



Agenda Item:

MHGB9

MHGB COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 07/18/05
Agenda Item Type: Resolution

Communication No.: 05-380
Roll Call No:

Submitted by: Chris Johansen, Housing Services Director

SUBJECT—

Disposition Sale of 903 24th Street, to Home Opportunities Made Easy, Inc.

SYNOPSIS—

Authorization to sell Des Moines Municipal Housing Agency disposition property to Home Opportunities Made Easy, Inc.

FISCAL IMPACT—

The Housing Services Department will receive \$71,250.00 from the sale and a five (5) year restrictive covenant of affordability.

The proceeds from the sale will be used accordingly:

Affordable Housing Endowment Fund (75%)
Physical Improvements to existing Manors (25%)

RECOMMENDATION—

Approval

BACKGROUND—

The Housing Services Department received approval on August 19, 2003 for its application to dispose of 394 Public Housing units at Fair Market Value via public bid. Where there is a commensurate public benefit, according to federal regulations, sales can be negotiated with a specific buyer.

HOME, Inc., an Iowa nonprofit corporation, has a long history of providing affordable housing in the City of Des Moines, of meeting the requirements of federally funded housing programs and has the ability to meet the requirements of DMMHA's disposition plan. HOME, Inc., intends to use this property for their lease/purchase model of homeownership for a household below 80% of HUD median income guidelines.

DMMHA has received HUD approval for this negotiated sale.