


## MHGB COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>24-062</b>	Meeting:	<b>February 19, 2024</b>
	Agenda Item:	<b>MHGB3</b>	Roll Call:	[ ]
	Submitted by:	<b>Chris Johansen, Neighborhood Services Department Director</b>		

### AGENDA HEADING:

Approving issuance of eight (8) Project Based Section 8 Vouchers to Alley Landing Limited Partnership and eight (8) Project Based Section 8 Vouchers to Alley Landing II Limited Partnership.

### SYNOPSIS:

Recommendation to issue eight (8) Project Based Section 8 Vouchers to Alley Landing Limited Partnership and eight (8) Project Based Section 8 Vouchers to Alley Landing II Limited Partnership to support the development of affordable housing rental units for homeless individuals.

### FISCAL IMPACT:

Amount: Amount to be determined based on fair market rents and rent reasonableness.

Funding Source: Fiscal Year (FY) 2023-2024 Operating Budget: Housing Services Department – Section 8, S350, HS125000, Page 112

### 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 U.S. Department of Housing and Urban Development (HUD) to utilize up to 20 percent 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. The DMMHA's current Agency Plan, which has been approved by HUD, includes the issuance of up to 50 Project Based Vouchers.
- Project Based Vouchers are tied to the development and the voucher remains with the unit if the landlord follows the Housing Assistant Payment (HAP) Contract. Residents living within a PBV residence will qualify for a Tenant Based Voucher (Section 8) upon one (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 voucher to help another individual.

- Alley Landing Limited Partnership received Low Income Housing Tax Credit (LIHTC) financing to develop 40 units at 2701 Douglas Avenue. Alley Landing II Limited Partnership will be applying for LIHTC funding soon for an additional 40 units at 2701 Douglas Avenue as a part of their Phase Two development plans. Both properties are being developed and managed by Woda Cooper Companies, Inc., an affordable housing developer, construction company, and management company.

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

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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