



Agenda Item:

MHGB6

MHGB COMMUNICATION City Manager's Office

GENERAL INFORMATION—

Agenda Date: 02/06/06
Agenda Item Type: Resolution

Communication No.: 06-067
Roll Call No:

Submitted by: Chris Johansen, Housing Services Director

SUBJECT—

Disposition Sale of 123 East Jackson Avenue to Home Opportunities Made Easy, Inc.

SYNOPSIS—

This action grants authorization to sell Des Moines Municipal Housing Agency disposition property to HOME, Inc.

FISCAL IMPACT—

The Housing Services Department will receive \$66,000.00 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 for its application to dispose of 394 Public Housing units at Fair Market Value, via a public bid on August 19, 2003. 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 and of meeting the requirements of federally funded housing programs. HOME, Inc. 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