

COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	18-664	Meeting:	December 17, 2018
	Agenda Item:	MHGB3	Roll Call:	18-2035
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Approving issuance of 12 Project Based Section 8 vouchers.

SYNOPSIS:

Recommendation from the City of Des Moines Municipal Housing Agency to issue 12 Project Based Section 8 vouchers to Urban Campus Apartments LLLP (Youth and Shelter Services – Andrew Allen).

FISCAL IMPACT:

Amount: \$63,648

Funding Source: 2018-2019 Operating Budget: Housing Services Department – S350 HSG125000 – Section 8, page 117.

ADDITIONAL INFORMATION:

- The Project Based Voucher (PBV) Program allows Housing Authorities which already administer a Tenant Based Voucher Program (Section 8) under an annual contributions contract (ACC) with the US Department of Housing and Urban Development (HUD) to utilize up to 20% of its voucher program budget authority to attach the funding to specific units rather than using the funding for tenant-based assistance. The City of Des Moines Municipal Housing Agency (DMMHA) may only operate a PBV program if doing so is consistent with the DMMHA's Annual Plan, the goal of de-concentrating poverty and expanding housing and economic opportunities. DMMHA has had approval for the PBV program since 2011.
- PBVs are tied to the development and the voucher remains with the unit as long as the landlord is in compliance with the Housing Assistance Payment (HAP) Contract. Residents living within a PBV residence will qualify for a Tenant Based Voucher (Section 8) upon 1-year of residence within the PBV location and at that time can choose to relocate using a Section 8 voucher. However, the PBV location shall still retain their PBV to provide assistance to another individual.

- The Urban Campus Apartments LLLP (Youth & Shelter Services – Andrew Allen) proposal has been reviewed and the City of Des Moines Municipal Housing Agency is recommending that 12 PBV be awarded. The Urban Campus Apartments will be located at 1039 9th Street, Des Moines, IA 50314. Youth and Shelter Services (YSS) is partnering with Des Moines Area Community College (DMACC) to utilize the State of Iowa's Affordable Housing Tax Credits (LIHTC) to construct a mixed-use building on the Des Moines Urban Campus. The proposed development would eliminate the 3,500-square-foot Zach Hamlett building that currently exists. The newly constructed mixed-use facility would have 17,500 square feet of classroom and office space on the first floor, and 46 units of residential apartments on the upper three (3) stories. The residential use would be made available to foster kids who have aged out.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Municipal Housing Agency Governing Board

Date: April 16, 2018

Roll Call Number: [18-0645](#)

Action: [Approving](#) the Annual Agency Plan for fiscal year beginning July 1, 2018, to include the 2018 Capital Improvement Grant, The Public Housing Admissions and Continued Occupancy Policy, The Public Housing Lease Agreement, Occupancy Rules, The Family Self-Sufficiency Action Plan and The Section 8 Housing Choice Voucher Administrative Plan. Continued from April 9, 2018. ([Board Communication No. 18-185](#)) Moved by Gatto to approve. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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