

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 96-239
JUNE 3, 1996 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
REVISED SECTION 8 ADMINISTRATIVE PLAN AND EQUAL HOUSING OPPORTUNITY PLAN	◆ RESOLUTION ORDINANCE RECEIVE/FILE	WILLIAM WILKINS HOUSING SERVICES DEPARTMENT

SYNOPSIS —

A revision of the Section 8 Administrative Plan and Equal Housing Opportunity Plan to comply with the U.S. Department of Housing and Urban Development's Conforming Rule has been prepared.

FISCAL IMPACT —

N/A

RECOMMENDATION —

Approval.

BACKGROUND —

HUD established the *Conforming Rule* in 1995 which makes substantial changes in the various Section 8 Housing Assistance Program. In an effort to provide a comprehensive community representation to review these changes, the Public Housing Board appointed a 12 member *ad hoc committee* to make recommendations to the Board.

In March, 1996 the Conforming Rule Committee completed their work and submitted proposed changes in compliance with the Conforming Rule to the Board. These changes were then incorporated within the Section 8 Administrative Plan by staff. The proposed changes were reviewed by Corporation Counsel and approved by the Public Housing Board on May 22, 1996.

Attachment

SECTION 8 ADMINISTRATIVE PLAN

SUMMARY OF CHANGES

The major revision to the Section 8 Administrative Plan included the following tenant and owners issues.

Tenant Issues:

- Certificate of participation extensions;
- Suspension of time when unit is identified;
- Maximum absences for the unit without notification to the agency;
- Additional required approvals to add family members and others to the lease;
- Additional requirements regarding utility bill payments;
- Consequences of damages to program units;
- Retention of certificates in cases of family break-up;
- Requirements for moves within the program;
- Requests for lease approvals; and
- Lease and lease addendum.

Landlord Issues:

- Program participation requirements;
- Denial of participation;
- Information provided by the agency to owners regarding the tenants; and
- Transfer of contracts and ownership.