

**MUNICIPAL HOUSING  
GOVERNING BOARD  
COMMUNICATION:**

**03-609**

**AGENDA:**

DECEMBER 22, 2003

**SUBJECT:**

SALE OF PUBLIC  
HOUSING SINGLE-  
FAMILY UNIT –  
2324 EAST 41<sup>ST</sup>  
COURT

**TYPE:**

**RESOLUTION**  
RECEIVE/FILE

**SUBMITTED BY:**

MICHAEL MATTHES  
ACTING HOUSING  
SERVICES DIRECTOR

**ITEM - MHGB \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

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**SYNOPSIS —**

Authorization to sell a public housing single-family unit to an eligible buyer.

**FISCAL IMPACT —**

Revenue derived from the sale of the property goes into the Section 5(h) Operating Budget to cover program costs. The Housing Services Department will net approximately \$65,660 after seller costs are paid. The second mortgage in the amount of approximately \$32,340 is, by program guidelines, held in abeyance for seven (7) years. If the owner goes the full seven (7) year term, the second mortgage is forgiven.

**RECOMMENDATION —**

**Approval.**

**BACKGROUND —**

The Department of Housing Services is a participant in the Section 5(h) Affordable Homeownership Program which was approved on May 30, 2000, by the United States Department of Housing and Urban Development (HUD). Under this program, single-family homes in the public housing inventory are sold to eligible housing program participants.

An eligible buyer has made application with Bank of America for a loan to purchase 2324 East 41<sup>st</sup> Court, Des Moines.

The appraised price of the property is \$98,000. The projected loan amount is \$65,660 with a second mortgage in the amount of \$32,340.

