

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: City of Des Moines, Des Moines Municipal Housing Agency

PHA Number: IA020

PHA Fiscal Year Beginning: (mm/yyyy) 07/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
The Housing Services Department's mission is to provide quality, affordable housing opportunities within Des Moines and Polk County and to facilitate, where possible, self-sufficiency and homeownership for its customers.

B. Goals Attachment

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

ATTACHMENT: ia020a01

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Not required

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	4
2. Financial Resources	10
3. Policies on Eligibility, Selection and Admissions	11
4. Rent Determination Policies	20
5. Operations and Management Policies	24
6. Grievance Procedures	26
7. Capital Improvement Needs	27
8. Demolition and Disposition	28
9. Designation of Housing	29
10. Conversions of Public Housing	30
11. Homeownership	32
12. Community Service Programs	33
13. Crime and Safety	

- 14. Pets (Inactive for January 1 PHAs)
- 15. Civil Rights Certifications (included with PHA Plan Certifications)
- 16. Audit 38
- 17. Asset Management 39
- 18. Other Information 39

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

ATTACHMENT: ia020b01

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI							
Income >30% but <=50% of AMI							
Income >50% but <80% of AMI							
Elderly							
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
U.S. Census American Fact Finder for Polk County

**B. Housing Needs of Families on the Public Housing and Section 8
Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance **Attachment: ia020c01**
- Public Housing **Attachment: ia020d01 & ia020e01**
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes Section 8 only

If yes:

How long has it been closed (# of months)? 15

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

DMMHA is currently accepting applications for the Public Housing program for persons who qualify for one & two bedroom units at the Manors only.

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) Develop program materials in other languages

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources Attachment : ia020f01

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **When staff estimates that a unit will be available within the next several months, applicants will be required to attend an interview and complete a full application. Upon receipt of all verifications, eligibility will be finalized.**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history

- Housekeeping
- Other (describe) **Past participation in other federally subsidized programs; monies owed DMMHA or other HAS; pattern of illegal use of controlled substance or pattern of abuse of alcohol.**

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below) **Application packets will be available at local service providers' offices and will be mailed to interested parties.**

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 5

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 2

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below) **Application packets that include information on site based waiting lists will be available at local service providers' offices and will be mailed to interested parties.**

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below) **For families impacted by DMMHA's HUD approved disposition application.**

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) **Disaster only**
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **Elderly and disabled singles will be admitted before other singles.**

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) **DMMHA gives a higher priority to applicants whom are currently eligible for one or more preferences. Families qualifying for three preferences will be considered first, families qualifying for two preferences next, then families qualifying for one of the preferences.**

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) **Occupancy rules, pet policy, community room policy, grievance procedures, resident charges policy and drug free housing addendum**

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below) **Past participation in other federally subsidized; monies owed DMMHA or other Has; pattern of illegal use of controlled substance or pattern of abuse of alcohol.**
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) **The family's current address, the name and address of the landlord at the family's current and prior address, if known.**

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below) **Application packets are also available through local Service providers and property owners and are mailed to interested parties.**

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: **Documentation supporting the request must be submitted, including a progress report listing what contacts were made to find housing.**

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**) **Income targeting preference and family self-sufficiency only**

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **Family self-sufficiency**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) **Family self-sufficiency**

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below) **Local Service providers are contacted.**

4. PHA Rent Determination Policies

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study

- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) 1) At option of families participating in the Family Self-sufficiency program 2) Tenants are required to report changes in family composition within 10 days. 3) At option of the family, they may report decreases in income.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below) **HUD funding constraints**

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. **ATTACHMENT: ia020g01**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	519	120
Section 8 Vouchers	2393	400
Section 8 Certificates		
Section 8 Mod Rehab	35	1
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program	N/A	

(PHDEP)		
Other Federal Programs(list individually)		
Elderly/Disabled Service Coordinator	350	50
Family Self-Sufficiency	75	10
5h Homeownership	65	12

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - Admissions & Continued Occupancy Policy
 - Maintenance Plan
 - Schedule of Maintenance Charges
 - Resident Charges Policy
- (2) Section 8 Management: (list below)
 - Administrative Plan

DMMHA personnel policies, procurement policies, asset disposition policies and any other management policy are included in the City of Des Moines Administrative manual or DMMHA procedures manual.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

- 1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ATTACHMENT: ia020h01**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name **ATTACHMENT: ia020h01**)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Attachment: ia020i01
1b. Development (project) number:	
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity:
b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number: IA020-03,04 & 014
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(09/03/2001)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 190 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway	
<input type="checkbox"/> Assessment results submitted to HUD	

<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

Voluntary Conversion Initial Assessment
Attachment: ia020j01

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	ATTACHMENT: ia020k01
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	()
5. Number of units affected: Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as

implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: **Participants in the Family Self-sufficiency program**

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 16/07/2004

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Elderly/Disabled Service coordination	350	Specific area	PH manors	Public Housing
Quarterly resident meetings	60	All residents	PH sites	Public Housing
Monthly newsletter	75	FSS participants	Mail	Both
Workshops	60	All residents	Admin office & PH sites	Public Housing
Homeownership counseling	50	5h & FSS participants	Service Provider	Both
Fire Safety	200	All residents	Admin office & PH sites	Public Housing
Budget Counseling	50	5h & FSS participants	Admin office & referrals to Service Providers	Both
Credit reports	50	5h & FSS participants	Admin office & referrals to Service Providers	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 31/12/2004)
Public Housing	0	10
Section 8	33	44

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents

- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) **ATTACHMENT: ia020101
ia020m01**
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- 1. Consolidated Plan jurisdiction: (City of Des Moines)

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 Identifies affordable housing as one of the City's priorities.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

- RASS response to score - Attachment: ia020p01**
- Resident Advisory Board members - Attachment: ia020q01**
- Pet Policy -Attachment: ia020r01**
- Site-based waiting list assessment - Attachment: ia020s01**
- Section 8 project based vouchers - Attachment: ia020t01**
- Community Service Requirements Policy**
- Attachment: ia020u01**
- Capital Fund P & E Reports - Attachment: ia020v01**
- ia020w01**
- ia020x01**
- Substantial Deviations & Significant Amendments Definitions:**
- Attachment: ia020y01**
- Up-front Income Verification included in Section 8**
- Administrative Plan and Public Housing Admissions and Continued**
- Occupancy Plan**

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

B. GOALS

GOAL ONE: MANAGE DMMHA'S PROGRAMS IN AN EFFICIENT AND EFFECTIVE MANNER.

- OBJECTIVES:**
- 1) DMMHA will strive to maintain a high performer status under HUD's evaluation system.
 - 2) Improve the financial status of the department and to generate income to expand the financial resources available to the department.
 - 3) Strive for cost effectiveness in maximizing the limited resources available for achievement of the goal of providing housing for low and moderate-income households.
 - 4) Leverage to the maximum extent feasible the funds available to the department.

GOAL TWO: DEVELOPMENT OF AFFORDABLE HOUSING

- OBJECTIVES:**
- 1) Develop, as owner, sponsor, grantor, lender, technical assistant, consultant or advocate, housing affordable to low and moderate income households.
 - 2) Stimulate and encourage the participation of the private sector in the development and providing of housing for low and moderate income households.
 - 3) Assist in developing the experience, expertise, and capacity of the community in development of affordable housing to low and moderate income households.

GOAL THREE: INCREASE ASSISTED HOUSING CHOICES

- OBJECTIVES:**
- 1) DMMHA shall increase the number of participants in the Homeownership Program.
 - 2) Continue the marketing of the Section 8 Housing Choice Voucher Program throughout Polk County.

GOAL FOUR: PROMOTE SELF-SUFFICIENCY

- OBJECTIVES:**
- 1) PROMOTE AND coordinate supportive services to increase independence for the elderly or families with disabilities.
 - 2) Continue to apply for supportive service grants in conjunction with self-sufficiency.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% median	9,336	5	2	4	N/A	5	3
Income >30%, <=50%	8,094	5	2	4	N/A	4	3
Income >50%, <=80%	12,558	5	2	4	N/A	4	3
Elderly	5,743	4	2	4	N/A	1	3
Families with Disabilities	7,020	5	5	5	5	4	3
All Minority Head	4,833	4	2	4	N/A	3	3
Black	1,469	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	1,338	N/A	N/A	N/A	N/A	N/A	N/A
Native American	81	N/A	N/A	N/A	N/A	N/A	N/A
Asian	800	N/A	N/A	N/A	N/A	N/A	N/A
Mixed/Other	17	N/A	N/A	N/A	N/A	N/A	N/A

Impact on Housing Need: 5 = Severe, 1 = No Impact, N/A for no information available

Sources of Information:

Income Levels and Elderly: State of The Cities Data Systems (SOCDS) Comprehensive Housing Affordability Strategy (CHAS) “Housing Problems Output”: (Races, General & Social Characteristics for Polk County, Iowa (<http://socds.huduser.org/scripts/odbic.exe/chas/reportsmin.htm>).

Families with Disabilities: State of The Cities Data Systems (SOCDS) Comprehensive Housing Affordability Strategy (CHAS) “Housing Problems Output”: (Races, General & Social Characteristics for Polk County, Iowa (<http://socds.huduser.org/scripts/odbic.exe/chas/reportsmin.htm>).

US Census Bureau, American Fact Finder “Census 2000 Demographic Profile Highlights” for Polk County, Iowa. (<http://factfinder.census.gov>).

Formula: Total # of Disability Status...Pop. Ages 21to 64 years (# = households) = 34,617

Multiply by % of “Renter Occupied Housing Units” (31.2%) at <http://socds.huduser.org/chas/reports.odb>

Multiply by % of low-income renters, (SOCDS CHAS Total # Renters <80% income/Total Renters) 46,466/29,988 = .65 Factor

Minority Reporting: State of The Cities Data Systems (SOCDS) Comprehensive Housing Affordability Strategy (CHAS) “Housing Problems Output”: (Races, General & Social Characteristics for Polk County, Iowa (<http://socds.huduser.org/scripts/odbic.exe/chas/reportsmin.htm>).

US Census Bureau, American Fact Finder “Census 2000 Demographic Profile Highlights” for Polk County, Iowa. (<http://factfinder.census.gov>).

Formula: Total # Minority Population/Average Household Size (2.5)

Multiply by % of “Renter Occupied Housing Units” (31.2%) at <http://socds.huduser.org/chas/reports.odb>

Multiply by % of low-income renters, (SOCDS CHAS Total # Renters <80% income/Total Renters) 46,466/29,988 = .65 Factor

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all material must be made available for public inspection)

U.S. Census Data: CHAS dataset

Other sources (list and indicate year of information) – U.S. Census American Fact Finder for Polk County

DFRUNCON

Auto

Memory Lane Systems, Inc. (c) 1992-97 Wednesday, December 15, 2004

Statistical Summary Of Applicants Listed As Of 12/15/2004

For: SECTION 8

Bedrooms Size(s) Reporting On: ALL

Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
White		92	64	36	5	197	64.59%
Black		27	37	18	15	97	31.80%
Indian Or Alaskan			3	1		4	1.31%
Asian		1	3	2	1	7	2.29%
Total		120	107	57	21	305	
Percent	0.00%	39.34%	35.08%	18.68%	6.88%		100.0%

F5-restart Esc-quit

Start Inbox - ... DFRUN... Microso... 10:16 AM

DFRUNCON

Auto

Memory Lane Systems, Inc. (c) 1992-97 Wednesday, December 15, 2004

Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
Hispanic			6	4		10	3.27%
Non-Hispanic		120	101	53	21	295	96.72%
Total		120	107	57	21	305	
Percent	0.00%	39.34%	35.08%	18.68%	6.88%		100.0%

Number Of Bedrooms

	0	1	2	3	4+	Combined Average
Average Days Waiting	0	495	495	495	495	495

Average Gross Income 1632 Average Adjusted Income 1518

F5-restart Esc-quit

Start Inbox - ... DFRUN... Microso... 10:16 AM

Average Gross Income	1632	Average Adjusted Income	1518
Percentage Qualifying For Broad Range Of Income	99.67%		
Percentage Which Are Handicapped Or Disabled	24.26%		
Total Number Of Handicapped Or Disabled	74		
Total Number Of Applicants Listed	305		
Number Over Limit For Low Income	0		
Number Qualifying For Low Income	1		
Number Qualifying For Very Low Income	5		
Number Qualifying For Extreme Low Income	299		
Percentage Qualifying For Low Income	0.32%		
Percentage Qualifying For Very Low Income	1.63%		
Percentage Qualifying For Extreme Low Income	98.03%		

F5-restart

Esc-quit

DFRUNCON

Auto

Memory Lane Systems, Inc. (c) 1992-97 Wednesday, December 15, 2004

Statistical Summary Of Applicants Listed As Of 12/15/2004

For: PUBLIC HOUSING

Bedrooms Size(s) Reporting On: ALL

Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
White		141	1			142	64.84%
Black	1	71				72	32.87%
Indian Or Alaskan		3				3	1.36%
Asian		2				2	0.91%
Total	1	217	1			219	
Percent	0.45%	99.08%	0.45%	0.00%	0.00%		100.0%

F5-restart Esc-quit

Start Inbox - ... DFRUN... Microso... 10:11 AM

DFRUNCON

Auto

Memory Lane Systems, Inc. (c) 1992-97 Wednesday, December 15, 2004

Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
Hispanic		5				5	2.28%
Non-Hispanic	1	212	1			214	97.71%
Total	1	217	1			219	
Percent	0.45%	99.08%	0.45%	0.00%	0.00%		100.0%

Number Of Bedrooms

	0	1	2	3	4+	Combined Average
Average Days Waiting	49	132	135	0	0	105

F5-restart Esc-quit

Start Inbox - ... DFRU... Micros... 10:39 AM

Average Gross Income	1961	Average Adjusted Income	1871
Percentage Qualifying For Broad Range Of Income	97.71%		
Percentage Which Are Handicapped Or Disabled	28.31%		
Total Number Of Handicapped Or Disabled	62		
Total Number Of Applicants Listed	219		
Number Over Limit For Low Income	0		
Number Qualifying For Low Income	0		
Number Qualifying For Very Low Income	2		
Number Qualifying For Extreme Low Income	217		
Percentage Qualifying For Low Income	0.00%		
Percentage Qualifying For Very Low Income	0.91%		
Percentage Qualifying For Extreme Low Income	99.08%		

F5-restart

Esc-quit

PART B - HOUSING NEEDS OF FAMILIES

NOTE: The Waiting List Total in the Waiting List Report Section 8 Program - includes all pre-applications and Active applications.

The numbers on the second chart (% AMI and Families with Children) represent Active applicants only. The HA does not enter data on pre-applications with regards to family members and income. This information is added to their computer record at the Active application stage in which is approximately two months prior to the issuance of the Housing Choice Voucher.

Annual Turnover: The Agency maintains records of average turnover per waiting list (Public Housing or Section 8) but does not keep records of average turnover by %AMI. Average turnover for the Section 8 waiting list was 722 last fiscal year.

PART B - HOUSING NEEDS OF FAMILIES

NOTE: The Waiting List Total in the Waiting List Report Public Housing Program- includes all pre-applications and Active applications.

The numbers on the second chart (% AMI and Families with Children) represent Active applicants only. The HA does not enter data on pre-applications with regards to family members and income. This information is added to their computer record at the Active application stage in which is approximately two months prior to the issuance of the Offer of the Unit for the Public Housing Program.

Annual Turnover: The Agency maintains records of average turnover per waiting list (Public Housing or Section 8) but does not keep records of average turnover by %AMI. Average turnover for the Public waiting list was 588 last fiscal year

**DES MOINES MUNICIPAL HOUSING AGENCY
ANNUAL PLAN FOR FISCAL YEAR 2003**

Financial Resources: Planned Sources and Uses				
Sources		Planned \$	Planned Uses	EXPLANATIO
1.	Federal Grants (FY 2003 grants)			
a)	Public Housing Operating Fund	965,434		BASED ON F
b)	Public Housing Capital Fund	2,654,252		EARNED INC
c)	HOPE VI Revitalization	n/a		2000 CFP GR
d)	HOPE VI Demolition	n/a		ANTICIPATE
e)	Annual Contributions for Section 8 Tenant-Based Assistance	10,459,480		2001 CFP OF
f)	Public Housing Drug Elimination Program (including any Technical Assistance funds)	223,088		BASED ON F
g)	Resident Opportunity and Self-sufficiency Grants	234,766		2001 DEP EX
h)	Community Development Block Grant	n/a		2000 RSDG \$
i)	HOME	n/a		GRANT ENDS
Other Federal Grants (list below)				2000 ESC \$96
				GENERATION
				2001 ESC \$96
2.	Prior Year Federal Grants (unobligated funds only) (list below)			
	2002 CFP	1,637,202		ANTICIPATE
	Shelter Plus Care	432,000		BASED ON 7/
3.	Public Housing Dwelling Rental Income	1,837,903	Public Housing operations	BASED ON F
				FINANCE 12/
4.	Other Income (list below)			
	Administrative Fees	18,000	Logan Park Contract Administration	LOGAN PARK
5.	Non-federal sources (list below)			
	Sales from Homeownership Program	360,000	Public Housing operations	ESTIMATED
	Total Resources	18,822,125		

YN

FY02 OFS - DID NOT INCREASE DUE TO

SOME DISREGARD

GRANT AMOUNT \$1,573,727. EXP OF 11/01/03.

2/3 WILL BE UNSPENT BY FY03 OR 1,049,152

1,605,100

FY02 BUDGET SUBMISSION. LINE 26 HUD-52673

PIRES 8/13/03

\$149,500 DIVIDED BY 36 MOS = 4,153

AS 1/19/04. 12 MOS X 4,153 = 49,836

6,500 LESS \$10K FOR ADMIN EXPENSES,

AS PAID IN ADVANCE OUT OF 99 ROSS.

8,430

GRANT AWARD

1/01 BALANCE OF \$876,054

FY03 BUDGET NUMBERS SUBMITTED TO

01.

K

12 HOMES @ 30K

**Financial Resources:
Planned Sources and Uses**

Sources	FY03 Planned \$	FY04 Planned \$	Diff. from FY03		Reason
PH Operating Fund	965,434	707,121	(258,313)	-27%	2% planned increase in occupancy & 30% reduction in FY04 HUD subsidy
PH Capital Fund	2,654,252	1,521,895	(1,132,357)	-43%	Part of 02 and all of 03 CFP in FY03 to be spent In FY04 we will only have 04 CFP
HOPE VI Revitalization	n/a	n/a	-	0%	
HOPE VI Demolition	n/a	n/a	-	0%	
Annual Contributions for Section 8 Tenant Based Assistance	10,459,480	11,865,668	1,406,188	13%	Increase in lease-up to 98%
PH Drug Elimination Program	223,088	n/a	(223,088)	-100%	Program discontinued by HUD
Resident Opportunity and Self-Sufficiency Grants	234,766	247,930	13,164	6%	Anticipated renewals at same amount
Community Development Block Grant	n/a	n/a	-	0%	
HOME	n/a	n/a	-	0%	
Prior Year Federal Grants (unobligated funds only)(list below)					
2002 CFP	1,637,202	507,298	(1,129,904)	-69%	Obligating and spending of CF grants on target
2001 ROSS ESC	n/a	32,810	32,810	100%	New program for DMMHA
2000 ROSS RSDM	n/a	29,069	29,069	100%	New program for DMMHA
Shelter Care	432,000	n/a	(432,000)	-100%	Program discontinued for DMMHA
PH Dwelling Rental Income	1,837,903	1,604,267	(233,636)	-13%	Earned Income Disregard
Other Income					
Logan Park Admin Fees	18,000	n/a	(18,000)	-100%	Anticipate Contract Admin position will go away
Laundry Income		17,177	17,177	100%	
Non-federal sources					
Sales from 5h Homeownership program	360,000	360,000	-	0%	
Totals	18,822,125	16,893,235	(1,928,890)	-10%	Obligating and spending of CF grants on target, Earned Income Disregard and reduction in FY04 HUD subsidy

**DES MOINES MUNICIPAL HOUSING AGENCY
ANNUAL PLAN FOR FISCAL YEAR 2006**

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

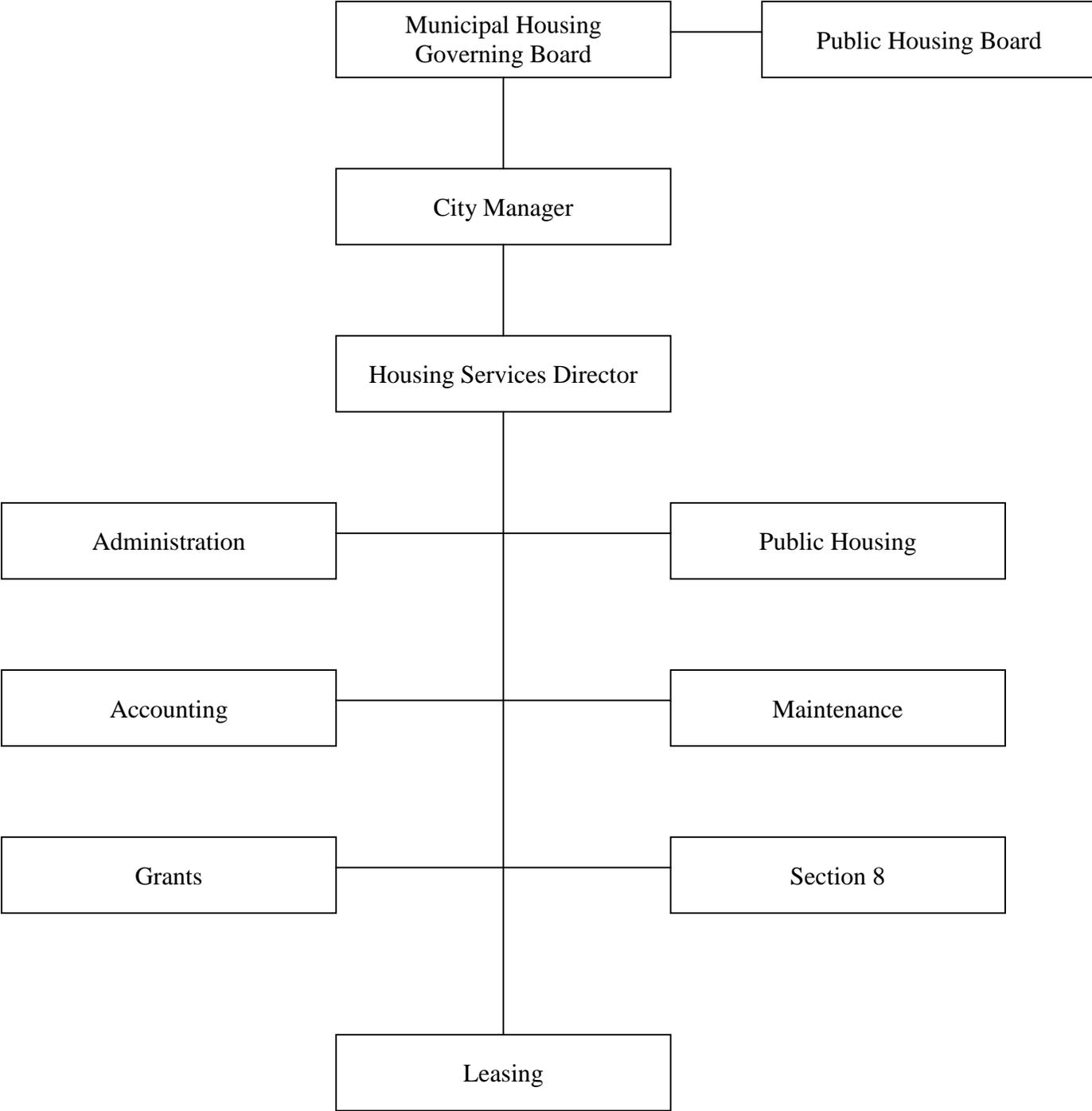
List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	1,211,542	
b) Public Housing Capital Fund	721,023	Modernization and/or rehab of existing properties
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	15,306,439	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-sufficiency Grants	89,318	Continuation of two full-time Elderly Services Coordinators
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
HCV FSS Coordinator Grant	56,383	Continuation of one full-time coordinator for FSS program
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2005 Capital Fund Grant	721,023	Maintenance and upgrades of existing properties
3. Public Housing Dwelling Rental Income	1,200,000	Administrative expense
Fees (Maint., late, etc)	60,000	Administrative expense
4. Other Income (list below)		
Gain on Sale of Capital Assets	1,000,000	Modernization and/or rehab of existing properties
Miscellaneous Income	145,206	Administrative expense
5. Non-federal sources (list below)		
Total Resources	20,510,934	

**Financial Resources:
Planned Sources and Uses**

Sources		Planned \$	Explanation of Source
1.	Federal Grants (FY 2006)		
a)	Public Housing Operating Fund	1,211,542	Based on 2005 OFS awarded less a reduction of 15 units
b)	Public Housing Capital Fund	721,023	1/2 of anticipated funding (\$1,442,046) to be spent during year awarded
c)	HOPE VI Revitalization		
d)	HOPE VI Demolition		
e)	Annual Contributions for Section 8 Tenant-Based Assistance	15,306,439	Estimate based on 2005 needs plus additional new vouchers
f)	Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g)	Resident Opportunity and Self-sufficiency Grants	89,318	Estimate based on 2004 operating fund subsidy
h)	Community Development Block Grant		
i)	HOME		
Other Federal Grants (list below)			
	HCV FSS Coordinator Grant	56,383	Estimate based on 2005 award for one full-time coordinator for FSS program
2.	Prior Year Federal Grants (unobligated funds only) (list below)		
	2005 Capital Fund Grant	721,023	1/2 of total anticipated grant award of \$1,442,046
3.	Public Housing Dwelling Rental Income	1,200,000	Estimated tenant rent for 600 occupied units
	Fees (Maint., late, etc)	60,000	Estimate based on 2004 actuals
4.	Other Income (list below)		
	Gain on Sale of Capital Assets	1,000,000	Sale of 10 dispo properties and 5 5h properties
	Miscellaneous Income	145,206	Collections on past due accounts
5.	Non-federal sources (list below)		
Total Resources		20,510,934	

Des Moines Municipal Housing Agency 2005



Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Des Moines, Iowa Municipal Housing Agency	Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--	---	------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	288,600			
3	1408 Management Improvements Soft Costs	148,629			
	Management Improvements Hard Costs				
4	1410 Administration	144,300			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	104,714			
10	1460 Dwelling Structures	572,312			
11	1465.1 Dwelling Equipment—Non-expendable	0			
12	1470 Non-dwelling Structures	30,000			
13	1475 Non-dwelling Equipment	121,046			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	9,398			
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,442,046			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
HA-Wide	Operations		1406		288,600			
HA-Wide Management Improvements	a. Salaries Director (10%) Assistant Director (10%) Accounting Manager (15%) Accounting Assistant (10%) Accounting Assistant (5%) Bookkeeper (5%) Public Housing Administrator (10%) Housing System Administrator (10%) Maintenance Supervisor (10%) Assist' Maintenance Supervisor (10%) Admin. Secretary (10%) Inventory Control Specialist (10%)		1408		9,270 6,180 5,360 2,884 3,300 2,575 3,810 5,000 5,200 4,800 2,705 2,900			
	b. Employee Benefits		1408		31,534			
	c. Software & Training		1408		31,782			
	e. Staff Training		1408		31,329			
Administration	a. Salaries Projects Specialist (100%) Projects Specialist (100%)		1410 1410.2 1410.2		 51,512 51,512			
	b. Employee Benefits		1410.9		41,276			
Fees & Cost	a. Architectural & Engineering b. A&E Misc. Expense		1430 1430		30,000 1,500			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
20-2 Royal View Manor	Replace Fan Coil Units Replace Water Heaters		1460 1460		130,000 20,000				
20-3 East View Manor	Replace Patio Doors Replace Patio Slabs		1460 1450		52,312 30,000				
20-4 SouthView Manor	Replace Apt Windows Update Generator Controls		1460 1460		150,000 0				
20-14 Haven Homes	Landscaping Improvements Update Community Rooms		1450 1460		30,000 31,574				
Agency Wide Modernization	Repairs to 5h Units Replace Site Concrete		1460 1450		200,000 34,714				
Non-Dwelling Equipment	a. Computer Equipment b. Maintenance Equipment c. Maintenance Vehicles		1475.1 1475.2 1475.3		30,000 29,046 52,000				
Agency Wide	Appliance Replacements Relocation Cost		1465.1 1495.1		0 9,398				
Non-Dwelling Structures	Admin. Building Leasehold Improvements Arthur Building Leasehold Improvements		1470 1470		15,000 15,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program No: IA05-PO20-50105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IA20-02 Royal View Manor	9/14/07			9/14/09				
IA20-03 East View Manor	9/14/07			9/14/09				
IA20-04 South View Manor	9/14/07			9/14/09				
IA20-14 Haven Homes	9/14/07			9/14/09				
Agency Wide Modernization	9/14/07			9/14/09				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name : City of Des Moines, Iowa Municipal Housing Agency		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
IA20-2 Royal View	Annual Statem ent	150,000	150,000	100,000	75,000
IA20-3 East View		50,000	41,547	25,000	152,312
IA20-4 South View		100,000	112,312	202,312	100,000
IA20-8 Capital City					
IA20-9 All American					
IA20-10 Shelter Vista					
IA20-11 Twin Rivers					
IA20-12 City of Bridges					
IA20-13 City Wide					
IA20-14 Haven Homes		143,859	140,000	116,547	116,547
IA20-15 Suprising City					
IA20-16 All Season					
IA20-17 City Wide II					
IA20-18 City Beat					
HA -Wide		998,187	998,187	998,187	998,187
Total CFP Funds (Est.)		1,442,046	1,442,046	1,442,046	1,442,046
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006		
SEE	IA20-2 Royal View	Replace Fan Coil Units	125,000	IA20-17 City Wide II		0
ANNUAL		Update Elevator Control	25,000			0
STATEMENT		Security Updates				
	IA20-3 East View	Replace Wood Siding	50,000			
		Replace Water Heaters				
				HA-Wide	Mgmt. Improvements	148,629
	IA20-4 South View	Replace Carpet at Common Areas	100,000			
		Seal Leak Comm Room Roof		HA-Wide	Office/Computer Equip.	30,000
	IA-20-8 Capital City		0		Maintenance Equip.	29,046
					Maintenance Truck	52,000
	IA20-9 All American		0			
				HA-Wide	Administration	144,300
	IA20-10 Shelter Vista		0			
			0	HA-Wide	A & E Services	31,500
	IA20-11 Twin Rivers		0	HA-Wide	Operations	288,600
	IA20-13 City Wide		0			
				HA-Wide	Arthur Bldg. Lease Imp	15,000
	IA20-14 Haven Homes	Replace Apt Carpeting	143,859			
				HA-Wide	Admin Leasehold Imp	15,000
	IA20-15 Suprising City			HA-Wide	Site Concrete	34,714
	IA20-16 All Season		0	HA-Wide	Repairs to 5h Units	200,000
				HA-Wide	Relocation Cost	9,398

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
SEE	IA20-2 Royal View	Replace Horizontal		IA20-16 All Season		0
ANNUAL		Water Lines @ 9 th Flr.	130,000			
STATEMENT		Security Equipment	20,000	IA20-18 City Beat		0
	IA20-3 East View	Update Comm. Room	41,547	HA-Wide	Mgmt. Improvements	148,629
		Replace Entry System				
				HA-Wide	Office/Computer Equip.	30,000
	IA20-4 South View	Update Comm. Room	50,000		Maintenance Equip.	29,046
		Replace Hall Doors	62,312		Maintenance Truck	52,000
	IA-20-8 Capital City		0	HA-Wide	Administration	144,300
	IA20-9 All American		0	HA-Wide	A & E Services	31,500
			0			
				HA-Wide	Operations	288,600
	IA20-10 Shelter Vista		0			
				HA-Wide	Arthur Bldg. Leasehold Improvements	15,000
	IA20-11 Twin Rivers		0	HA-Wide	Admin Leasehold Imp	15,000
	IA20-13 City Wide		0	HA-Wide	Site Concrete	34,714
	IA20-14 Haven Homes	Replace Appliances	140,000	HA-Wide	Repairs to 5h Units	200,000
		Replace Entry System		HA-Wide	Relocation Cost	9,398
	IA20-15 Suprising City		0			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008		
SEE	IA20-2 Royal View	Replace Trash Compact	25,000	IA20-17 City Wide II		0
ANNUAL		Security Updates	50,000			
STATEMENT		Site Improvements	25,000			
	IA20-3 East View	Repair Gutters	25,000	HA-Wide	Mgmt. Improvements	148,629
		Update Kitchens				
	IA20-4 South View	Tuck-point Exterior	100,000	HA-Wide	Office/Computer Equip.	30,000
		Security Updates	25,000		Maintenance Equip.	29,046
		Replace Appliances	77,312		Maintenance Truck	52,000
	IA-20-8 Capital City		0	HA-Wide	Administration	144,300
	IA20-9 All American		0	HA-Wide	A & E Services	31,500
	IA20-10 Shelter Vista		0			
				HA-Wide	Operations	288,600
	IA20-11 Twin Rivers		0			
				HA-Wide	Arthur Bldg. Leasehold Improvements	15,000
	IA20-11 Twin Rivers		0			
				HA-Wide	Admin Leasehold Imp	15,000
	IA20-13 City Wide		0			
				HA-Wide	Site Concrete	34,714
	IA20-14 Haven Homes	Site Improvements	91,547			
		Security Updates	25,000	HA-Wide	Repairs to 5h Units	200,000
		Update Kitchens		HA-Wide	Relocation Cost	9,398
	IA20-15 Suprising City					
	IA20-16 All Season		0			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 5 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
SEE	IA20-2 Royal View	Security Updates	25,000	HA-Wide	Mgmt. Improvements	148,629
ANNUAL		Site Improvements	50,000			
STATEMENT	IA20-3 East View	Replace Hall Carpet	75,000	HA-Wide	Office/Computer Equip.	30,000
		Site Improvements	77,312		Maintenance Equip.	29,046
	IA20-4 South View	Update Comm. Rm. Kit	75,000		Maintenance Truck	52,000
		Replace Entry System	25,000			
				HA-Wide	Administration	144,300
	IA-20-8 Capital City		0	HA-Wide	A & E Services	31,500
	IA20-9 All American		0	HA-Wide	Operations	288,600
	IA20-10 Shelter Vista		0	HA-Wide	Arthur Bldg. Leasehold	
	IA20-11 Twin Rivers		0		Improvements	15,000
	IA20-12 City of Bridges		0	HA-Wide	Admin Leasehold Imp	15,000
	IA20-13 City Wide		0	HA-Wide	Site Concrete	34,714
	IA20-14 Haven Homes	Site Improvements	75,000	HA-Wide	Repairs to 5h Units	200,000
		Replace Alarm Panel	41,547	HA-Wide	Relocation Cost	9,398
			0			
	IA20-15 Suprising City		0			
	IA20-16 All Season		0			
	IA20-17 City Wide II		0			

Demolition/Disposition Activity Description	
1a. Development name: Capital View Housing	
1b. Development (project) number: IA020-08	
2. Activity type: Demolition	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval	
Planned Application	
4. Date application approved, submitted, or planned for submission: Approved August 19, 2003	
5. Number of units affected: 34	
6. Coverage of Action (select one)	
<input checked="" type="checkbox"/> Part of the development	
Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: November 2004	
b. Projected end date of activity: 2011	

Demolition/Disposition Activity Description	
1a. Development name: All American City Homes	
1b. Development (project) number: IA020-09	
2. Activity type: Demolition	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval	
Planned Application	
4. Date application approved, submitted, or planned for submission: Approved August 19, 2003	
5. Number of units affected: 100	
6. Coverage of Action (select one)	
<input checked="" type="checkbox"/> Part of the development	
Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: September 2004	
b. Projected end date of activity: 2011	

Demolition/Disposition Activity Description
1a. Development name: Shelter Vista Homes 1b. Development (project) number: IA020-10
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission: Approved August 19, 2003
5. Number of units affected: 15
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: September 2004 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Twin River Abodes 1b. Development (project) number: IA020-11
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission: Approved August 19, 2003
5. Number of units affected: 24
6. Coverage of Action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2005 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description	
1a. Development name:	City of Bridges Homes
1b. Development (project) number:	IA020-12
2. Activity type:	Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission:	Approved August 19, 2003
5. Number of units affected:	38
6. Coverage of Action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	November 2004
b. Projected end date of activity:	2011

Demolition/Disposition Activity Description	
1a. Development name:	City Wide Homes
1b. Development (project) number:	IA020-13
2. Activity type:	Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission:	Approved August 19, 2003
5. Number of units affected:	3
6. Coverage of Action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	September 2004
b. Projected end date of activity:	2011

Demolition/Disposition Activity Description	
1a. Development name:	Surprising City Homes
1b. Development (project) number:	IA020-15
2. Activity type:	Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission:	Approved August 19, 2003
5. Number of units affected:	70
6. Coverage of Action (select one)	Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: November 2004 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description	
1a. Development name:	All Seasons Homes
1b. Development (project) number:	IA020-16
2. Activity type:	Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission:	Approved August 19, 2003
5. Number of units affected:	48
6. Coverage of Action (select one)	Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: May 2004 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: City Wide Homes II 1b. Development (project) number: IA020-17
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/> X
3. Application status (select one) Approved <input checked="" type="checkbox"/> X Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission: Approved August 19, 2003
5. Number of units affected: 2
6. Coverage of Action (select one) <input checked="" type="checkbox"/> X Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2005 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: City Beat 1b. Development (project) number: IA020-18
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/> X
3. Application status (select one) Approved <input checked="" type="checkbox"/> X Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission: Approved August 19, 2003
5. Number of units affected: 60
6. Coverage of Action (select one) Part of the development <input checked="" type="checkbox"/> X Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2004 b. Projected end date of activity: 2011

Demolition/Disposition Activity Description
1a. Development name: Shelter Vista Homes 1b. Development (project) number: IA020-10
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) Approved Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: January 2005
5. Number of units affected: 1
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2005 b. Projected end date of activity: June 2005

Demolition/Disposition Activity Description
1a. Development name: Capital View Housing 1b. Development (project) number: IA020-08
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) Approved Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: January 2005
5. Number of units affected: 2
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2005 b. Projected end date of activity: June 2005

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 10
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exceptions (e.g., elderly and/or disabled developments not general occupancy projects)? 4
- c. How many assessments were conducted for the PHA's covered developments? 2

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development	Number of Units
20-8	35
20-9	111
20-10	56
20-11	24
20-12	39
20-13	26
20-15	70
20-16	48
20-17	43
20-18	60

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: All American City Homes 1b. Development (project) number: 20-09	
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(31/05/2000)</u>	
5. Number of units affected: 10	
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Shelter Vista Homes 1b. Development (project) number: 20-10	
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(31/05/2000)</u>	
5. Number of units affected: 34	
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	City of Bridges Homes
1b. Development (project) number:	20-12
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(31/05/2000)</u>
5. Number of units affected:	1
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	City-Wide Homes
1b. Development (project) number:	20-13
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(31/05/2000)</u>
5. Number of units affected:	21
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: City Wide Homes II	
1b. Development (project) number: 20-17	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(31/05/2000)</u>
5. Number of units affected: 28	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Resident Advisory Meeting, February 17, 2005, 5:30 PM

Attendees: T. Anthony Welch, resident at Royal View Manor
Patricia Nesbitt, resident at Royal View Manor
Rodney Anderson, resident at Highland Park Plaza
Gano Whetston, resident at Royal View Manor

DMMHA staff: Chris Johansen, Director
Jackie Lloyd, Assistant Director
Marcy Cable, Admissions and Marketing Supervisor
Garry Fuller, Inspections Supervisor
Keith Ellis, Assistant Maintenance Supervisor
Judy Schoeberlein, Accounting Manager
Mark Gregory, Project Specialist
Kara Nees-Anderson, Office Manager

Agenda attached

Annual Plan

Financial Resources – Judy Schoeberlein, Accounting Manager

T. Anthony Welch, “Do you have HOPE VI and what is that?”

Rodney Anderson, “How many disposition units have you sold?”

Patricia Nesbitt, “How many total units are you selling?”

Rodney Anderson, “My Church would like to buy some of those vacant homes you have sitting around the city, how can they do that?”

Changes in Administrative Plan – Garry Fuller, Inspections Supervisor

T. Anthony Welch, “above des minimis levels is Latin isn’t it?”

Patricia Nesbitt, “Does the unit have to be inspected even if no one is living there?”

Public Housing Eligibility – Marcy Cable, Admissions & Marketing Supervisor

Patricia Nesbitt, “What would an example of negative past participation be?”

Rodney Anderson, “If someone was convicted of burglary are they allowed back on the program?”

Changes in ACO Policy – Jackie Lloyd, Assistant Director

Patricia Nesbitt, “What is the insufficient funds policy?”

T. Anthony Welch, “Is the tenant charged late fees even if the check is sent on time but DMMHA personnel do not get it to the bank on time?”

Patricia Nesbitt, “How does the Notice of Lease Termination process work?”

Capital Improvement/ P& E Reports – Mark Gregory, Project Specialist

Patricia Nesbitt, “What is the difference between security updates and equipment?”

Rodney Anderson, “Do you have any work scheduled for Highland Park or Oak Park Plaza?”

T. Anthony Welch, “After a tenant moves in to a unit is there a way for them to request to receive new carpet and paint?”

Patricia Nesbitt, “Are they ever going to change the efficiency apartments at Royal View to 1 bedrooms?”

RASS – Jackie Lloyd, Assistant Director

Rodney Anderson, “Do you come to the manors for the Agency Plan presentations? I am concerned about the mold in that building. We have complained several times about the cleaning of that building especially taking out the trash and not mopping the community rooms, bathrooms, and hallways.”

Lease revisions/Occupancy rules/Resident charges policy – Jackie Lloyd

Patricia Nesbitt, “Will current residents have to sign a new lease because of the changes being proposed?”

Rodney Anderson, “Are burglary chains allowed?”

Patricia Nesbitt, “Signs on entry doors can not be posted?”

Rodney Anderson, “Are toys/bikes allowed in the hallways?”

Schedule of Damages - Keith Ellis, Assistant Maintenance Supervisor

Patricia Nesbitt, "Do the charges apply when a person moves out or when they are there?"

Rodney Anderson, "How do you decide if you should charge for a tear in the carpet, especially if a tenant has lived there for 15+ years?"

Patricia Nesbitt, "Can a tenant paint their own apartment?"

Rodney Anderson, "Will the linoleum in a bathroom or kitchen be replaced if it is torn?"

T. Anthony Welch, "You charge \$20 for a tissue roller? What is grass/weed control?"

Rodney Anderson, "How are you charged by the exterminator? Do you pay per unit?"

Agency Plan Resident Meeting Comments
Royal View Manor, March 8, 2005, 10:30 AM

Staff: Jackie Lloyd, Assistant Director; Marcy Cable, Acting Section 8 Administrator; Judy Schoeberlein, Accounting Manager; Keith Ellis, Acting Maintenance Supervisor; Garry Fuller, Inspections Supervisor; Mark Gregory, Project Specialist; Kara Nees-Anderson, Office Manager; LaVonne Miles, Senior Housing Case Manager.

Section 8 Administrative Plan, Marcy Cable:

"I have a problem with a tenant and have had the police here and now they said I have 14 days to take care of this."

"If you have a 1 bedroom apartment can you get a 2 bedroom?"

Inspections, Garry Fuller:

"Are you going to continue to inspect the units before recertification?"

Public Housing ACO Policy, Jackie Lloyd:

"I have a notice and I don't understand what you mean by requesting a hearing?"

Lease revisions/Occupancy Rules/Resident Charges Policy, Jackie Lloyd:

"If people don't pay for lock changes do you still take them to court?"

Closing Remarks, Jackie Lloyd:

"Are you going to be accepting Section 8 applications again?"

Agency Plan Resident Meeting Comments
Oak Park Plaza, March 8, 2005, 1:30 PM

Staff: Jackie Lloyd, Assistant Director; Marcy Cable, Acting Section 8 Administrator; Judy Schoeberlein, Accounting Manager; Keith Ellis, Acting Maintenance Supervisor; Garry Fuller, Inspections Supervisor; Mark Gregory, Project Specialist; Kara Nees-Anderson, Office Manager; LaVonne Miles, Senior Housing Case Manager.

Financials, Judy Schoeberlein:

"I got here late, what is this all about?"

Inspections, Garry Fuller:

"Are you saying that a bedroom can't be used as an office, it has to be used as a bedroom?"

"You said between 90-100% of the fair market rent, how do you determine what rent should be?"

Public Housing Admissions, Marcy Cable:

"Is the tenant responsible for the behavior of their company?"

"If you were on Section 8 before you came to Public Housing can you go back to Section 8?"

"The first section on behavior, I think that if you send out a letter to someone about their behavior you should check on the other person's behavior also. You should review your cameras. I don't prop open the doors to the community room without staying by them. I believe there are two sides to every story."

Public Housing Rent Determination, Jackie Lloyd:

"I thought late fees were charged after the 6th business day of rent being due."

"Will we be notified when they come to check on our income the first of the month?"

"If I do volunteer work that I am not paid for, do I have to report that?"

"Is that upfront income verification used for people that don't work too?"

"I got my folder of information all ready for you I thought you were coming out to check my income."

"Do I have to report my volunteer work?"

Capital Improvements, Mark Gregory:

"What can you do to get your apartment painted? I had a maintenance guy here fixing my frig and when he pulled it out it looked really bad back there."

"Do you have to remove your belongings to have the painting done?"

"I've been wondering for a long time if you were going to paint."

"This foyer/lobby area is filthy, it looks like dogs live here."

"Are they still making lead based paint?"

"This carpet and paint in the community room and lobby are only about 5 years old, you can't blame maintenance you need to blame the other tenants."

"How are you coming with the cleaning on the ventilation system? Will you notify us when that is done? Is that cleaning done so that the dirt and dust doesn't go back in to the apartments?"

Lease Revisions/Occupancy Rules, Resident Charges Policy, Jackie Lloyd:

"We need a new lease."

"Does housing ever pay for cleaning of the carpets or does housing clean the carpets?"

"There are cigarette burns in my living room carpet and they are not from me. The carpet is really and old and I don't think it can take another cleaning."

Schedule of Damages, Keith Ellis:

"I paid \$35 to have my carpet cleaned."

"I've paid to have my windows cleaned."

"Are you going to clean the windows on the outside of the building this year?
I usually wash the community room windows myself."

"I never received a broiler pan when I moved in, can I get one?"

Lease revisions/Occupancy Rules/Resident Charges Policy, Jackie Lloyd:

"If people don't pay for lock changes d you still take them to court?"

Closing Remarks, Jackie Lloyd:

"Are you going to be accepting Section 8 applications again?"

Agency Plan Resident Meeting Comments
Park Fair Mall, March 8, 2005, 5:30 PM

Staff: Jackie Lloyd, Assistant Director; Marcy Cable, Acting Section 8 Administrator; Judy Schoeberlein, Accounting Manager; Keith Ellis, Acting Maintenance Supervisor; Garry Fuller, Inspections Supervisor; Mark Gregory, Project Specialist; Kara Nees-Anderson, Office Manager; LaVonne Miles, Senior Housing Case Manager.

Financial Resources, Judy Schoeberlein:

"How do you decide how the money you receive is distributed for Section 8 tenants?"

"Aren't you selling the properties you own?"

Section 8 Rent Determination, Marcy Cable:

"So your rent can change before your recertification?"

Section 8 Administrative Plan, Marcy Cable:

"If the port was the same price is it ok to port out?"

"I didn't know you could port to different states. I thought you had to re-apply in those specific cities."

"Can you please clarify portability?"

Inspections, Garry Fuller:

"Is it still 30 days that you are required to fix your violations by?"

"I am curious about the abatement, if the landlord is abated how does that work? If the landlord doesn't take care of the problems during the abatement what happens to the tenant?"

Public Housing ACO, Eligibility, Marcy Cable:

"What is Public Housing?"

"I am getting elderly and I am on Section 8 but if I want to move to a Public Housing elderly unit can I apply?"

Public Housing ACO, Jackie Lloyd:

"What are business days, Monday through Friday?"

RASS, Jackie Lloyd:

"I have had letters come in the mail asking about my happiness with the program, are those legitimate?"

Closing Remarks, Jackie Lloyd:

"Can I have the addresses of your elderly units?"

Survey response

This document is to discuss how the City of Des Moines Municipal Housing Agency (DMMHA) will address the low score on communication from the 2004 Resident Assessment Sub-System (RASS).

Communication

1. Management meetings with Public Housing residents will be held on a quarterly basis.
2. Newsletters will continue, as funding will allow.
3. Information about the importance of resident involvement in activities and resident councils will be included in new admission packets.
4. Family Self-Sufficiency information will be provided to all residents and clients will be encouraged to participate.
5. The Resident Advisory Board will continue to meet quarterly.
6. DMMHA will continue to work on staff courtesy and professionalism and will monitor the response time to residents.
7. DMMHA will explore the use of email as a technique to improve communication and will continue to develop an effective website.

Resident Advisory Board

Julie Billings	3400 8 th Street Apt #225 Des Moines 50313	244-1135
Martha Swails	2717 SW 9 th Street Apt #207 Des Moines 50315	282-1393
Beckee Foss	1721 13 th Street Des Moines 50314	282-4861
Shonnae Lundy	6217 SW 14 th Street Des Moines 50315	953-5000
Tabbatha Bailey	325 SE Payton Ave Des Moines 50315	953-0945
Gano Whetstone	1101 Crocker Apt. #814 Des Moines 50309	282-3814
Jenn Brown	1648 Hull Ave Apt 308 Des Moines 50313	282-8327 work
Patricia Nesbitt	1101 Crocker Apt. #704 Des Moines, Ia. 50309	284-5883
Anthony Welch	1101 Crocker Apt. #604 Des Moines, Ia. 50309	288-5665
Rodney Anderson	3717 6 th Ave Apt. #223 Des Moines, Ia. 50313	288-8279

Revised December 2004

ATTACHMENT 2 TO DWELLING LEASE

PET POLICY - TENANT AGREEMENT

Tenants may own and keep common household pets in DMMHA owned and/or operated units. A common household pet is defined as a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes (with the exception of turtles this does not include reptiles). All residents who request to keep a pet in DMMHA housing shall demonstrate to the satisfaction of DMMHA that they have the physical and financial capability to properly care for the pet. For the purposes of this section, service animals will not be considered pets. Tenants requiring service animals will be required to provide prior written notification to the Agency of the service animal and must provide documentation acceptable to the DMMHA that the animal is a certified service animal whose primary purpose is to provide assistance to the resident due to a disability. Current City license and rabies and distemper inoculations are required for all service animals.

A. PERMIT

Application for Pet Permit. Prior to housing any pet on the premises, the resident shall apply to the DMMHA for a pet permit which shall be accompanied by the following:

1. A current license issued by the appropriate authority (all dogs and cats must have a license from the City of Des Moines).
2. Evidence that the pet has been spayed or neutered, and, with respect to cats, that the pet has been declawed on the front two paws; and
3. Evidence that the pet has received current rabies and distemper inoculations or boosters. (This information must be updated annually).
4. Adequacy of the evidence shall be determined by DMMHA in its sole discretion.
5. A pet deposit of \$200 which applies to new residents, current residents with new pets, or transfers. (This excludes service animals.)

B.

1. Permitted pets are domesticated dogs, cats, birds and fish aquariums. The weight of the dog or cat may not exceed 20 pounds (adult size).
2. Only one pet per household is permitted. (In the case of fish and/or birds, a pair would be acceptable).

3. Dogs and cats must be licensed yearly with the City of Des Moines (Office of the City Clerk) and tenants must show proof of annual rabies and distemper booster inoculations.
4. Vicious and/or intimidating dogs will not be allowed.
5. All dogs and cats must be spayed or neutered. All cats must be declawed on the front two paws.
6. No animal shall be permitted to be loose in hallways, lobby areas, laundry rooms, community rooms, yards or other common areas of the facility.
 - a. Pets of any type are not permitted in Community rooms, common areas or office areas.
 - b. Pets are not permitted to be transported in any DMMHA vehicle.
7. When taken outside the unit, dogs and cats must be kept on a leash and controlled by an adult at all times.
8. Birds must be confined to a cage at all times.
9. Tenants shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of other tenants. The terms "disturb, interfere and diminish" shall include, but not be limited to, barking, howling, chirping, biting, scratching, and other similar activities.

Complaints of disturbances of this nature shall constitute a violation of lease and may result in the revocation of the pet permit, termination of the Dwelling Lease agreement, or both.
10. Tenants must provide litter boxes for cat waste, which must be kept in the dwelling unit. Tenants shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary.
11. Tenants are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a sack and then placed in an appropriate garbage container.
12. Tenants shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.

13. If pets are left unattended for a period of twenty-four (24) hours or more, the DMMHA may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Iowa state law and pertinent local ordinances. The DMMHA accepts no responsibility for the animal under such circumstances.
14. Tenants shall not alter their unit, patio or unit area, including yard, in order to create an enclosure for any pet.
15. Tenants are responsible for all damages caused by their pets, including the cost of cleaning of carpets and draperies and/or fumigation of units.
16. Tenants are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of the DMMHA and is a violation of the Dwelling Lease.
17. If any pet housed in a DMMHA facility gives birth to a litter, the tenant must remove from the premises all of said pets except the licensed pet.
18. Tenant pet owners are solely responsible for the safety and health of their pet during those scheduled occasions when the dwelling units in the facility are being treated for deinfestation. The DMMHA shall not be liable for the ill health or death of a pet as a result of the periodic deinfestation treatment.
19. In the event of the death of a pet, the tenant shall immediately remove and properly dispose of the remains. The remains shall not be placed in any container inside a DMMHA facility or in a container on DMMHA grounds. If a new pet is requested, a new pet policy will be required.
20. Tenants must identify in writing the name, address, and phone number of an alternate custodian for pets in the event of tenant illness or other absence from the dwelling unit. The identification of an alternate custodian must occur prior to the DMMHA issuing a pet registration permit.

C. The privilege of maintaining a pet in a facility owned and/or operated by the DMMHA shall be subject to the rules set forth in paragraph B, above. This privilege may be revoked at any time subject to the DMMHA Administrative Grievance Procedure if the animal should become destructive, create a nuisance, represent a threat to the safety and security of other residents, or create a problem in the area of cleanliness and sanitation.

Tenant Apartment Number

DMMHA Signature

Date

**ASSESSMENT OF SITE-BASED WAITING LIST DEVELOPMENT
 DEMOGRAPHICAL CHARACTERISTICS
 BASELINE INFORMATION**

4/1/2001

	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>
	<u>1BR</u>	<u>1BR</u>	<u>1BR</u>	<u>1BR</u>
White	78%	91%	59%	100%
Black	22%	9%	40%	0
Indian/Alaskan	0	0	1%	0
Asian	0	0	0	0
Hispanic	0	0	3%	0
Non-Hispanic	100%	100%	97%	100%
Disabled	10%	15%	0	0
	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>
	<u>2BR</u>	<u>2BR</u>	<u>2BR</u>	<u>2BR</u>
White	54%	60%	66%	68%
Black	45%	37%	30%	28%
Indian/Alaskan	0	0	3%	3%
Asian	2%	3%	1%	1%
Hispanic	6%	7%	4%	7%
Non-Hispanic	94%	93%	96%	93%
Disabled	40%	15%	0	0
	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>
	<u>3BR</u>	<u>3BR</u>	<u>3BR</u>	<u>3BR</u>
White	50%	42%	55%	75%
Black	45%	47%	45%	19%
Indian/Alaskan	0	0	0	0
Asian	5%	11%	0	6%
Hispanic	5%	11%	5%	6%
Non-Hispanic	95%	89%	95%	94%
Disabled	45%	8%	0	0
	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>	<u>Zone 4</u>
	<u>4BR</u>	<u>4BR</u>	<u>4BR</u>	<u>4BR</u>
White	0%	17%	44%	75%
Black	75%	67%	56%	25%
Indian/Alaskan	0	0	0	0
Asian	25%	17%	0	0
Hispanic	0	17%	11%	0
Non-Hispanic	100%	83%	89%	100%
Disabled	75%	7%	0	0

**ASSESSMENT OF SITE-BASED WAITING LIST DEVELOPMENT
DEMOGRAPHICAL CHARACTERISTICS**

30-Jun-02

	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>	% Change
	<u>1BR</u>	From Base						
White	83%	5%	83%	-8%	68%	7%	70%	-30%
Black	17%	-5%	17%	8%	31%	-9%	27%	27%
Indian/Alaskan	0%	0%	0%	0%	1%	0%	3%	3%
Asian	0%	0%	0%	0%	0%	0%	0%	0%
Hispanic	0%	0%	0%	0%	2%	-1%	0%	0%
Non-Hispanic	100%	0%	100%	0%	98%	1%	100%	0%
Disabled	17%	7%	17%	2%	34%	34%	90%	-10%
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>	% Change
	<u>2BR</u>	From Base						
White	65%	11%	67%	7%	73%	7%	68%	0%
Black	32%	-13%	30%	-7%	24%	-6%	32%	4%
Indian/Alaskan	0%	0%	0%	0%	0%	-3%	0%	-3%
Asian	3%	1%	3%	0%	3%	2%	0%	-1%
Hispanic	4%	-2%	7%	0%	6%	-2%	5%	-2%
Non-Hispanic	96%	2%	93%	0%	94%	-2%	95%	2%
Disabled	3%	-37%	1%	-14%	6%	6%	5%	5%
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>	% Change
	<u>3BR</u>	From Base						
White	42%	-8%	66%	24%	64%	9%	65%	-10%
Black	57%	12%	31%	-16%	36%	-9%	35%	16%
Indian/Alaskan	0%	0%	0%	0%	0%	0%	0%	0%
Asian	0%	-5%	3%	-8%	0%	0%	0%	6%
Hispanic	0%	-5%	0%	-11%	4%	-1%	3%	3%
Non-Hispanic	100%	-5%	100%	11%	96%	1%	97%	-3%
Disabled	10%	-35%	0%	-8%	7%	7%	0%	0%
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>	% Change
	<u>4BR</u>	From Base						
White	50%	50%	54%	17%	54%	10%	39%	-36%
Black	50%	-25%	46%	21%	31%	-25%	54%	29%
Indian/Alaskan	0%	0%	0%	0%	8%	8%	0%	0%
Asian	0%	-25%	0%	-17%	8%	8%	7%	7%
Hispanic	7%	7%	0%	-17%	0%	-11%	0%	0%
Non-Hispanic	93%	-7%	100%	17%	100%	11%	100%	0%
Disabled	7%	-68%	8%	1%	8%	8%	7%	7%



**ASSESSMENT OF SITE-BASED WAITING LIST DEVELOPMENT
DEMOGRAPHICAL CHARACTERISTICS**

June '03

	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>
	<u>1BR</u>	From Base	<u>1BR</u>	From Base	<u>1BR</u>	From Base	<u>1BR</u>
White	63%	-15%	68%	-23%	74%	15%	73%
Black	37%	15%	32%	23%	24%	-16%	24%
Indian/Alaskan	0%	0%	0%	0%	1%	0%	1%
Asian	0%	0%	0%	0%	1%	1%	2%
Hispanic	3%	-3%	0%	0%	4%	1%	2%
Non-Hispanic	97%	3%	100%	0%	96%	1%	98%
Disabled	26%	16%	5%	-10%	3%	3%	2%
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>
	<u>2BR</u>	From Base	<u>2BR</u>	From Base	<u>2BR</u>	From Base	<u>2BR</u>
White	63%	9%	69%	9%	71%	5%	78%
Black	32%	-13%	26%	-9%	26%	-4%	19%
Indian/Alaskan	1%	1%	2%	2%	1%	-2%	1%
Asian	3%	-1%	4%	-1%	2%	1%	1%
Hispanic	5%	-1%	7%	0%	7%	-3%	6%
Non-Hispanic	95%	1%	93%	0%	93%	-3%	94%
Disabled	32%	-8%	6%	-9%	3%	3%	4%
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>
	<u>3BR</u>	From Base	<u>3BR</u>	From Base	<u>3BR</u>	From Base	<u>3BR</u>
White	55%	-5%	63%	-21%	63%	8%	62%
Black	44%	1%	34%	-13%	34%	-11%	32%
Indian/Alaskan	0%	0%	0%	0%	1%	1%	1%
Asian	1%	4%	2%	-9%	1%	1%	5%
Hispanic	6%	1%	8%	-2%	8%	3%	6%
Non-Hispanic	94%	1%	92%	-3%	92%	-3%	94%
Disabled	29%	-16%	7%	-1%	3%	3%	2%
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>
	<u>4BR</u>	From Base	<u>4BR</u>	From Base	<u>4BR</u>	From Base	<u>4BR</u>
White	65%	65%	71%	54%	64%	20%	64%
Black	33%	-42%	29%	-38%	31%	-25%	31%
Indian/Alaskan	0%	0%	0%	0%	0%	0%	0%
Asian	2%	-23%	0%	17%	5%	5%	5%
Hispanic	12%	12%	17%	0%	10%	-1%	12%
Non-Hispanic	88%	-22%	83%	0%	90%	-1%	88%
Disabled	77%	2%	6%	-1%	2%	2%	4%



**% Change
From Base**

-17%
24%
1%
2%
2%
-2%
2%

**% Change
From Base**

10%
-9%
-2%
0%
-1%
-1%
4%

**% Change
From Base**

-13%
13%
1%
-1%
0%
0%
2%

**% Change
From Base**

-14%
6%
0%
-5%
-12%
-12%
4%



**ASSESSMENT OF SITE-BASED WAITING LIST DEVELOPMENT
DEMOGRAPHICAL CHARACTERISTICS**

June '04

NOTE: SHADED AREAS ARE NO LONGER ASSESSED DUE TO THE ELIMINATION OF THE SCATTERED-SITE WAITING LIST AS A RESULT OF DMMHA'S DISPOSITION PROGRAM

	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>	% Change
	<u>1BR</u>	From Base						
White	60%	-18%	86%	-5%	65%	6%		
Black	35%	13%	14%	5%	31%	-9%		
Indian/Alaskan	0%	0%	0%	0%	2%	1%		
Asian	0%	0%	0%	0%	1%	1%		
Hispanic	0%	0%	0%	0%	5%	2%		
Non-Hispanic	100%	0%	100%	0%	95%	-2%		
Disabled	20%	10%	21%	6%	20%	20%		
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>	% Change
	<u>2BR</u>	From Base						
White	5%	-49%	0%	-60%	1%	-65%		
Black	0%	-45%	0%	-37%	0%	-30%		
Indian/Alaskan	0%	0%	0%	0%	0%	-3%		
Asian	0%	-2%	0%	-3%	0%	-1%		
Hispanic	0%	-6%	0%	-7%	0%	-4%		
Non-Hispanic	100%	6%	100%	7%	100%	4%		
Disabled	5%	-35%	0%	-15%	0%	0%		
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>	% Change
	<u>3BR</u>	From Base						
White								
Black								
Indian/Alaskan								
Asian								
Hispanic								
Non-Hispanic								
Disabled								
	<u>Zone 1</u>	% Change	<u>Zone 2</u>	% Change	<u>Zone 3</u>	% Change	<u>Zone 4</u>	% Change
	<u>4BR</u>	From Base						
White								
Black								
Indian/Alaskan								
Asian								
Hispanic								
Non-Hispanic								
Disabled								

Note: The decrease in the percent change from base for the 2-bedroom units is also a result of the elimination of the scattered-site waiting list due to DMMHA's Disposition Program.

Section 8 Project-Based Vouchers

In an effort to increase voucher utilization and create additional leasing opportunities for low and moderate income families and to leverage private resources in the community, Des Moines Municipal Housing Agency may implement a Section 8 Project-Based Voucher program.

Fifty vouchers are being projected for use in the program and the general location will be in census tracts with poverty rates at less than 20% within the City of Des Moines.

Des Moines Municipal Housing Agency believes this is consistent with the goals and objectives of our Agency Plan and believes our past experience in the Moderate Rehabilitation program will assist in the implementation of an effective program.

Implementation of Public Housing Resident Community Service Requirements

DMMHA has implemented the Community Service Requirement and is administering the program. All residents were required to fill out a self-certification form as to his or her status and sign a lease addendum for Community Service. Anyone, who self-certified that they were exempt from Community Service and our records indicated differently, were called in to bring proof of their exemption. Those residents who were non-exempt were given a briefing going over what the Community Service Requirements were and all the necessary paperwork to perform the requirement. All new residents are made to sign the Community Service lease addendum and fill out a self-certification form at their lease signing. If they are non-exempt, they are given a briefing and the paperwork needed to perform community service.

The self-certification form describes HUD's definition of exempt status and non-exempt status and the resident must sign off on which one they qualify under. DMMHA has a cooperative agreement with TANF to help in verifying exempt statuses. Those residents found to be non-exempt are given a list of possible agencies that they may perform the 8 hours a month of community service for along with a contact name. Some of those agencies are American Cancer Society; Red Cross; Animal Rescue League; Botanical Center; Salvation Army; Goodwill Industries; and Children and Families of Iowa. Tenants must have a Supervisor from the agency fill out a tracking sheet that tells what type of work they performed and how many hours. The tracking sheet states specifically that the volunteer may not perform political activities; employment; activities that replace a regular paid position; and work performed by Public Housing Agency employees.

Tracking sheets are turned in to DMMHA by the 10th of the following month that the activity was performed in. Each resident who is non-exempt is listed on a log and checked off when the tracking sheet is turned in. Every quarter, reminder letters are sent to those residents who are behind on their hours or who have not done any. At the end of one year of performing community service, the residents are sent a letter stating that a year is up and how far behind, if any, they are on their community service requirement. The letter also gives the resident the opportunity over the next year to make up the time, or at the end of the year the lease will be terminated according to federal regulation.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Des Moines, Iowa Municipal Housing Agency	Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	---	------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	304,379	0	0	0
3	1408 Management Improvements Soft Costs	192,518	147,518	69,809	69,809
	Management Improvements Hard Costs				
4	1410 Administration	152,186	125,220	127,347	127,347
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	41,500	41,500	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000	80,000	22,738	22,738
10	1460 Dwelling Structures	555,812	687,459	602,649	602,649
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	0	0	0
12	1470 Nondwelling Structures	15,000	15,000	2,269	2,269
13	1475 Nondwelling Equipment	137,000	132,000	4,101	4,101
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3,500	23,500	2,273	2,273
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,521,895	1,252,197	882,184	882,184
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide	Operations		1406		304,379	0	0	0	
HA-Wide Management Improvements	a. Salaries Director (10%) Assistant Director (10%) Accounting Manager (15%) Accounting Assistant (10%) Accounting Assistant (5%) Bookkeeper (5%) Owned Housing Administrator (10%) Housing System Administrator (100%) Maintenance Supervisor (10%) Assist' Maintenance Supervisor (10%) Admin. Secretary (10%) Inventory Control Specialist (10%)		1408		9,270 6,180 5,360 2,884 3,300 2,575 0 50,000 5,200 4,800 2,705 2,900	9,270 6,180 5,360 2,884 3,300 2,575 3,810 5,000 5,200 4,800 2,705 2,900	69,809	69,809	
	b. Employee Benefits		1408		34,644	31,534			
	c. Software & Training		1408		35,000	35,000			
	e. Staff Training		1408		27,700	27,700			
Administration	a. Salaries Projects Specialist (100%) Projects Specialist (100%) Projects Admin. Support (70%)		1410 1410.2 1410.2 1410.2		48,265 43,911 19,569	48,265 43,911 0	127,347	127,347	
	b. Employee Benefits		1410.9		40,441	33,044			
Fees & Cost	a. Architectural & Engineering		1430		40,000	40,000	0	0	
	b. A&E Misc. Expense		1430		1,500	1,500	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
20-2 Royal View Manor	Replace Water Lines @ Stair Wells Relocate Laundry Room Surveillance Equipment		1460 1460 1460		35,000 85,000 0	35,000 0 0	0 0 5,880	0 0 5,880	
20-3 East View Manor	Repaint Apartments Landscape Improvements		1460 1450	20	25,000 0	0 15,000	0 0	0 0	
20-4 SouthView Manor	Replace Kitchen Cabinets & Countertops Replace site concrete		1460 1450	25	85,000 0	110,000 0	31,619 7,377	31,619 7,377	
20-10 Shelter Vista Homes	Replace site concrete		1450		0	4,893	4,893	4,893	
20-17 City Wide II	Replace Roofs Replace site concrete		1460 1450		0 0	14,310 0	14,310 550	14,310 550	
20-18 City Beat	Replace Roofs Replace site concrete		1460 1450		0 0	12,000 0	12,000 2,680	12,000 2,680	
20-14 Haven Homes	Landscaping Improvements Replace Chillers Replace site concrete		1450 1460 1450		35,000 0 0	20,000 85,000 0	0 125,875 1,539	0 125,875 1,539	
Agency Wide Modernization	Repairs to Vacant Units Site Repairs to Vacant Units		1460 1450		223,000 30,000	207,020 45,000	412,963 5,349	412,963 5,349	
Non-Dwelling Equipment	a. Computer Equipment b. Maintenance Equipment c. Maintenance Vehicles		1475.1 1475.2 1475.3		50,000 35,000 52,000	50,000 30,000 52,000	4,101 8,670 42,330	4,101 8,670 42,330	
Agency Wide	Appliance Replacements Relocation Cost		1465.1 1495.1		20,000 3,500	0 23,500	0 0	0 0	
Non-Dwelling Structures	Admin. Building Leasehold Improvements		1470		15,000	15,000	2,269	2,269	
20-12 City of Bridges	Replace Kitchen Cabinets & Countertops		1460	10	27,812	0	0	0	
20-13 City Wide	Replace Siding Replace site concrete		1460 1450	5	75,000 0	0 0	0 350	0 350	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program No: IA05-PO20-50103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IA20-02 Royal View Manor	9/16/05			9/16/07				
IA20-03 East View Manor	9/16/05			9/16/07				
IA20-04 South View Manor	9/16/05			9/16/07				
IA20-8 Capitol City Homes	9/16/05			9/16/07				
IA20-12 City of Bridges	9/16/05			9/16/07				
IA20-13 City Wide Homes	9/16/05			9/16/07				
IA20-14 Haven Homes	9/16/05			9/16/07				
Agency Wide Modernization	9/16/05			9/16/07				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Des Moines, Iowa Municipal Housing Agency	Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 12/31/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	49,312	0	0	0
3	1408 Management Improvements Soft Costs	0	0	0	0
	Management Improvements Hard Costs				
4	1410 Administration	24,956	24,956	24,956	24,956
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	10,000	450	450
8	1440 Site Acquisition				
9	1450 Site Improvement	44,690	1,110	1,110	1,110
10	1460 Dwelling Structures	100,000	193,492	193,492	193,492
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	20,000	20,000	20,000	20,000
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	249,558	249,558	240,008	240,008
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide	Operations		1406		49,912	0	0	0	
HA-Wide Management Improvements	a. Salaries		1408		0	0	0	0	
	b. Employee Benefits		1408						
	c. Software & Training		1408						
	e. Staff Training		1408						
Administration	a. Salaries Projects Specialist (100%) Projects Specialist (100%) Projects Admin. Support (70%)		1410 1410.2 1410.2 1410.2			24,956	24,956	24,956	
	b. Employee Benefits		1410.9		8,984				
Fees & Cost	a. Architectural & Engineering		1430		10,000	10,000	450	450	
	b. A&E Misc. Expense		1430						

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
20-2 Royal View Manor	Install Security Cameras & DVR		1460		35,000	0	0	0	
20-10 Shelter Vista	Replace Site Concrete		1450		0	560	560	560	
20-3 East View Manor	Replace Patio Doors		1460		65,000	0	0	0	
20-4 SouthView Manor	Replace Kitchen Cabinets & Countertops		1460		0	0	55,291	55,291	
20-14 Haven Homes	HVAC		1460		0	0	12,286	12,286	
20-14 Haven Homes	Replace Site Concrete		1450		0	550	550	550	
Agency Wide Modernization	Replace Site Concrete		1450		44,690	0	0	0	
Non-Dwelling Equipment	a. Maintenance Vehicles b. Maintenance Equipment		1475.1		20,000 0	14,913 4,443	14,913 4,443	14,913 4,443	
Agency Wide	Appliance Replacements		1465.1						
Non-Dwelling Structures			1470						
Agency Wide Modernization	Repairs to 5h Units		1460		0	0	122,789	122,789	
20-18 City Beat	Roof Replacement		1460		00	0	5,420	5,420	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program No: IA05-PO20-50203 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IA20-02 Royal View Manor	2/13/06			2/13/07				
IA20-04 South View Manor	2/13/06			2/13/07				
Agency Wide Modernization	2/13/06			2/13/07				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: City of Des Moines, Iowa Municipal Housing Agency	Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	---	------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	300,351	288,600	0	0
3	1408 Management Improvements Soft Costs	147,518	144,300	0	0
	Management Improvements Hard Costs				
4	1410 Administration	140,176	140,176	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	41,500	31,500	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	142,312	112,312	0	0
10	1460 Dwelling Structures	554,398	554,398	0	0
11	1465.1 Dwelling Equipment—Non-expendable	0	0	0	0
12	1470 Non-dwelling Structures	30,000	30,000	0	0
13	1475 Non-dwelling Equipment	122,000	121,046	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	23,500	19,714	0	0
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,501,755	1,442,046	0	0
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide	Operations		1406		300,351	288,600	0	0	
HA-Wide Management Improvements	a. Salaries Director (10%) Assistant Director (10%) Accounting Manager (15%) Accounting Assistant (10%) Accounting Assistant (5%) Bookkeeper (5%) Public Housing Administrator (10%) Housing System Administrator (10%) Maintenance Supervisor (10%) Assist' Maintenance Supervisor (10%) Admin. Secretary (10%) Inventory Control Specialist (10%)		1408		9,270 6,180 5,360 2,884 3,300 2,575 3,810 5,000 5,200 4,800 2,705 2,900	9,270 6,180 5,360 2,884 3,300 2,575 3,810 5,000 5,200 4,800 2,705 2,900	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0	
	b. Employee Benefits		1408		31,534	31,534	0	0	
	c. Software & Training		1408		35,000	31,782	0	0	
	e. Staff Training		1408		27,000	27,000	0	0	
Administration	a. Salaries Projects Specialist (100%) Projects Specialist (100%)		1410 1410.2 1410.2		49,712 49,712	49,712 49,712	0 0	0 0	
	b. Employee Benefits		1410.9		40,752	40,752	0	0	
Fees & Cost	a. Architectural & Engineering		1430		40,000	30,000	0	0	
	b. A&E Misc. Expense		1430		1,500	1,500	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
20-2 Royal View Manor	Replace Fan Coil Units Update Entry Doors		1460 1460		130,000 35,000	130,000 35,000	0 0	0 0	
20-3 East View Manor	Replace Patio Doors Re-stripe/seal Parking Lot		1460 1450		50,000 30,000	50,000 20,000	0 0	0 0	
20-4 SouthView Manor	Replace Kitchen Cabinets & Countertops Landscaping Improvements Replace Metal Windows at Common Areas		1460 1450 1460		100,000 20,000 50,000	100,000 20,000 50,000	0 0 0	0 0 0	
20-14 Haven Homes	Landscaping Improvements Re-stripe/seal Parking Lot		1450 1450		30,000 40,000	20,000 30,000	0 0	0 0	
Agency Wide Modernization	Repairs to 5h Units Replace Site Concrete		1460 1450		209,398 32,312	209,398 32,312	0 0	0 0	
Non-Dwelling Equipment	a. Computer Equipment b. Maintenance Equipment c. Maintenance Vehicles		1475.1 1475.2 1475.3		35,000 35,000 52,000	35,000 34,046 52,000	0 0 0	0 0 0	
Agency Wide	Appliance Replacements Relocation Cost		1465.1 1495.1		0 23,500	0 19,714	0 0	0 0	
Non-Dwelling Structures	Admin. Building Leasehold Improvements Arthur Building Leasehold Improvements		1470 1470		15,000 15,000	15,000 15,000	0 0	0 0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: City of Des Moines, Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program No: IA05-PO20-50104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
IA20-02 Royal View Manor	9/14/06			9/14/08				
IA20-03 East View Manor	9/14/06			9/14/08				
IA20-04 South View Manor	9/14/06			9/14/08				
IA20-14 Haven Homes	9/14/06			9/14/08				
Agency Wide Modernization	9/14/06			9/14/08				

Criteria for Substantial Deviations and Significant Amendments:

Substantial Deviation from the 5 year plan:

Creation of new activities not contained in the current goals or elimination of goals.

Significant Amendment or Modification to the Annual Plan:

Changes to rent or admission policies or organization of waiting list; additions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund; any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.