



**Date** September 29, 2025

**RESOLUTION ACCEPTING PROPOSAL FROM RYPMA PROPERTIES AS DEVELOPER  
FOR SECTION 18 CONVERSION OF ROYAL VIEW MANOR**

WHEREAS, on February 24, 2022, HUD approved the application for Royal View Manor's participation in the Rental Assistance Demonstration ("RAD") program; and

WHEREAS, in 2024, the City's procurement division issued RFP #24-037 seeking a developer for the RAD conversion of Royal View Manor; and

WHEREAS, by Roll Call 24-1692 on December 23<sup>rd</sup>, 2024, the Municipal Housing Governing Board approved Rypma Properties ("Developer"), 519 1A East Grand Avenue, Des Moines, IA to be the developer for the RAD conversion of Royal View Manor; and

WHEREAS, during its due diligence period, Developer has determined that there are practical difficulties impeding its ability to complete its proposal submitted under the RAD program; and

WHEREAS, section 18 of the US Housing Act of 1937, as amended, provides an alternative to the RAD program for Public Housing Agencies to dispose of public housing properties; and

WHEREAS, the DMMHA and the Developer have determined they can meet the same goals of redeveloping Royal View Manor through the Section 18 program as intended through the RAD program; and

WHEREAS, the DMMHA and Developer recommend submitting a Section 18 application to the U.S. Department of Housing and Urban Development (HUD) for their approval.

WHEREAS, as part of the Section 18 disposition process, the DMMHA intends to convert the Tenant Protection Vouchers (TPVs) issued by HUD into Project-Based Vouchers (PBVs) in order to ensure long-term affordability of the property for the full term of the Housing Assistance Payment (HAP) contract, including any renewal periods;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. Rypma Properties is selected to be the Developer for the Section 18 Conversion of Royal View Manor;
2. Rypma Properties' proposal to convert Royal View Manor through the Section 18 application process is hereby accepted and approved subject to the contract approval process contemplated in items 3 and 4 below;
3. The Neighborhood Services Director and Legal Department are authorized to negotiate, draft, and execute any preliminary commitment letters, memoranda of understanding, or other non-



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binding documents as may be required by HUD, lender for the Developer, or other party evidencing the Housing Agency and City's Intent to proceed with drafting a formal agreement for redevelopment of Royal View Manor by Rypma Properties; and

4. The Neighborhood Services Director and Legal Department are authorized to negotiate an Agreement and any necessary related documents with Rypma Properties detailing the process for rehabilitation, renovation, and/or subsequent management of Royal View Manor in accordance with the requirements of HUD and the Section 18 program and are directed to return to this Board for approval of such Agreement or other documents.

(Board Communication No. 25-369)

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.  
Gary D. Goudelock Jr  
Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| BOESEN         |      |      |      |        |
| COLEMAN        |      |      |      |        |
| GATTO          |      |      |      |        |
| MANDELBAUM     |      |      |      |        |
| SIMONSON       |      |      |      |        |
| VOSS           |      |      |      |        |
| WESTERGAARD    |      |      |      |        |
| TOTAL          |      |      |      |        |

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

#### CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the Municipal Housing Governing Board 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