

.....
Date May 6, 2013.....

M.H.G.B. - 5

AUTHORIZING NEGOTIATIONS AND APPROVING CONVEYANCE
BY THE DES MOINES MUNICIPAL HOUSING AGENCY TO
GREATER DES MOINES HABITAT FOR HUMANITY INC.
FOR THE DISPOSITION SALE OF 2021 WASHINGTON AVENUE

WHEREAS, on August 19, 2003, the U.S. Department of Housing and Urban Development (HUD) approved the Des Moines Municipal Housing Agency's (DMMHA) application for disposition of 394 scattered site units; and

WHEREAS, pursuant to the Housing Disposition plan, DMMHA may negotiate with prospective buyers for the sale of specific properties; and

WHEREAS, Greater Des Moines Habitat for Humanity Inc. has a long history of providing affordable housing in Des Moines, meeting the requirements of federally funded housing programs, and has the ability to meet the requirements of DMMHA's disposition plan; and

WHEREAS, Greater Des Moines Habitat for Humanity Inc. has made a request to purchase, through negotiated sale, which is attached hereto as Exhibit 1, and by this reference made a part hereof, the property locally known as 2021 Washington Avenue (Property) which will be rehabbed and sold for affordable housing to low-income families earning less than 60% of median income guidelines; and

WHEREAS, following HUD approval of the negotiated sale, an Offer to Buy Real Estate and Acceptance, a Special Warranty Deed with Restrictive Covenant, and a Declaration of Value and Groundwater Hazard Statement will be prepared by the Legal Department prior to closing on this sale; and

WHEREAS, pursuant to Section 403A.3(9) of the Code of Iowa, the requirements of Iowa Code Section 364.7 do not apply to the City when exercising its municipal housing powers, including the power to convey property.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Housing Governing Board that:

1. We find that Greater Des Moines Habitat for Humanity Inc. has a successful history of providing affordable housing in Des Moines and is therefore eligible to participate in the negotiated sale process of the DMMHA Housing Disposition program.
2. The Housing Director is hereby authorized to enter into negotiations with Greater Des Moines Habitat for Humanity Inc. for the purchase and sale of the Property listed above and further to seek approval from HUD of the proposed terms of the negotiated sale.
3. Upon approval of HUD of the proposed terms of a negotiated sale, the Housing Director or designee and Legal Department are authorized and directed to prepare an Offer to Buy Real Estate and Acceptance, Special Warranty Deed, and other closing documents for the above-described sale.

★ **Roll Call Number**

Agenda Item Number

M.H.G.B. - 5

Date May 6, 2013

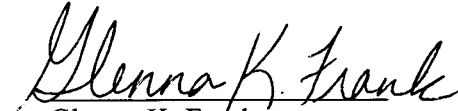
4. The Mayor is authorized to execute the Special Warranty Deed and other related documents, and the City Clerk to attest to his signature, following preparation of the documents and final approval as to form of the Legal Department.
5. The City Manager or his designee is hereby authorized to execute other related documents on behalf of DMMHA subject to final approval of the documents by the Legal Department and execution of the documents by the buyer, and DMMHA staff are authorized to proceed to closing on the sale of the Property.

BE IT FURTHER RESOLVED that should negotiations and/or property sale not be successfully concluded with Greater Des Moines Habitat for Humanity Inc. and approved by HUD by May 6, 2014, the Property referenced above shall be considered immediately available for other sales options pursuant to DMMHA's Housing Disposition plan.

(Board Communication No. 13-208)

Moved by _____ to adopt.

Approved as to form:


 Glenna K. Frank
 Assistant City Attorney

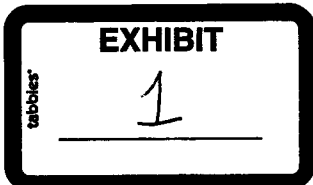
M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City of Des Moines, Municipal Housing Agency Governing Board, 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



M-5



Making homeownership possible in partnership with God's people in need.

April 15, 2013

Doug Romig, Director
Des Moines Municipal Housing Agency
100 East Euclid Suite 101
Des Moines, IA 50313

Subject: Purchase of Public Housing Unit for low-income homeownership

Dear Mr. Romig,

Greater Des Moines Habitat for Humanity extends an offer to purchase the public housing unit, listed below, held by the City of Des Moines for 75% of appraised fair market value.

<u>Address</u>	<u>Fair Market Value</u>	<u>75% of FMV</u>
2021 Washington	\$18,000	\$13,500

Greater Des Moines Habitat for Humanity intends to make any needed updates to the property and will sell the home to a low-income family earning less then 60% of median income.

Thank you for your help and assistance. Please contact me at lhenning@gdmhabitat.org or by phone at (515) 471-8686 if we can provide any additional information.

In Partnership,

Lance Henning
Executive Director

Building homes. Transforming neighborhoods. Changing lives.

2200 East Euclid Ave., PO Box 716, Des Moines, IA 50303 • 515.471.8686 • fax 515.284.5559 • www.gdmhabitat.org