

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> May 6, 2013
	<b>Agenda Item No.</b> MHGB3 <b>Roll Call No.</b> [ ] <b>Communication No.</b> <u>13-211</u> <b>Submitted by:</b> Douglas C. Romig, Housing Services Director

**AGENDA HEADING:**

Receive and file the Calendar Year (CY) 2012 Housing Choice Voucher Family Self Sufficiency (HCV FSS) Program Report.

**SYNOPSIS:**

The HCV FSS Program is required to submit an annual Logic Model report to the U.S. Department of Housing and Urban Development (HUD). Below is a summary of the HCV FSS Program Logic Model report for the reporting period of January 1, 2012 to December 31, 2012. The FSS Program goals are to decrease cash welfare assistance and to increase earned income through case management services. The Des Moines Municipal Housing Agency’s (DMMHA) FSS Program focuses on increasing educational levels, increasing employment opportunities, increasing financial literacy skills, and promoting homeownership opportunities. The DMMHA provided case management services to 114 HCV FSS families (347 individuals) during the reporting period.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

This is a summary of the HCV FSS Program Logic Model report for the January 1, 2012 to December 31, 2012:

Decrease in Cash Welfare Assistance

DMMHA had 20 families receiving cash welfare assistance during calendar year 2012, nine (9) of those families ceased receiving cash welfare assistance during the reporting year and three (3) others decreased the amount of cash welfare assistance being received. At the end of the reporting period, 90% of all the families served were not receiving any case welfare assistance.

Increase in Household Income

There were 49 HCV FSS households that increased their total annual income through the year. While the amounts varied from \$520 at the low end and \$43,389 being the largest increase; the average increase in household income was \$9,245.

Asset Building

FSS Participants begin accruing escrow amounts as the family’s earned income increases. While the participants’ rent portion does increase due to the earned income amount increasing; the difference of the earned income is put into an escrow account. The FSS Program is the only HUD funded program

that directly enables families to save money. During the reporting period, 15 new participants started accruing an escrow amount and an additional 54 participants continued to accrue escrow. This equates to 60% (69 participants) of the HCV FSS participants increasing their earned income in order to be eligible to accumulate escrow. The total escrow amount paid out to graduates over the reporting period was \$72,265.

#### Education and Employment

Education and employment are keys to the success of the FSS participant's journey towards self sufficiency. As of December 31, 2012, there were 111 total FSS current participants; 37 FSS participants were employed full-time and 28 participants were employed part-time. Sixteen (16) participants were enrolled in post-secondary education and four (4) participants were attending vocational education.

#### Graduations and Completions

Sixteen HCV FSS participants completed their FSS Contract of Participations in the reporting period with 14 of those participants earning and receiving an escrow check. The highest escrow amount was \$14,578; the average escrow amount received was \$5,162.

Seven (7) individuals that are no longer receiving DMMHA HCV rental assistance and left the DMMHA FSS Program moved to non-subsidized housing. DMMHA considers a non-subsidized unit as having no rental assistance and the unit not receiving a tax credit. An additional three (3) families became homeowners. While it is not a HUD requirement of the FSS Program to leave the HCV rental assistance program when graduating from FSS, it does free up a voucher for another family to utilize.

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

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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