


MHGB COMMUNICATION

	Number:	26-123	Meeting:	April 6, 2026
	Agenda Item:	MHGB6	Roll Call:	26-0409
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Approving the Annual Agency Plan for Fiscal Year (FY) beginning July 1, 2026, to include the 2026 Capital Improvement Grant, the Public Housing Admissions and Continued Occupancy Policy, the Family Self-Sufficiency Action Plan and the Section 8 Administrative Plan.

SYNOPSIS:

Approval of the Annual Agency Plan for FY beginning July 1, 2026, to include the 2026 Capital Improvement Grant, the Public Housing Admissions and Continued Occupancy Policy, the Family Self-Sufficiency Action Plan and the Section 8 Administrative Plan to be submitted to the Municipal Housing Governing Board for approval and submission to the U.S. Department of Housing and Urban Development (HUD).

FISCAL IMPACT:

Amount: \$1,043,152

Funding Source: 2026-2027 Operating Budget: Housing Services Department – Public Housing S350 HS120130, Page 114

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, 2026 (with the exception of references to the Housing Opportunities Through Modernization Act of 2016 [HOTMA] and National Standards for the physical Inspection of Real Estate [NSPIRE])* , upon Governing Board and HUD approvals. *Any changes made based on regulatory requirements as a result of HOTMA that cannot be implemented until such time as the Des Moines Municipal Housing Agency (DMMHA), HUD, and the DMMHA Software Vendor are ready to implement said HOTMA changes. Any changes made based on regulatory requirements as a result of National Standards for the physical NSPIRE to be effective no later than February 1, 2027, unless the effective date is changed by HUD.
- The Agency Plan and recommended changes to policies were developed by the Housing Services Board, which held four (4) working sessions to develop the “draft” Agency Plan.

- 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, 2026.
- In February 2026, all public housing residents, Section 8 clients, Section 8 owners, Resident Advisory Board Members, community service providers and the Continuum of Care received notice of the availability of the draft plan for review and comment and access to a link on the City website to view a slide presentation on the proposed changes. The notice also included an e-mail address to submit any comments on the proposed changes.
- Comments received from those who viewed and commented on the presentation were given to the Housing Services Advisory Board at the March 2026 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, 2026.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Municipal Housing Governing Board

Date: April 7, 2025

Resolution Number: [25-0475](#)

Action: [Approving](#) the Annual Agency Plan for Fiscal Year beginning July 1, 2026, to include the 2026 Capital Improvement Grant, the Public Housing Admissions and Continued Occupancy Policy, the Family Self-Sufficiency Action Plan and the Section 8 Housing Choice Voucher Administrative Plan. [Board Communication No. 25-133](#) Moved by Coleman to approve. Second by Gatto. Motion Carried 6-0. Absent: Westergaard.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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