

## MHGB COMMUNICATION

	Number:	<b>25-116</b>	Meeting:	<b>March 24, 2025</b>
	Agenda Item:	<b>MHGB3</b>	Roll Call:	<b>25-0402</b>
	Submitted by:	<b>Chris Johansen, Neighborhood Services Department Director</b>		

### AGENDA HEADING:

Approving the issuance of 40 Project Based Vouchers (PBVs) to Greater Des Moines Supportive Housing for the project at 1050 6th Avenue.

### SYNOPSIS:

Recommendation to issue 40 Section 8 PBVs to Greater Des Moines Supportive Housing for the project at 1050 6th Avenue.

### 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 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.

- The project at 1050 6th Avenue is being built by Greater Des Moines Supportive Housing and they will be applying for funding, awarded by the Iowa Finance Authority (IFA). On November 18, 2024, the City Council approved submittal of grant application to HUD for this project.

**PREVIOUS COUNCIL ACTION(S):**

Date: November 18, 2024

Roll Call Number: [24-1572](#)

Action: [Continuum](#) of Care (CoC) Builds application to the HUD. ([Council Communication No. 24-470](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Nays: Coleman.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Staff recommends the Municipal Housing Governing Board 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 Greater Des Moines Supportive Housing.

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