

★ Roll Call Number
11-0276

Agenda Item Number

M.H.G.B.-4

Date February 28, 2011

AUTHORIZING THE DES MOINES MUNICIPAL HOUSING AGENCY TO NEGOTIATE WITH COMMUNITY HOUSING INITIATIVES INC. (CHI) FOR THE DISPOSITION SALE 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

WHEREAS, on August 19, 2003, the U.S. Department of Housing and Urban Development (HUD) approved the Des Moines Municipal Housing Agency's (DMMHA) application for disposition of 394 scattered site units; and

WHEREAS, pursuant to the Housing Disposition plan, DMMHA may negotiate with prospective buyers for the sale of specific properties; and

WHEREAS, Community Housing Initiatives, Inc. (CHI) has a long history of providing affordable housing in Des Moines and meeting the requirements of federally funded housing programs, and has the ability to meet the requirements of DMMHA's disposition plan; and

WHEREAS, CHI has made a request to purchase, through negotiated sale, which is attached hereto as Exhibit 1, and by this reference made a part hereof, the properties locally known as 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 which will be used for affordable rental units to low-income families earning between 80% and 30% of HUD median income guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Housing Governing Board that:

1. We find that Community Housing Initiatives, Inc. (CHI) has a successful history of providing affordable housing in Des Moines and is therefore eligible to participate in the negotiated sale process of the DMMHA Housing Disposition program.
2. The Housing Director is hereby authorized to enter into negotiations with Community Housing Initiatives, Inc. (CHI) for the purchase of the properties listed above, and further to seek approval from HUD of the proposed terms of a negotiated sale.
3. Upon approval of HUD of the proposed terms of a negotiated sale, the Director shall return to the Municipal Housing Governing Board with an Offer to Purchase and related transfer documents for final approval.

BE IT FURTHER RESOLVED that should negotiations not be successfully concluded with Community Housing Initiatives, Inc. and approved by HUD by October 28, 2011, the properties referenced above shall be considered immediately available for other sales options pursuant to DMMHA's Housing Disposition plan.

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(Council Communication No. 11-120)

Moved by Moore to adopt.

Approved as to form:

Glenna K. Frank
 Glenna K. Frank
 Assistant City Attorney

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			

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.

T. M. Franklin Mayor
 T. M. Franklin Council

Diane Rauh City Clerk