



Roll Call Number

24-0467

Agenda Item Number

MAGB-3

Date April 1, 2024

APPROVING THE ANNUAL AGENCY PLAN FOR FISCAL YEAR BEGINNING JULY 1, 2024, TO INCLUDE THE 2024 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 one-year Agency Plan, with an effective date of July 1, 2024 (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 2024 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 changes but no later than January 1, 2025, unless extended by HUD; 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 October 1, 2024; and

WHEREAS, the one-year 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 18, 2023, November 15, 2023, December 20, 2023, and January 19, 2024; 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 30, 2024 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 on



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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.; and

WHEREAS, at their meeting on March 20, 2024, 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”, 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 15, 2024.
5. The Mayor is authorized to execute, and the City Manager or his designee is authorized to implement, the 2024 Capital Improvements application and grant.

(Board Communication No. 24-137)

MOVED BY Gatto TO APPROVE.

SECOND BY Simonson

APPROVED AS TO FORM:

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



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS				✓
COLEMAN	✓			
WESTERGAARD	✓			
MADLBAUM	✓			
GATTO	✓			
TOTAL	6			1

CERTIFICATE

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the Municipal Governing Board of said City of Des Moines, 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.

MOTION CARRIED APPROVED
Connie Boesen Mayor

Laura Baumgartner City Clerk