

★ Roll Call Number
12-1478

Agenda Item Number

M.H.G.B. -3

Date September 24, 2012

AUTHORIZING NEGOTIATIONS AND APPROVING CONVEYANCE
BY THE DES MOINES MUNICIPAL HOUSING AGENCY OF SIX DUPLEXES ON
EAST DOUGLAS AND EAST 9TH STREET TO IOWA HOMELESS YOUTH CENTERS

WHEREAS, the Des Moines Municipal Housing Agency (DMMHA) provides decent, safe and affordable housing to low-income families within Des Moines and Polk County; and

WHEREAS, on October 6, 2003, by Roll Call No. 03-2267, the Municipal Housing Governing Board authorized implementation of, and approved procedures, notification and form of documents for, disposition of scattered site housing units; and

WHEREAS, the DMMHA has received a formal request from Iowa Homeless Youth Centers, a non-profit organization, to purchase six (6) duplexes located in Des Moines and locally known as 901/903 and 909/911 East Douglas Avenue, and 3701/3703, 3709/3711, 3717/3719 and 3725/3727 East 9th Street, for \$7,500 per duplex; and

WHEREAS, Iowa Homeless Youth Centers will utilize these duplex housing units to provide transitional housing and supportive services to young mothers between the ages of 16 and 25 years of age; and

WHEREAS, the DMMHA is authorized to sell housing units to non-profit organizations for purchase prices below Fair Market Value, subject to the provision that said units must provide housing to low-income qualified families for a minimum of five (5) years, and DMMHA has determined that the Iowa Homeless Youth Centers will meet this requirement and DMMHA will further require this sale to be subject to a twenty (20) year restrictive covenant upon the properties requiring that the duplex units serve low-income families; and

WHEREAS, Iowa Homeless Youth Centers is requesting the reduced purchase price due to the redevelopment costs of these housing units for their transitional housing program; and

WHEREAS, following U.S. Department of Housing and Urban Development (HUD) approval of the negotiated sale, the required real estate documents will be prepared by the Legal Department prior to closing on this sale; and

WHEREAS, pursuant to Section 403A.3(9) of the Code of Iowa, the requirements of Iowa Code Section 364.7 do not apply to the City when exercising its municipal housing powers, including the power to convey property.

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

1. The sale of the above referenced duplexes locally known as 901/903 and 909/911 East Douglas Avenue and 3701/3703, 3709/3711, 3717/3719 and 3725/3727 East 9th Street, to Iowa Homeless Youth Centers in the amount of \$7,500.00 per duplex, is hereby approved, subject to appropriate Board and Commission and U.S. Department of Housing and Urban Development approvals.

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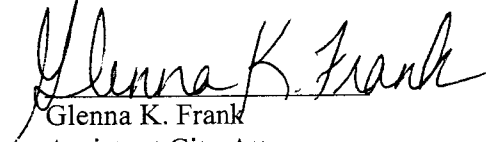
Date September 24, 2012

2. The Housing Director is hereby authorized to enter into negotiations with Iowa Homeless Youth Centers for the purchase and sale of the duplex units listed above, and further authorized to seek approval from appropriate Board and Commission and from U.S. Department of Housing and Urban Development (HUD) of the proposed terms of the negotiated sale.
3. Upon approval of HUD of the proposed terms of a negotiated sale, the Housing Director or designee and Legal Department are authorized and directed to prepare an Offer to Buy Real Estate and Acceptance, Special Warranty Deed(s), and other closing documents for the above-described sale.
4. The Mayor is authorized to execute the Special Warranty Deed(s), and the City Clerk to attest to his signature, following preparation of the documents and final approval as to form of the Legal Department.
5. The City Manager or his designee is hereby authorized to execute all other related documents on behalf of the City subject to final approval of the documents by the Legal Department and execution of the documents by the buyer, and DMMHA staff are authorized to proceed to closing on the sale of the duplex units listed above.

(Board Communication No. 12-498)

Moved by Mahaffey to approve.

Approved as to form:

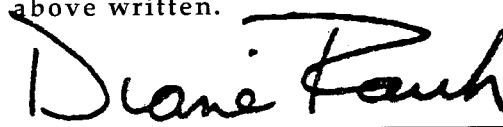

 Glenna K. Frank
 Assistant City Attorney

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER				✓
MOORE	✓			
TOTAL	6			1

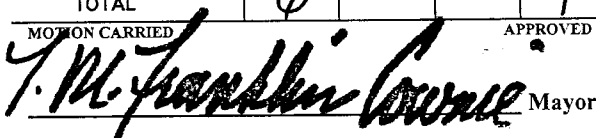
CERTIFICATE

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.



City Clerk

MOTION CARRIED APPROVED

 T. M. Franklin Mayor