

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	April 8, 2013
	<b>Agenda Item No.</b>	MHGB3
	<b>Roll Call No.</b>	<u>13-0524</u>
	<b>Communication No.</b>	<u>13-180</u>
	<b>Submitted by:</b>	<b>Douglas C. Romig, Housing Services Director</b>

**AGENDA HEADING:**

Approving revisions to the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACO).

**SYNOPSIS:**

Approval to revise the Section 8 Administrative Plan Chapters 2, 7, 15 and the Public Housing ACO Policy Chapters 2 and 7 to reduce administrative burdens.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

The U.S. Department of Housing and Urban Development (HUD) issued an Office of Public and Indian Housing (PIH) Notice 2013-03 establishing some temporary guidelines for Housing Agencies to use in filling certain program requirements to reduce administrative burdens for the Section 8 and public housing programs. The temporary provisions will be available to Housing Agencies until March 31, 2014.

In order to use these temporary provisions, staff is recommending the Section 8 Administrative Plan and the Public Housing ACO Policy be revised as follows:

The Section 8 Administrative Plan, Chapter 2, under reasonable accommodations, will need to be amended by adding the following: As a result of PIH Notice 2013-03, Temporary Compliance Assistance, the Des Moines Municipal Housing Agency (DMMHA) will establish a payment standard of not more than 120% of the Fair Market Rent without HUD approval as a reasonable accommodation until March of 2014, unless extended by HUD. This revision will reduce staff processing time by not having to forward to HUD for approval, and will expedite the delivery of service to our clients.

The Section 8 Administrative Plan and Public Housing ACO Policy, Chapters 7, under verification of assets, will need to be amended by adding the following: As a result of PIH Notice 2013-03, Temporary Compliance Assistance, the DMMHA will allow households to self-certify having assets of less than \$5,000 and the amount of income to be expected to be received from these assets until March of 2014, unless extended by HUD. By allowing self-certifications, clients will no longer have to provide specific verifications, therefore streamlining the certification process to the benefit of our clients and our staff.

Additionally, staff is recommending revisions to Exhibit 1 to Chapter 15 for the Section 8 Home Ownership program, which would allow an exception to the eligibility requirements for elderly and disabled. The chapter would be amended by adding the following: The only exception allowed to the Family Self-Sufficiency (FSS) program participation requirement is in the case of an elderly (as defined for purposes of this plan and the Home Ownership Program as 62 years old or older) or disabled (as defined for purposes of this plan and the Home Ownership Program by HUD) head of household. Additionally, the participant(s) must not owe DMMHA or any other housing authority an outstanding debt and must meet the eligibility criteria set forth herein. Contingent upon sufficient HUD funding, the DMMHA is allowing up to ten (10) Home Ownership Vouchers to be used for this program. Eighty percent (80%) or eight (8) of the ten (10) Home Ownership Vouchers will be utilized for the FSS program preference. This change will allow elderly and disabled individuals that are unable to work to participate in the Section 8 Home Ownership program without having to request a reasonable accommodation.

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

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).