


COUNCIL COMMUNICATION

	Number:	19-147	Meeting:	April 8, 2019
	Agenda Item:	MHBG3	Roll Call:	19-525
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Approving the annual Agency Plan for fiscal year (FY) beginning July 1, 2019 for submission to the U.S. Department of Housing & Urban Development (HUD).

SYNOPSIS:

Recommend approval to submit the annual Agency Plan for FY beginning July 1, 2019, to include the 2019 Capital Improvement Grant, the Public Housing Admissions and Continued Occupancy Policy, the Family Self-sufficiency Action Plan and the Section 8 Administrative Plan.

FISCAL IMPACT:

Amount: \$990,167

Funding Source: 2019-2020 Operating Budget: Housing Services Department – S350 HSG120130- Public Housing, page 122

ADDITIONAL INFORMATION:

- The 1998 Quality Housing & Work Responsibility Act requires Housing Agencies to develop and submit to HUD an annual Agency Plan. The recommended plan and policy changes would become effective July 1, 2019 upon Governing Board and HUD approvals.
- The Agency Plan and recommended changes to policies were developed by the Housing Services Board, which held five (5) working sessions to develop the “draft” Agency Plan.
- Significant changes to the Agency Plan include but are not limited to:

Public Housing:

- Added- Under 5-I.B Determining unit size. Separated out Royal View Manor, Elderly Designated Manors and Single Family Scattered Sites occupancy charts to focus on each development separately.
- Added verbiage and separated out characteristics regarding Adult, Children and Other Eligible Family Member. Des Moines Municipal Housing Authority (DMMHA) will use to these characteristics and factors to determine the size of unit for which a family qualifies.

- DMMHA increased the pet security deposit from \$200 to \$300.
- Significant Amendment- On July 29, 2016 HOTMA (Housing Opportunity Through Modernization Act of 2016) was signed into law. HOTMA places an income limitation on public housing tenants. This law requires that after a household's income exceeds 120% of the average median income for two (2) consecutive years, DMMHA must charge the household a monthly rent equal to the greater of a) the applicable fair market rent or b) the amount of monthly subsidy for the unit. This significant amendment will go into effect on March 24, 2019. DMMHA will follow further HUD guidance when provided.

Section 8:

- Added - At the discretion of the DMMHA, applicants may be mailed a full application update packet to complete and return within 14 calendar days or be required to attend an in-person interview with DMMHA staff to complete the full application update packet.
- Added an exception to having a window in every bedroom to state that DMMHA may approve a bedroom without a window if the unit is already in compliance with City rental codes that have been adopted to include the International Property Maintenance Code and the International Fire Code.
- The above was also added to Exhibit 8-1 (HUD Performance Criteria) and Exhibit 8-2 (Owner's Manual).
- Added language regarding DMMHA processing of streamlined re-exams should the City ever decide to streamline.
- Added the following as reasons for an interim re-exam to be conducted: family composition changes, changes in source of income, families participating in the Family Self-Sufficiency (FSS) Program may be recertified at any time upon written request given to their Housing Case Manager.
- Added under Preventing Errors and Program Abuse: The DMMHA will provide each applicant and participant with a copy of "What You Should Know about EIV," a guide to the Enterprise Income Verification (EIV) system published by HUD as an attachment to Notice PIH 2017-12. In addition, the DMMHA will require the head of each household to acknowledge receipt of the guide by signing a copy for retention in the family file.
- Added language on Lead Based Paint and Elevated Blood Levels to be in compliance with PIH Notice 2017-13.
- Project Based Voucher (PBV) HUD required changes- Added: 1) Units Not Subject to the PBV Program Limitation [FR Notice 1/18/17] The unit must be covered under a PBV HAP contract that first became effective on or after April 18, 2017, the DMMHA will not project-base any units not subject to the 20% cap; 2) Added supportive services that will be offered to PBV tenants should they choose to use them such as transportation assistance, budgeting, child care, supervision of taking medications, computer labs, work skills development and job training skills, housekeeping and homemaking activities, and treatment from drug rehabilitation.

Housing Choice Voucher Homeownership Program:

- Proposed to increase the number of vouchers being utilized for the Housing Choice Voucher Home Ownership Program from 20 to 25.

FSS Program:

- Increased total number of FSS Program participants served in a year to 225 if additional HUD funding is received for another full-time Coordinator.
- Removed Preference section of plan.
- Removed Logic Model references.

Limited English Proficiency:

- Removed- the language regarding first contact with English as a Second Language (ESL) applicants/participants needing to use the language line with the interpreter and having the interpreter sign off that they understand their responsibilities.
- 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 31, 2019.
- DMMHA staff held a meeting with the Resident Advisory Board (RAB) with staff presentations on January 24, 2019. One (1) individual attended this meeting. Comments received from this meeting were given to the Board at the February Board meeting.
- In January all public housing residents, Section 8 clients, Section 8 owners, community service providers and the Des Moines Neighbors received notice of the availability of the draft plan for review and comment.
- DMMHA staff held a meeting with staff presentations on February 7, 2019 for the Resident Advisory Board members, public housing residents, Section 8 participants, service providers and Section 8 owners, and 17 individuals attended this meeting. Comments received from this meeting were given to the Housing Services Advisory Board at the February Board meeting.
- The annual Agency Plan is attached to the associated Roll Call. Upon approval by the Governing Board the final plan will be submitted to HUD prior to April 17, 2019.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Municipal Housing Agency Governing Board

Date: April 9, 2018

Resolution Number: [18-0540](#)

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. Moved by Gatto to approve. Motion Carried 7-0. ([Board Communication No. 18-185](#))

Board: Housing Services Board

Date: March 20, 2019

Resolution Number: HSB-19-10

Action: Approving the annual Agency Plan for fiscal year beginning July 1, 2019 to include the 2019 Capital Improvement Grant, the Public Housing Admissions and Continued Occupancy Policy, the Family Self-Sufficiency Action Plan and the Section 8 Administrative Plan.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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