



**MHGB**  
**Communication**  
Office of the City Manager

**Date** February 12, 2007

**Agenda Item No.** MHGB-5D  
**Roll Call No.** 07-  
**Communication No.** 07-069  
**Submitted by:** Chris Johansen, Housing Services Director

**AGENDA HEADING:**

Disposition sale of 903 E. 27<sup>th</sup> Court, to Home Opportunities Made Easy, Inc.

**SYNOPSIS:**

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

**FISCAL IMPACT:**

Amount: \$72,750 and a (5) year restrictive covenant of affordability.

Funding Source: Fiscal Year 2006-07 Operating Budget, Housing Services – Section 5(h), Maintenance, Page 225, SP350 HSG070000.

The proceeds from the sale will be used accordingly:

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

**ADDITIONAL INFORMATION:**

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 Opportunities Made Easy, Inc. (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.

**PREVIOUS COUNCIL ACTION(S): NONE**

**BOARD/COMMISSION ACTION(S):**

Date: October 6, 2003

Roll Call Number: 03-2267

Action: Municipal Housing Governing Board: Authorizing implementation and approving procedures, notification and form of documents for disposition of scattered site units. (Council Communication No. 03-499). Moved by Vlassis to adopt. Motion Carried 5-3.

Date: November 4, 2002

Roll Call Number: 02-2579

Action: Municipal Housing Governing Board: Approving disposition application of 394 Public Housing Units for submittal to the U.S. Department of Housing and Urban Development. (Council Communication No. 02-559). Moved by Vlassis to approve. City Manager to provide Board with an implementation plan and timeline. Motion Carried 5-3. Absent: Daniels, McPherson and Clark.

Date: March 4, 2002

Roll Call Number: 02-531

Action: Municipal Housing Governing Board: Hearing and adoption of proposed Municipal Housing Agency Annual Budget for the fiscal year ending June 30, 2003. Moved by Hensley to adopt, and as more specifically set out in the attached detailed motion. Motion Carried 5-1-2. Nays: Brooks. Absent: Cownie and Clark.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**