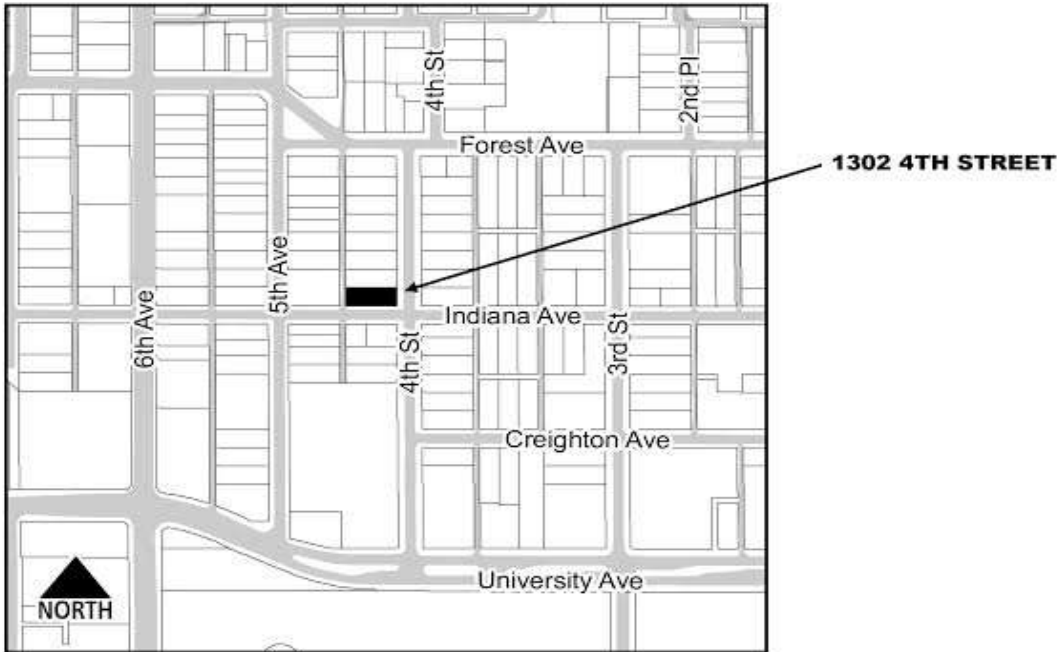
Wells Fargo Bank, N.A. Real Estate Owned (REO) Donation and Discounted Sales program (Laura Krogh, REO Contract Specialist, Wells Fargo Home Mortgage – Premiere Asset Services, One Home Campus, 800 Jordan Creek Parkway, West Des Moines, IA 50328-0001) is designed to facilitate the transfer of Wells Fargo owned or serviced real properties to cities and public non-profit organizations that provide sustainable homeownership or rental opportunities to low-to moderate-income (LMI) families.

The properties located at 1302 4<sup>th</sup> Street and 2820 38<sup>th</sup> Street in Des Moines, Iowa, are available through Wells Fargo REO Donation program. The property located at 1302 4<sup>th</sup> Street is a vacant, residential lot, and the single-family dwelling located upon 2820 East 38<sup>th</sup> Street has been demolished by Wells Fargo due to its condition.

Wells Fargo has agree to convey both properties at no cost to the City and allow the City to subsequently convey both properties to a developer of choice for infill housing redevelopment purposes.

The City Neighborhood Conservation Services Division of the Community Development Department distributed a Request for Proposal (RFP) to multiple developers for the sale and redevelopment of the Properties, with Habitat being the only respondent.

Habitat has offered \$4,800 for 1302 4<sup>th</sup> Street and \$5,000 for 2820 East 38<sup>th</sup> Street, respectively, for the purchase of said properties. The \$9,800 is equal to the fair market value of the properties and the conveyance of these properties will help to revitalize these areas, increase the tax base, and provide sustainable housing to LMI families for the purpose of residential infill housing redevelopment.



**PREVIOUS COUNCIL ACTION(S):**

Date: January 13, 2014

Roll Call Number: [14-0040](#) and [14-0041](#)

Action: [Approving](#) donation agreements with Wells Fargo Bank, NA and authorizing acquisition of 1302 4<sup>th</sup> Street and 2820 E. 38<sup>th</sup> Street. ([Council Communication No. 14-014](#)) Moved by Hensley to adopt. Motion Carried 7-0.

- (A) [Setting](#) date of hearing for conveyance of 1302 4<sup>th</sup> Street and 2820 E. 38<sup>th</sup> Street to Greater Des Moines Habitat for Humanity, \$9,800, (1-27-14). Moved by Hensley to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).