

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> April 6, 2015
	<b>Agenda Item No.</b> MHGB2 <b>Roll Call No.</b> <u>15-0555</u> <b>Communication No.</b> <u>15-186</u> <b>Submitted by:</b> Douglas C. Romig, Housing Services Director

**AGENDA HEADING:**

Approving the Five Year and the annual Agency Plan for fiscal year beginning July 1, 2015, to include the 2015 Capital Improvement Grant, the Public Housing Admissions and Continued Occupancy Policy, the Public Housing Lease Agreement, Occupancy rules, Resident charges, Schedule of damages, the Family Self-Sufficiency Action Plan and the Section 8 Administrative Plan.

**SYNOPSIS:**

Approval of the Five Year and the annual Agency Plan for fiscal year beginning July 1, 2015, to include the 2015 Capital Improvement Grant, the Public Housing Admissions and Continued Occupancy Policy, the Public Housing Lease Agreement, Occupancy rules, Resident charges, Schedule of damages, the Family Self-Sufficiency Action Plan and the Section 8 Administrative Plan to be submitted to the Municipal Housing Governing Board for approval and submission to the U.S. Department of Housing and Urban Development (HUD).

**FISCAL IMPACT:**

Amount: \$577,342 (Capital Fund Program)

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 Agencies to develop and submit to HUD a Five Year and One Year Agency Plan. The recommended plan changes would become effective July 1, 2015, upon Governing Board and HUD approvals.

The Agency Plan and recommended changes to policies were developed by the Housing Services Board, which held three (3) working sessions to develop the “draft” Agency Plan on the following dates:

- November 19, 2014
- December 17, 2014
- January 21, 2015

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 few significant changes for this next summer include:

- 1) Section 8: Defined family as one (1) or more persons who desire to share residency. Only three (3) unrelated people and any children of them may occupy the unit provided they meet Des Moines Municipal Housing Authority (DMMHA) occupancy standards.
- 2) Section 8: Added TBRA and Homeless Preference based on Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). Still waiting for HUD review regarding conformance with regulations related to fair housing.
- 3) Section 8: Revised search time from 60 to 120 days, with 30-day extension for an individual with a disability or family seeking a unit with more than three (3) bedrooms, 30-day extension for hospitalization.
- 4) Section 8: Added language that would allow Housing Agency to conduct bi-annual unit inspections.
- 5) Public Housing: Require prior approval and deposits for pets prior to adding a pet.
- 6) Public Housing: Updated Predetermined Tenant Charges, with focus to not subsidize tenant related caused charges.
- 7) Public Housing: Failure to make repayment to Housing Agency within six (6) months may result in termination.
- 8) Public Housing: HUD change to consolidate Replacement Housing Factor Funds and Capital Funds with a reduction in management fees of 10% over five (5) years.

The Five Year Agency Plan is attached to the associated roll call.

DMMHA staff held two (2) meetings, 62 individuals attended, with staff presentations in January 2015 for the Resident Advisory Board members, Public Housing residents, Section 8 participants, service providers and Section 8 owners. Comments received from these meetings were presented to the Board at the February meeting.

Notices of the Public Hearing and the availability of the “draft” plan for review and comment were published in the Des Moines Register on January 22, 2015, the Iowa Bystander on January 23, 2015, and the El Comunicador on January 24, 2015.

Notices were sent to community service providers and the draft plan was available for review at the administrative offices and on the City of Des Moines' website. Iowa Legal Aid was also contacted and was requested to submit comments. In December all Public Housing residents, Section 8 clients, and Section 8 owners received notice of the availability of the draft plan for review and comment.

Approximately 20 people attended the public hearing regarding the DMMHA's Agency Plan. Questions were raised during the public hearing regarding the language surrounding the length of time a guest could reside in the subsidized household. The Housing Services Board approved the One Year and Five Year Agency plans and asked staff to clarify the language and reason thereof regarding

limiting the amount of time a guest could stay in a subsidized unit. Upon approval by the Governing Board, the final plan will be submitted to HUD prior to April 17, 2015.

**PREVIOUS COUNCIL ACTION(S):**

Date: March 24, 2014

Roll Call Number: [14-0455](#)

Action: [Approving](#) the City of Des Moines Municipal Housing Agency One Year Agency Plan. ([Board Communication No. 14-110](#)). Moved by Hensley to adopt. Motion carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Housing Services Board

Date: January 21, 2015

Resolution Number: HSB 15-03

Action: Established date of public hearing as March 18, 2015 for Agency Plan.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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