

 <p style="text-align: center;"><b>MHGB</b> <b>Communication</b> Office of the City Manager</p>	<b>Date</b>	November 9, 2009
	<b>Agenda Item No.</b> <b>MHGB3</b> <b>Roll Call No.</b> <b>09-</b> <b>Communication No.</b> <b>09-770</b> <b>Submitted by:</b> <b>Chris M. Johansen, Assistant</b> <b>City Manager</b>	

**AGENDA HEADING:**

Authorizing submission of the Des Moines Municipal Housing Agency’s Revised Utility Allowance Schedules.

**SYNOPSIS:**

Request Council approval to submit to the U.S. Department of Housing and Urban Development (HUD) the Des Moines Municipal Housing Agency’s proposed utility allowance schedules for Section 8 and Public Housing Programs.

**FISCAL IMPACT:**

Amount: An increase of approximately \$2,300 for Public Housing and an increase of approximately \$310,000 for Section 8

Funding Source:

- 2009-10 Operating Budget: Housing Services Department - Disposed Homes SP350 HSG021500, Page 136.
- 2009-10 Operating Budget: Housing Services Department - 5h Homeownership SP350 HSG021600, Page 137.
- 2009-10 Operating Budget: Housing Services Department - Section 8 SP350 HSG190000, Page 139.

**ADDITIONAL INFORMATION:**

The Des Moines Municipal Housing Agency (DMMHA) is required by the Department of Housing and Urban Development to provide utility allowances for Section 8 and Public Housing residents who pay their own utilities. Federal Regulations governing these programs require that Housing Agencies review their utility allowances annually and make adjustments to the schedules if there is a change in the utility rate of 10% or more from the rate on which the allowance is based.

This year DMMHA used the HUD Utility Schedule Model to figure the annual utility allowance amounts. Staff sent correspondence to the utility companies requesting information on current rates as HUD’s Utility Schedule Model accounts for summer/winter differences.

Typical utilities for each size of unit and type of unit were used to figure the percentage of change from last year’s utility allowance amounts. The lowest percentage of increase was 17.6% for a typical two bedroom single family home. The highest percentage of increase was 49% for a typical four bedroom duplex. As the utility allowance amount for every unit size and unit type increased by more than 10%, a

revision to the utility allowances is being recommended at this time. The effective date of these revisions will be December 1, 2009, for both the Section 8 Housing Choice Voucher Program and Public Housing Program.

The Public Housing Program does not provide for an allowance for air conditioning and does not include mobile home units, therefore, the Des Moines Municipal Housing Agency has separated the utility allowance schedules for the Section 8 Programs and the Public Housing Program to reflect these differences.

**PREVIOUS COUNCIL ACTION(S):**

Date: November 10, 2008

Roll Call Number: 08-1933

Action: Approving City of Des Moines Municipal Housing Agency proposed utility allowance schedules. Moved by Coleman to approve. Motion Carried 5-3.

Date: November 19, 2007

Roll Call Number: 07-2167

Action: Approving City of Des Moines Municipal Housing Agency Proposed Utility Allowance Schedules. Moved by Nesbitt to approve. Motion Carried 7-1.

Date: November 6, 2006

Roll Call Number: 06-2148

Action: Approving City of Des Moines Municipal Housing Agency proposed Utility Allowance Schedules. Moved by Hensley to approve. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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