

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: March 24, 2014
	Agenda Item No. MHGB2 Roll Call No. <u>14-0455</u> Communication No. <u>14-110</u> Submitted by: Douglas C. Romig, Housing Services Director

AGENDA HEADING:

Approval of the City of Des Moines Municipal Housing Agency (DMMHA) One Year Agency Plan.

SYNOPSIS:

Recommend Governing Board approval to submit the One Year Agency Plan and the revised Section 8 Administrative Plan, the Public Housing Admissions and Continued Occupancy Policy and the Family Self-Sufficiency Action Plan to the U.S. Department of Housing and Urban Development (HUD) and authorize the Mayor to execute and the City Manager or his designee to implement the Capital Improvement grant.

FISCAL IMPACT:

Amount: \$444,822 (Capital Improvement Grant)

Funding Source: 2014-2015 Operating Budget: Housing Services Department – HS120131, Page 109; HS120332, Page 110; HS120133, Page 111; HS120134, Page 112; HS121000, Page 113; HS122000, Page 114; HS123000, Page 115

ADDITIONAL INFORMATION:

The 1998 Quality Housing & Work Responsibility Act requires housing authorities to develop and submit to HUD a One Year Agency Plan, which serves as an operations, planning, and management tool for the Housing Agency.

The One Year Plan, with an effective date of July 1, 2014, contains specific operational information and includes the HUD application for capital improvements of \$444,822. The Section 8 Administrative Plan, the Public Housing Admissions and Continued Occupancy Policy, and the Family Self-Sufficiency Action Plan have also been revised and updated.

The Plans were developed by the Housing Services Board, which held four (4) public working sessions. These sessions held on October 16, 2013, November 20, 2013, December 18, 2013, and January 15, 2014. Notices of the Public Hearing and availability of the “draft” plans for review and comment were published in the Des Moines Register on January 17, 2014, and published in the Iowa Bystander and El Comunicador on January 18, 2014. The Plans were available for public review at the Agency’s Administrative office and the City’s website beginning on January 27, 2014, and the public hearing was held on March 19, 2014.

The majority of the changes in the One Year Plan were clarification changes based on the Agency's intent in the previously published language. A couple of significant changes include:

- 1) Increased the timeframe regarding denial of assistance from two (2) years to five (5) years for eviction/termination from federally subsidized housing for unreported income, inspection failure caused by family, or unauthorized persons (both Section 8 and Public Housing).
- 2) Denial of application for Public Housing if applicant has had a history of arrests for trespassing on property owned or operated by the DMMHA (Public Housing).
- 3) Applicants will only be afforded the opportunity to request the full application appointment be rescheduled two (2) times (Section 8 and Public Housing).
- 4) The DMMHA shall pursue utilizing its remaining Replacement Housing Factor and a portion of its Disposition Proceeds to acquire additional Public Housing units through a combination of single and multi-family acquisitions. Unit sizes shall be determined through area data and the DMMHA's Public Housing waiting list. Additionally, the DMMHA will begin working with area developers/multi-family operators to identify potential to develop a "Project Based" Public Housing development targeting the hard to house; individuals and families with multiple housing barriers and will work with HUD officials to determine if this conceptual idea can be established without negatively impacting the Agency's current eligibility criteria.
- 5) The DMMHA will also consider Project Based Voucher proposals that are non-competitive partnership agreements with qualified Low Income Housing Tax Credit (LIHTC) developers for projects that meet the mission of the DMMHA and further expand affordable housing opportunities within the DMMHA jurisdiction where the DMMHA would be the owner/operator of said development.

PREVIOUS COUNCIL ACTION(S):

Date: April 8, 2013

Roll Call Number: [13-0523](#)

Action: [Approving](#) City of Des Moines Municipal Housing Agency One Year Plan. ([Board Communication No. 13-183](#)) Moved by Moore to approve. Motion Carried 7-0.

Date: April 9, 2012

Roll Call Number: [12-0502](#)

Action: [Approving](#) City of Des Moines Municipal Housing Agency One-Year Agency Plan. ([Board Communication No. 12-165](#)) Moved by Griess to approve. Motion Carried 5-2.

Date: March 28, 2011

Roll Call Number: [11-0488](#)

Action: [Approving](#) City of Des Moines Municipal Housing Agency One Year Agency Plan. ([Board Communication No. 11-198](#)) Moved by Hensley to approve. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Housing Services Board

Date: March 19, 2014

Resolution Number: HSB 14-11

Action: Approval of the One-Year Agency Plan to be submitted to the Municipal Housing Governing Board for approval.

Board: Housing Services Board

Date: March 13, 2013

Resolution Number: HSB 13-17

Action: Approval of the One-Year Agency Plan to be submitted to the Municipal Housing Governing Board for approval.

Board: Housing Services Board

Date: March 21, 2012

Resolution Number: HSB 12-15

Action: Approval of the annual Agency Plan to be submitted to the Municipal Housing Governing Board for approval.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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