

 <p style="text-align: center;"><b>MHGB</b> <b>Communication</b> Office of the City Manager</p>	<b>Date:</b> August 23, 2010
	<b>Agenda Item No.</b> MHGB4 <b>Roll Call No.</b> <u>10-1376</u> <b>Communication No.</b> <u>10-519</u> <b>Submitted by:</b> Douglas C. Romig, Housing Service Director

**AGENDA HEADING:**

Approving an amendment to the City of Des Moines Municipal Housing Agency Section 8 Administrative Plan to include language regarding proration of Section 8 Housing Choice Voucher housing assistance in the cases of emergency or natural disaster situations.

**SYNOPSIS:**

Recommend approval of an amendment to the City of Des Moines Municipal Housing Agency Section 8 Administrative Plan to allow the DMMHA Director the discretion to make exceptions to the start date of a lease in instances in which relocation is determined necessary due to an emergency situation or in situations related to natural disasters.

**FISCAL IMPACT: NONE**

Amount: N/A

Funding Source: N/A

**ADDITIONAL INFORMATION:**

As required by the U.S. Department of Housing & Urban Development, The City of Des Moines Municipal Housing Agency (DMMHA) has an adopted Housing Choice Voucher Administrative Plan. The purpose of the Administrative Plan is to establish local policies for carrying out Section 8 Programs in a manner consistent with HUD requirements and local goals and objectives.

The current Section 8 Administrative Plan, adopted March 22, 2010 by the Municipal Housing Governing Board, states that DMMHA will only allow lease terms that begin on the first day of the month. The City of Des Moines Municipal Housing Agency (DMMHA) has several recipients of Section 8 housing assistance that require relocation due to the recent flooding. In order to provide Section 8 housing assistance payments at an earlier date for individuals that have been displaced by flooding, DMMHA is required to amend the current language in the Section 8 Housing Choice Voucher Administrative Plan.

The current Section 8 Administrative Plan states the following:  
**“Term of Assisted Tenancy**

The initial term of the assisted dwelling lease must be for at least one year [24 CFR 982.309]. The initial lease term is also stated in the HAP contract. Shorter lease terms will only be permitted for targeted funding programs where regulations permit shorter lease terms.

The DMMHA will only accept lease terms that are one-year in duration and begin on the first day of the month after all relevant Section 8 Housing Choice Voucher requirements are met. After the initial lease term, the lease shall continue on a month to month basis unless a new lease is signed. In instances involving Public Housing residents receiving Section 8 Housing Choice Vouchers as a result of the DMMHA Public Housing Disposition Program, the DMMHA may, at its sole discretion, make an exception to the start date of the lease term under the Section 8 Housing Choice Voucher Program. The DMMHA, may, at its sole discretion make an exception to the start date of the lease term in instances where relocation is determined necessary under the protections of the Violence Against Women Act and, at its sole discretion, make an exception to the start of the lease term for participants in the Veteran's Administrative Supportive Housing Program (VASH)."

DMMHA is seeking approval to add the following language:

"The DMMHA, may at its sole discretion make an exception to the start date of the lease term to allow for proration of Housing Assistance Payments for instances in which relocation is determined necessary due to emergency situations beyond the participant's control or in situations related to natural disasters."

The DMMHA Director, or his or her designee, will be responsible for granting exceptions to the start date of a lease per the approved Administrative Plan language.

#### **PREVIOUS COUNCIL ACTION(S): NONE**

#### **BOARD/COMMISSION ACTION(S):**

Date: January 26, 2009

Roll Call Number: 09-050

Action: [Approving](#) an amendment to the City of Des Moines Municipal Housing Agency Section 8 Housing Choice Voucher Administrative Plan to include the Code of Conduct and the Non-Elderly Disabled Person Fair Housing Addendum. ([Board Communication No. 09-034](#)) Moved by Mahaffey to approve. Motion Carried 5-3.

Date: July 28, 2008

Roll Call Number: 08-1282

Action: [Approving](#) amendment to City of Des Moines Municipal Housing Agency (DMMHA) Section 8 Housing Choice Voucher Administrative Plan to revise the processing of unreported income. ([Board Communication No. 08-454](#)) Moved by Vlassis to approve. Motion Carried 7-1.

Date: June 9, 2008

Roll Call Number: 08-946

Action: [Approving](#) an Amendment to the City of Des Moines Municipal Housing Agency Section 8 Housing Choice Voucher Administrative Plan to include the Family Self-Sufficiency Program Fair Housing Addendum. ([Board Communication No. 08-349](#)) Moved by Vlassis to approve. Motion Carried 8-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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