



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

**Date** April 23, 2007

**Agenda Item No.** MHGB3  
**Roll Call No.** 07-  
**Communication No.** 07- 209  
**Submitted by:** Chris M. Johansen, Housing  
Services Director

**AGENDA HEADING:**

Authorizing the Des Moines Municipal Housing Agency (DMMHA) to negotiate with Home, Inc. for the disposition sales of 5117/5119 Bel Aire Rd., 5118/5120 Bel Aire Rd., 5123/5125 Bel Aire Rd., 5124/5126 Bel Aire Rd., 5128/5130 Bel Aire Rd., and 5129/5131 Bel Aire Rd.

**SYNOPSIS:**

Recommend approval for the Des Moines Municipal Housing Agency to negotiate with Home, Inc. for the disposition sales of properties located at 5117/5119 Bel Aire Rd., 5118/5120 Bel Aire Rd., 5123/5125 Bel Aire Rd., 5124/5126 Bel Aire Rd., 5128/5130 Bel Aire Rd., and 5129/5131 Bel Aire Rd.

**FISCAL IMPACT:**

Amount: Total Purchase price for these 12 units is \$465,000.

Funding Source: FY07-08 Public Housing, SP350 HSG020000, pg. 171.

Future revenue derived from the sale of these properties will be allocated accordingly:

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

**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 benefits, according to federal regulations, sales can be negotiated with a specific buyer.

Home, Inc. has a long history of providing affordable housing in Des Moines; therefore 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 convert these units to a condominium development for ownership by low income (below 80% of median income) households. Home, Inc. will rehab the units, develop the condominium association, and market and sell the units to qualified households.

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

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

Date: October 6, 2003

Roll Call Number: 03-2267

Action: 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: 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: 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**