



MHGB
Communication
Office of the City Manager

Date

September 10, 2007

Agenda Item No. **MHGB3**
Roll Call No. **07-**
Communication No. **07-531**
Submitted by: **Chris Johansen, Housing
Services Director**

AGENDA HEADING:

Approval of Conveyance of 3680 Douglas Avenue 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: \$73,125 and a (5) year restrictive covenant of affordability.

Funding Source: FY 2007-08 Operating Budget, Housing Services, Maintenance, pg. 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.

For many years, Home Opportunities Made Easy, Inc. (HOME Inc.), an Iowa nonprofit corporation, has provided affordable housing in the City of Des Moines and met the requirements of federally funded housing programs. It has the ability to meet the requirements of DMMHA's disposition plan. HOME Inc. intends to use this property for its 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: 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