

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	October 21, 2013
	Agenda Item No.	MHGB2
	Roll Call No.	<u>13-1608</u>
	Communication No.	<u>13-510</u>
	Submitted by:	Douglas C. Romig, Housing Services Director

AGENDA HEADING:

Approval of Conveyance of 1721 Carpenter Avenue, City-owned Municipal Housing Agency Property, pursuant to the Des Moines Municipal Housing Agency’s (DMMHA) Affordable Homeownership Program.

SYNOPSIS:

Recommend approval to sell a public housing single-family unit to Ton Thanh Nguyen, a qualified buyer under the DMMHA’s Affordable Homeownership Program.

FISCAL IMPACT:

Amount: \$25,460

Funding Source: 2013-2014 Operating Budget: Housing Services Department – 5h Homeownership SP350 HSG021600, Page 122

ADDITIONAL INFORMATION:

The Department of Housing Services is a participant in the Section 5(h) Affordable Homeownership Program as approved on May 30, 2000, by the United States Department of Housing and Urban Development. Under this program, single-family homes in the public housing inventory are sold to eligible housing program participants. Eligibility criteria for this program includes a minimal household income of \$20,000 and a maximum income that does not exceed 80% of Area Medium Income (\$46,650 for a two person household); completion of pre-purchase homeownership counseling, passing a criminal background check, and ability to obtain lender financing. Ton Thanh Nguyen has met the program criteria and has made application with Bankers Trust for a loan to purchase the real property locally known as 1721 Carpenter Avenue. The appraised price of the property is \$38,000. The projected loan amount with Bankers Trust is \$25,460 with a second mortgage in the amount of \$12,540 held by the DMMHA.

Revenue derived from the sale of the property goes into the Section 5(h) Operating Budget to cover program costs. The Housing Services Department will net approximately \$25,460 after seller costs are paid. The second mortgage in the amount of approximately \$12,540 is, by program guidelines, held in abeyance for seven (7) years. If the owner complies with program requirements (remain current on first mortgage, remain in unit as primary residence and no occurrences of criminal activity) during the full seven (7) year mortgage term, the second mortgage is forgiven.

PREVIOUS COUNCIL ACTION(S):

Date: February 21, 2000

Roll Call Number: 00-508

Action: Revised Municipal Housing Agency Affordable Homeownership Plan for submission to HUD. [\(Council Communication No. 00-062\)](#). Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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