

★ Roll Call Number
10-1811

Agenda Item Number

M.H.G.B. - 4

Date November 8, 2010

**RECOMMENDING APPROVAL OF DES MOINES MUNICIPAL HOUSING AGENCY
(DMMHA) REPLACEMENT HOUSING FACTOR FUND PROPOSAL AND AGENCY
PLAN AMENDMENTS**

WHEREAS, the Des Moines Municipal Housing Agency (DMMHA) is charged with providing quality, affordable housing; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established a Replacement Housing Factor (RHF) fund providing funding to Public Housing Agency's for replacement of disposed Public Housing units; and

WHEREAS, the DMMHA has established an RHF fund proposal to demolish eleven (11) scattered site Public Housing units and construct a minimum of ten (10) new homes on the Agency's owned land; and

WHEREAS, the following properties are being recommended for demolition and/or redevelopment:

<u>Address</u>	<u>Zoning</u>	<u>Structure</u>	<u>Ward</u>	<u>Neighborhood</u>
1125 11 th Street	R-3	Single Family	III	Cheatom
430 Orchard St.*	R1-60	Single Family	I	Riverbend
1333 Mondamin	R1-60	Single Family	I	Mondamin
1431 Stewart St.*	R-2A	Single Family	II	MKK Park
1248 McCormick St.	R-2A	Single Family	II	MLK Park
3308/3310 Kinsey Ave	R1-60	Duplex	II	Gray's Woods
1817 Capitol Ave.	R1-60	Single Family	IV	Capital East
314 Indiana Ave.	R10-60	Single Family	I	River Bend
1423 17 th St.	R1-60	Single Family	I	King Irving
1525/1527 E. 33 rd St.**	R1-60	Duplex	II	Gray's Woods
106 Astor*	R1-60	Single Family	IV	Gray's Woods

**DMMHA must apply to rescind the three (3) properties from the 5(h) program in order to apply for the demolition and development approvals from HUD.*

**Staff has received interest from an adjacent property owner desiring to acquire this parcel which staff supports as long as the Fair Market Value of the land and demolition costs are recouped with the resale of this parcel.; and*

WHEREAS, the DMMHA must receive approval from HUD regarding the demolition and development of Public Housing units; and

WHEREAS, the RHF fund proposal provides the financial resources to construct quality homes to improve the attractiveness of Des Moines neighborhoods while providing affordable housing.

WHEREAS, the DMMHA is recommending that the following units be rescinded from 5(h) and placed in disposition:

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Address	Zoning	Structure	Ward	Neighborhood
1325 College Avenue	R1-60	Single Family	I	Mondamin
1533 E Jefferson Avenue	R1-60	Single Family	II	Union Park
2403 Payne Road	R1-60	Single Family	I	Prospect
1513 E Jefferson Avenue	R1-60	Single Family	II	Union Park
1933 24 th Street	R1-60	Single Family	I	Kirkwood Glen

To allow for the future sale of these scattered site homes; and

WHEREAS, the DMMHA must amend its Agency Plan and hold a public hearing regarding the above recommended changes.

NOW THEREFORE BE IT RESOLVED by the Municipal Housing Governing Board that upon favorable public comments the above Replacement Housing Factor Fund proposal be approved and submitted to the U.S. Department of Housing and Urban Development for consideration.

BE IT ALSO RESOLVED by the Municipal Housing Governing Board to recommend that the DMMHA Agency Plan be amended to reflect the planned changes regarding the additional disposition, demolition and development proposed in the plan and that the Housing Services Director is charged with implementing the plan.

Moved by Hensley to approve and adopt.

Approved as to form:

(Board Communication No. 10-659)

Michael F. Kelley
 Michael F. Kelley
 Assistant City Attorney

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
COLEMAN				✓
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE				✓
TOTAL	4			3

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City of Des Moines, Municipal Housing Agency Governing Board, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Diane Rauh
 City Clerk

T. M. Franklin
 Mayor