

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	August 27, 2012
	Agenda Item No.	M3
	Roll Call No.	<u>12-1318</u>
	Communication No.	<u>12-442</u>
	Submitted by:	Douglas C. Romig, Housing Services Director

AGENDA HEADING:

Approving changes to Des Moines Municipal Housing Agency’s Transfer Policy (ACO Chapter 12).

SYNOPSIS:

Approval to change the Des Moines Municipal Housing Agency’s Transfer Policy (ACO Chapter 12) allowing the Des Moines Municipal Housing Agency (DMMHA) to bear the costs of tenant relocations when families are required to transfer due to DMMHA policies.

FISCAL IMPACT:

Amount: \$16,500 estimated FY13; less than \$5,000 annually.

Funding Source: Public Housing Operating Budgets; Royal View- SP350 HSG021100; East View– SP350 HSG021200; South View- SP350 HSG021300; Highland/Oak Park- SP350 HSG021400; Disposed Homes-SP350 HSG021500; and 5H Homeownership- SP350 HSG021600; pages 114 – 119.

ADDITIONAL INFORMATION:

Under the Des Moines Municipal Housing Agency’s Admissions and Continued Occupancy (ACO) Policy, Chapter 12 covers the Agency’s Transfer Policies. The current language under 12-II.C. COST OF TRANSFERS states that “The DMMHA will bear the reasonable costs of transfers that the DMMHA requires, except that residents will be required to bear the cost of occupancy standards transfers.”

The DMMHA feels that this creates a financial hardship on our low-income tenants especially when required to move due to either being under or over-housed. In a recent review of the Agency’s Scattered Site Single Family units’ eleven (11) households were determined to be over-housed. By transferring these tenants to appropriate sized units, the larger units would then be available to clients on our waiting list allowing us to maximize the efficiency of our housing stock.

Staff is recommending that the new language reads “The DMMHA will bear the reasonable costs of transfers that DMMHA requires.” This evaluation came about due to a review of our Public Housing inventory.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Housing Services Board

Date: May 16, 2012

Resolution Number: HSB 12-31

Action: Recommended approval to the Municipal Housing Governing Board that the following language be adopted to replace the current language, “the DMMHA will bear the reasonable costs of transfers that DMMHA requires.”

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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