



## **Council Communication No. 97-346**

### **SYNOPSIS –**

Revision of Admissions and Continued Occupancy Policy and Dwelling Lease which serves as the policies, procedures and enforcement documents for the public housing programs.

### **FISCAL IMPACT –**

None.

### **RECOMMENDATION –**

**Approval.**

### **BACKGROUND –**

The U.S. Department of Housing and Urban Development recently enacted a “ One Strike and You’ re Out” policy giving housing authorities a significantly increased level of authority to evict clients involved with drugs and criminal activities and to prevent admissions to anyone involved with the same activities.

The City of Des Moines Municipal Housing Agency used this opportunity to make a number of other significant changes in the Admissions and Continued Occupancy Policy and Dwelling Lease for the Owned Housing division. These changes include:

1. Eliminating anyone from the waiting list that rejects a unit offered which meets their household requirements;
2. Providing a preference to applicants who have lived and worked in the City of Des Moines for at least 12 months;
3. Providing a preference to any head of household that is either enrolled in an educational program leading to a certificate or degree or involved with a job training program; and
4. The Agency has adopted a “ Zero Tolerance” policy which will not admit applicants that have been involved in drugs and criminal activities for a period of three years prior to application. The Zero Tolerance policy applies to existing residents who are involved with drugs and criminal activities as well.

On May 28, 1997, the Public Housing Board held a Public Hearing on the revised Admissions and Continued Occupancy Policy and Dwelling Lease during their regularly scheduled meeting. After closing the Hearing there were several questions regarding the policy changes and staff was directed to make the necessary changes.

The Public Housing Board approved the revised Admissions and Continued Occupancy Policy and Dwelling Lease during their meeting of June 18, 1997 and recommended referral to City Council for approval. Upon approval by City Council, staff will submit the Admissions and Continued Occupancy Policy and Dwelling Lease to HUD for approval.

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