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Date March 28, 2011

**APPROVAL OF REVISED AGREEMENTS FOR THE
HOME ASSISTED HOME BUYER PROGRAM**

WHEREAS, the City of Des Moines Community Development Department administers HOME Program funds to assist developers to create affordable housing for low income home buyers; and

WHEREAS, the HOME program requires a period of affordability during which housing must be occupied by a low income family (below 80% of area median income) as their primary residence; and

WHEREAS, the HOME program requires that if a property is sold during the period of affordability the HOME funds must either be recaptured or the property must sold to another low income household which is termed the resale option; and

WHEREAS, the City of Des Moines as part of the Consolidated Plan has chosen the resale option that requires a house be resold to a low income family during the period of affordability and the City Council approved HOME documents by Roll Call 06-351 on February 20, 2006 for this purpose; and

WHEREAS, Home Opportunities Made Easy Incorporated, (HOME Inc.) submitted a proposal to work with the Federal Housing Administration (FHA) on rehabilitation of foreclosed property and utilize City HOME funds for rehabilitation; and

WHEREAS, the FHA has required some changes to the City HOME documents to be in conformance with FHA regulations including allowing a seller to recover the sales commission, the cost of capital improvements, and any accrued negative amortization; and

WHEREAS, staff has prepared revised forms of agreement for eligible purchases that reflect the FHA revisions; and

(Continued on next page)



Roll Call Number

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WHEREAS, the forms of agreement are attached hereto as Exhibit "A" and

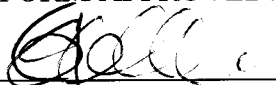
WHEREAS staff recommends approval of these revised agreement forms.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Des Moines, Iowa that the forms of agreement attached hereto are hereby approved and the Community Development Director is authorized to utilize these contract documents in administration of the HOME program.

City Council Communication No. 11- *186*)

MOVED BY _____ TO ADOPT

FORM APPROVED:



Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk