


# COUNCIL COMMUNICATION

	Number:	<b>24-339</b>	Meeting:	<b>August 19, 2024</b>
	Agenda Item:	<b>MHGB3</b>	Roll Call:	<b>24-1126</b>
	Submitted by:	<b>Chris Johansen, Neighborhood Services Department Director</b>		

## AGENDA HEADING:

Approving Issuance of Eight Project Based Vouchers to Alley Landing Limited Partnership and Eight Project Based Vouchers to Alley Landing II Limited Partnership

## SYNOPSIS:

Recommendation to issue eight (8) Project Based Section 8 Vouchers to Alley Landing Limited Partnership at 2701 Douglas Avenue and eight (8) Project Based Section 8 Vouchers to Alley Landing Limited Partnership II for a second phase of the development.

## FISCAL IMPACT: [SELECT ONE]

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

Funding Source: Fiscal Year (FY) 2024-2025 Operating Budget: Housing Services Department – Section 8, S350, HS125000, Page 114

## 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 (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. The DMMHA's current Agency Plan, which has been approved by HUD, includes the issuance of up to 100 PBVs.
- PBVs 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 I Limited Partnership is being built with Low Income Housing Tax Credit (LIHTC) financing and HOME funding and will be built at 2701 Douglas Avenue. The building is owned and managed by Woda Cooper Companies, Inc.

Alley Landing II Limited Partnership is the second phase of the project and will be seeking funding through a future round of Low Income Housing Tax Credits. Staff is recommending approval to allocate an additional eight (8) Project Based Section Vouchers for this phase.

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

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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