

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 20, 2010
	Agenda Item No. Roll Call No. Communication No. Submitted by:	M3 <u>10-2042</u> <u>10-751</u> Douglas C. Romig Housing Services Director

AGENDA HEADING:

Approval to issue a Project Based Voucher Request for Proposals to provide rental assistance for eligible households who live in specific housing developments or units

SYNOPSIS:

Requesting approval from the Municipal Housing Governing Board for issuance of a Project Based Voucher RFP to provide rental assistance for eligible households that live in privately owned specific housing developments or units

FISCAL IMPACT:

Amount: \$274,188

Funding Source: 2010-2011 Operating Budget: Housing Services Department- Section 8 SP350 HSG190000, Page 141.

ADDITIONAL INFORMATION:

The Project Based Voucher (PBV) Program allows Housing Authorities which already administer a Tenant Based Voucher Program (Section 8) under an annual contributions contract (ACC) with the U. S. Department of Housing and Urban Development (HUD) to utilize up to 20 percent of its voucher program budget authority to attach the funding to specific units rather than using the funding for tenant-based assistance. The City of Des Moines Municipal Housing Agency (DMMHA) may only operate a PBV program if doing so is consistent with the DMMHA’s Annual Plan, the goal of de-concentrating poverty and expanding housing and economic opportunities. The DMMHA’s current Agency Plan which has been approved by HUD includes the issuance of up to 50 Project Based Vouchers.

Project Based Vouchers are tied to the development and the voucher remains with the unit as long as the landlord is in compliance with the Housing Assistant Payment (HAP) Contract. Residents living within a PBV residence will qualify for a Tenant Based Voucher (Section 8) upon one-year of residence within at the PBV location and at that time can choose to relocate using a Section 8 Voucher however, the PBV location shall still retain their voucher to provide assistance to another individual.

DMMHA is required to provide public notice of the opportunity to offer PBV proposals for consideration by the DMMHA. DMMHA will solicit proposals from property owners on a competitive basis in response to the PBV RFP. Initial review of the proposals will be completed by DMMHA staff to

ensure the proposals are in conformity with HUD program regulations and requirements. Proposals that meet basic eligibility requirements will be evaluated and ranked by a selection committee appointed by the Director of DMMHA and composed of City of Des Moines staff.

The following are the selection criteria and relative point values proposed to be utilized by the selection committee to evaluate the proposals received:

Term of PBV Contract	10 points
Community Amenities	25 points
Unit Amenities	15 points
Property Ownership Experience	10 points
Property Management Experience	10 points
Public Purpose	30 points

The recommendation as to the selection of the best proposal(s) will be forwarded to the Municipal Housing Governing Board for final approval of the selection.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Municipal Housing Governing Board approval of final Project Based Voucher proposal selections.

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