

.....
Date April 6, 2026

APPROVING THE FIVE YEAR AND 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

WHEREAS, the 1998 Quality Housing and Work Responsibility Act requires Public Housing Agencies to develop and submit to the U.S. Department of Housing and Urban Development (HUD) a one-year Agency Plan; and

WHEREAS, the Agency Plan serves as an operation, planning and management tool for the Des Moines Municipal Housing Agency (DMMHA), including a mission statement of the goals and objectives of the Agency to serve the needs of low-income and moderate-income families; and

WHEREAS, the five-year and one-year Agency Plan, with an effective date of 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)), contains specific operational information including the Application for the 2026 Capital Improvements grant; and

WHEREAS, the DMMHA Public Housing Admissions and Continued Occupancy Policy, the Section 8 Housing Choice Voucher Administrative Plan, and the Family Self-Sufficiency Action Plan (herein collectively “Housing Policies”) have been revised to include regulatory requirements as a result of HOTMA that cannot be implemented until such time as the DMMHA, HUD and the DMMHA Software Vendor are ready to implement said HOTMA; and

WHEREAS, the DMMHA Public Housing Admissions and Continued Occupancy Policy, the Section 8 Housing Choice Voucher Administrative Plan, and the Family Self-Sufficiency Action Plan (herein collectively “Housing Policies”) have been revised to include regulatory requirements as a result of National Standards for the physical Inspection of Real Estate (NSPIRE) to be effective no later than February 1, 2027, unless extended by HUD; and

WHEREAS, the Agency Plan was developed by City staff and the Housing Services Board during four working sessions open to the public, held on the following dates: October 15, 2025, November 19, 2025, December 17, 2025, January 21, 2026; and

WHEREAS, notice of the date and location of public hearings and the location of the availability of the draft Agency Plan and Housing Policies was published in the Des Moines Register on January 31, 2025 and on the City’s website; and

WHEREAS, In February 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

.....
Date April 6, 2026

M.H.G.B. - 6

on the City web-site 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.; and

WHEREAS, at their meeting on March 18, 2026, the Housing Services Board held a formal public hearing to receive public comment on the Agency Plan and Housing Policies and, at the close of the public hearing, the Housing Services Board voted to approve and recommend the Agency Plan and the Housing Policies to the Municipal Housing Governing Board for approval and submission to HUD.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Housing Governing Board of the City of Des Moines, Iowa, as follows:

1. The DMMHA’s one-year Agency Plan, on file in the office of the City Clerk as “Exhibit A”, is hereby approved.
2. The revised Public Housing Admissions and Continued Occupancy Policy, the Section 8 Housing Choice Voucher Administrative Plan, and the Family Self-Sufficiency Action Plan, on file at the Des Moines Municipal Housing Agency’s offices, are hereby approved.
3. The Board hereby certifies compliance with deconcentration requirements of the U.S. Housing Act of 1937, and the Mayor is authorized and directed to execute the Civil Rights Certification and the PHA Certifications of Compliance, on file in the office of the City Clerk as “Exhibit B” and “Exhibit C”, to be submitted to HUD with the Agency Plan.
4. The City Manager or his designee is hereby authorized to execute all other related documents and supporting certifications and submit the Plan to HUD prior to the deadline of April 17, 2026.
5. The Mayor is authorized to execute and the City Manager or his designee to implement the 2026 Capital Improvements grant.

(Board Communication No. 26-123)

MOVED BY _____ TO APPROVE. SECOND BY _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary Goudelock, Assistant City Attorney

 **Roll Call Number**

Agenda Item Number

M.H.G.B.-6

Date April 6, 2026

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED		APPROVED		

CERTIFICATE

I, Laura Baumgartner, City Clerk of said City does hereby certify that at a meeting of the City of Des Moines, Municipal Housing Agency Governing Board, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ Mayor

_____ City Clerk