

## MHGB COMMUNICATION

	Number:	<b>25-369</b>	Meeting:	<b>September 29, 2025</b>
	Agenda Item:	<b>MHGB3</b>	Roll Call:	<b>25-1250</b>
	Submitted by:	<b>Chris Johansen, Neighborhood Services Department Director</b>		

### AGENDA HEADING:

Resolution accepting proposal from Rypma Properties as developer for Section 18 conversion of Royal View Manor.

### SYNOPSIS:

On December 23, 2024, the Municipal Housing Governing Board (MHGB) selected Rypma Properties as the developer for the Rental Assistance Demonstration (RAD) program conversion of Royal View Manor. After due diligence, Rypma Properties is recommending submitting a Section 18 application to the U.S. Department of Housing & Urban Development (HUD) for their approval. The Des Moines Municipal Housing Agency (DMMHA) and developer can meet the same goals of redeveloping Royal View Manor through the Section 18 program as intended through the RAD program.

### FISCAL IMPACT: NONE

### ADDITIONAL INFORMATION:

- On December 23, 2024, the MHGB selected Rypma Properties as the developer for the RAD conversion of Royal View Manor. One (1) of the requirements for the RAD program is that a land lease for the property would be required to be maintained between the DMMHA and the developer. This land lease would be problematic for potential funding opportunities.
- After due diligence, Rypma Properties is recommending submitting a Section 18 application to HUD for their approval. The DMMHA and developer can meet the same goals of redeveloping Royal View Manor through the Section 18 program as intended through the RAD program.
- The Section 18 application is the same process the DMMHA went through to dispose of 394 units of scattered site housing that was approved in the mid-2000s and currently used to dispose of 13 scattered site single family homes.

### PREVIOUS COUNCIL ACTION(S):

Date: December 23, 2024

Roll Call Number: [24-1692](#)

Action: [Approval](#) of Rypma Properties as developer for the RAD conversion of Royal View Manor. ([Board Communication No. 24-529](#)) Moved by Mandelbaum to approve. Second by Gatto. Motion Carried 6-0. Absent: Voss.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

The Section 18 application will be submitted to the MHGB for approval and authorization to submit to HUD.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).