


MHGB COMMUNICATION

	Number:	24-506	Meeting:	December 9, 2024
	Agenda Item:	MHGB3	Roll Call:	24-1607
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Approving issuance of 40 Project Based Vouchers (PBV) to Monarch Apartments.

SYNOPSIS:

Recommendation to issue 40 Project Based Section 8 Vouchers to Monarch Apartments at 4845 Merle Hay Road.

FISCAL IMPACT:

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 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.
- Monarch Apartments is being built with HOME funding from the Iowa Finance Authority and HOME ARP from the City of Des Moines and Polk County. The building is owned and managed by Anawim Housing.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Staff recommends City Council approve this request contingent upon a Good Neighbor Agreement, as consistent with state and federal law, with the Neighborhood Association representative of local residents, nearby businesses and property owners prior to DMMHA entering the PBV HAP Contract with Monarch.

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