

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 2008

**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) 07/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 565 as of 1/28/2008
 Anticipate 543 as of 7/1/2008 Number of S8 units: Number of public housing units:
 Number of S8 units: 2942 as of 1/28/2008
 Anticipate 3022 as of 7/1/2008

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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: ia020a001

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: Progress Statement : ia020b001

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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.

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	N/A
ii. Table of Contents	
1. Housing Needs	06
2. Financial Resources	10
3. Policies on Eligibility, Selection and Admissions	11
4. Rent Determination Policies	21
5. Operations and Management Policies	25
6. Grievance Procedures	26
7. Capital Improvement Needs	27
8. Demolition and Disposition	29
9. Designation of Housing	30
10. Conversions of Public Housing	31
11. Homeownership	33
12. Community Service Programs	34
13. Crime and Safety	N/A
14. Pets (Inactive for January 1 PHAs)	N/A
15. Civil Rights Certifications (included with PHA Plan Certifications)	N/A
16. Audit	39
17. Asset Management	40

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 2008 Capital Fund Program Annual Statement **ia020h001**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members **ia020n001**
- List of Resident Board Member **ia020o001**
- Community Service Description of Implementation **ia020s001**
- Information on Pet Policy **ia020p001**
- Section 8 Homeownership Capacity Statement, if applicable **ia020w001**
- Description of Homeownership Programs, if applicable **ia020w001**

Optional Attachments:

- PHA Management Organizational Chart **ia020g001**
- FY 2008 Capital Fund Program 5 Year Action Plan **ia020h001**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **ia020l001**
- 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
x	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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 (PHEDEP) 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: ia020c001

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)
US Census American Fact Finder for Polk County 2006

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)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance ATTACHMENT: ia020d001			
<input checked="" type="checkbox"/> Public Housing ATTACHMENT: ia020e001			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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)			

Housing Needs of Families on the Waiting List			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Section 8 is closed; Public Housing is open If yes: How long has it been closed (# of months)? 6 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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

[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.

Attachment: ia020f001

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)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
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 to DMMHA or other HAs; pattern of illegal use of controlled substances or pattern of abuse of alcohol; national sex offender registry check.**

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) **Applications 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?**5**

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?

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 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) **Persons with disabilities and elderly will be admitted before 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
- Other preference(s) (list below) **DMMHA gives a higher priority to**

applicants who 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, drug free addendum, family obligations**

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 programs; monies owed to DMMHA or other HAs; pattern of illegal use of controlled substances 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) **Applications may also be available through local service providers and property owners during the waiting list opening period. The HA may designate an alternate site during the opening to accommodate the large number of applicants.**

(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.

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)
- 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**

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

[24 CFR Part 903.7 9 (d)]

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) **_\$500 monthly_**
- Other (list below) **any change in household composition, source of family income, decrease in income, option of FSS families, zero income. Families currently paying minimum rent or receiving utility reimbursements are seen quarterly.**

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) **Section 8 Fair Market rents as established by**

HUD

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 **0BR, 1BR, 2BR**
- 100% of FMR
- Above 100% but at or below 110% of FMR **3BR, 4BR, 5BR, 6BR, 7BR**
- 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)

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: ia020g001**
- 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	456	221
Section 8 Vouchers	3020	586
Section 8 Certificates		
Section 8 Mod Rehab	28	5
Special Purpose Section		

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: ia020h001**

-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: ia020h001**

-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: ia020i001	
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:	09/03/2001, 24/02/2006 , 18/12/2007 & 25/1/2008
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? Extension of current 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: ia020j001

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:	
1b. Development (project) number:	ATTACHMENT: ia020k001
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: (DD/MM/YYYY)
5. Number of units affected:
6. 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 (I)]

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 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	275	Specific Area	PH Manors	Public Housing
Quarterly Resident Meeting	65	All Residents	PH Manors	Public Housing
Monthly Newsletter	50	FSS Participants	Mail	Both
Workshops	60	All Residents	Admin office & PH Manors	Public Housing
Homeownership Counseling	50	5h & FSS Participants	Service Provider	Both
Fire Safety	200	All Residents	Admin Office & PH Manors	Public Housing
Budget Counseling	50	5h & FSS Participants	Admin Office & Referral to service providers	Both
Credit Reports	50	5h & FSS Participants	Admin Office & Referral 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: 18/11/2007)
Public Housing	0	6
Section 8	16	37

- 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 use 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: ia0201001**
 - 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: Revisions to Pet policy
- 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

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

RASS Response to Score	Attachment: ia020m001
Resident Advisory Board Members	Attachment: ia020n001
List of Resident Board Member	Attachment: ia020o001
Pet Policy	Attachment: ia020p001
Site-based waiting list assessment	Attachment: ia020q001
Section 8 Project Based Vouchers	Attachment: ia020r001
Community Service Requirements	Attachment: ia020s001
Capital Fund P & E Reports	Attachment: ia020t001
Substantial Deviations & Significant Amendments Definitions	Attachment: ia020u001
Up-front Income Verification	
Included in Section 8 Administrative Plan and the Public Housing Admissions & Continued Occupancy Plan	
Violence Against Women Act	Attachment: ia020v001
Section 8 Homeownership Capacity Statement	Attachment: ia020w001
Description of Homeownership Programs	Attachment: ia020w001

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.

GOAL FIVE: SERVE THE NEEDS OF CHILD AND ADULT VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT OR STALKING

- OBJECTIVES:**
- 1) Educate program participants and property owners of the requirements of the Violence Against Women Act and their rights and responsibilities.
 - 2) Educate staff to enhance their awareness and increase knowledge of local resources for individuals covered under the Act.

STATEMENT OF PROGRESS FIVE YEAR PLAN MISSION AND GOALS

Des Moines Municipal Housing Agency (DMMHA) has evaluated and continues to evaluate all programs, grants, policies and procedures to identify all available financial resources and modify, if necessary, all aspects of program and grant development and implementation.

Des Moines Municipal Housing Agency is working with other community housing and service providers to develop new housing programs and enhance current services to our clients. We actively work with the Polk County Housing Continuum and with developers who will be submitting tax credit applications for the development of affordable housing.

Des Moines Municipal Housing Agency staff has transitioned our Public Housing program to asset management to better manage our 14 developments. Our 14 developments have been reorganized into 6 separate developments and central maintenance and central office expenses have been separated. Staff has been assigned to specific properties and we are able to generate revenue and expense reports by property. A “stop-loss” application has been submitted to HUD to document this conversion to asset management.

Des Moines Municipal Housing Agency has aggressively increased activity in the Public Housing 5h Homeownership program. For fiscal years 2004-2007, the DMMHA has sold 16, 10, 12, and 11 homes through this program. Applications and program materials are being printed in Spanish to increase outreach to this targeted population.

Des Moines Municipal Housing Agency received approval from HUD on February 24, 2006 to extend the Designated Housing plan for an additional 2 years. The plan allows four of the five Public Housing manors to be rented to elderly only.

Des Moines Municipal Housing Agency is actively working to increase our leasing rates in both the Section 8 and Public Housing programs. At the end of fiscal year 2007, the Section 8 program was utilizing 95% of the funding, while leasing 97% of our vouchers. The Public Housing program at the end of fiscal year 2007 was at 81% occupancy. The Public Housing program is currently focused on the rehabilitation of vacant units. Contractors have been utilized to assist in completing this work

In October of 2005, DMMHA developed and implemented a new rental assistance program for evacuees from hurricane Katrina. In 2007 DMMHA executed a contract for additional funding for hurricane evacuees with the Federal Emergency Management Agency (FEMA).

Grants have been reviewed and updated, using input from the Resident Assessment survey and comments from residents as guidelines for these revisions.

The Family Self-sufficiency program has two program coordinators funded from grants from HUD. The FSS program coordinators have worked closely with Homeownership staff to assist with obtaining credit reports for FSS participants and to provide educational opportunities and workshops.

Des Moines Municipal Housing Agency has been researching and working with local service providers and will be developing a Section 8 Homeownership plan to work as an additional incentive for our Family Self-sufficiency program participants.

Through a disposition plan for the scattered- site Public Housing units, Des Moines Municipal Housing Agency has increased the Section 8 Voucher allocations by 344 vouchers and will use the public housing sale proceeds to invest in physical improvements in its remaining housing stock and create more affordable housing. At the end of fiscal year 2007 Des Moines Municipal Housing Agency has sold 233 public housing units from its approved disposition application and continues to work with nonprofits on negotiated sales to continue the use of these properties as affordable housing. Des Moines Municipal Housing Agency has utilized \$1.6 million from the sale of Public Housing units to make needed improvements to Eastview Manor. Eastview Manor is a 50 unit apartment building built in 1977. Since construction, there have been few modernization improvements. These improvements will make this building more competitive in our market for the future.

The Section 8 Management Assessment program (SEMAP) and the Public Housing Assessment System (PHAS) have reflected considerable improvements. Des Moines Municipal Housing Agency was designated as a High Performer for the last six fiscal years for the Section 8 program. Des Moines Municipal Housing Agency has received a score of 88-91 for the last four years for the Public Housing Program receiving designations of High Performer for two years and Standard Performer for the other two years. Des Moines Municipal Housing Agency is monitoring activity on a quarterly basis and has incorporated the standards established by the U.S. Department of Housing & Urban Development into employee performance evaluations.

Funds allocated by the U.S. Department of Housing & Urban Development for capital improvements for public housing units for all previous fiscal years have been expended or obligated.

Des Moines Municipal Housing Agency has continued to contract with Wesley Community Services to provide two elderly services coordinators to assist elderly and disabled individuals and families in the Public Housing manors obtain the necessary supportive services to allow them to remain independent.

In 2007 implementation of the Violence Against Women Act began with the development of written materials and the development of procedures for implementation of the Act's requirements. Training opportunities for staff have been researched and will be scheduled.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% median	9336	5	2	4	N/A	5	3
Income >30%, <=50%	8094	5	2	4	N/A	4	3
Income >50%, <=80%	12558	5	2	4	N/A	4	3
Elderly	5743	4	2	4	N/A	1	3
Families with Disabilities	5103	5	5	5	5	4	3
All Minority Head	6482	4	2	4	N/A	3	3
Black	1743	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	2306	N/A	N/A	N/A	N/A	N/A	N/A
Native American	74	N/A	N/A	N/A	N/A	N/A	N/A
Asian	1068	N/A	N/A	N/A	N/A	N/A	N/A
Mixed/Other	1291	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>).

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>).

US Census Bureau, American Fact Finder “2006 American Community Survey Data Profile Highlights” for Polk County, Iowa. <http://factfinder.census.gov>.

Formula: Total # of Disability Status...Pop. Ages 16 to 65+ years (# = households) = \$47,019 x .65 = 8,252
 Multiply by % of “Renter Occupied Housing Units” (27%) at <http://socds.huduser.org/chas/reports.odt>
 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>).

US Census Bureau, American Fact Finder “2006 American Community Survey Data Profile Highlights” for Polk County, Iowa. <http://factfinder.census.gov>.

Formula: Total # Minority Population/Average Household Size (1.93)
 Multiply by % of “Renter Occupied Housing Units” (27%) at <http://socds.huduser.org/chas/reports.odt>
 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

WAITING LIST REPORT
 CITY OF DES MOINES MUNICIPAL HOUSING AGENCY
 REPORTING ON JUNE 29, 2007 AT 5:08PM

Statistical Summary Of Applicants Listed As Of 06/29/2007

For: SECTION 8

Bedrooms Size(s) Reporting On: ALL

		Number Of Bedrooms						
		0	1	2	3	4+	Total	Percent
	White	203	74	28	7	312	69.79%	
	Black	49	36	26	15	126	28.18%	
Indian Or Alaskan		1	1			2	0.44%	
	Asian	2	1	4		7	1.56%	
	Total	255	112	58	22	447		
	Percent	0.00%	57.04%	25.05%	12.97%	4.92%	100.0%	

		Number Of Bedrooms						
		0	1	2	3	4+	Total	Percent
	Hispanic	6	6	1		13	2.90%	
	Non-Hispanic	249	106	57	22	434	97.09%	
	Total	255	112	58	22	447		
	Percent	0.00%	57.04%	25.05%	12.97%	4.92%	100.0%	

		Number Of Bedrooms					Combined
		0	1	2	3	4+	Average
Average Days Waiting		0	484	492	492	485	488

Average Gross Income 1152 Average Adjusted Income 1107

Percentage Qualifying For Broad Range Of Income 99.77%
 Percentage Which Are Handicapped Or Disabled 36.68%
 Total Number Of Handicapped Or Disabled 164
 Total Number Of Applicants Listed 447

Number Over Limit For Low Income 1
 Number Qualifying For Low Income 0
 Number Qualifying For Very Low Income 3
 Number Qualifying For Extreme Low Income 443
 Percentage Qualifying For Low Income 0.00%
 Percentage Qualifying For Very Low Income 0.67%
 Percentage Qualifying For Extreme Low Income 99.10%

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 2106 last fiscal year.

WAITING LIST REPORT
 CITY OF DES MOINES MUNICIPAL HOUSING AGENCY
 REPORTING ON JUNE 29, 2007 AT 5:18PM

Statistical Summary Of Applicants Listed As Of 06/29/2007

For: PUBLIC HOUSING

Bedrooms Size(s) Reporting On: ALL

		Number Of Bedrooms						
		0	1	2	3	4+	Total	Percent
White			93	35			128	53.11%
Black			78	28			106	43.98%
Indian Or Alaskan			6				6	2.48%
Asian			1				1	0.41%
Total			178	63			241	
Percent		0.00%	73.85%	26.14%	0.00%	0.00%		100.0%

		Number Of Bedrooms						
		0	1	2	3	4+	Total	Percent
Hispanic			4	4			8	3.31%
Non-Hispanic			174	59			233	96.68%
Total			178	63			241	
Percent		0.00%	73.85%	26.14%	0.00%	0.00%		100.0%

		Number Of Bedrooms					
		0	1	2	3	4+	Combined Average
Average Days Waiting		0	149	279	0	0	214

Average Gross Income 654 Average Adjusted Income 614

Percentage Qualifying For Broad Range Of Income 97.92%
 Percentage Which Are Handicapped Or Disabled 24.89%
 Total Number Of Handicapped Or Disabled 60
 Total Number Of Applicants Listed 241

Number Over Limit For Low Income 0
 Number Qualifying For Low Income 0
 Number Qualifying For Very Low Income 0
 Number Qualifying For Extreme Low Income 241
 Percentage Qualifying For Low Income 0.00%
 Percentage Qualifying For Very Low Income 0.00%
 Percentage Qualifying For Extreme Low Income 100.0%

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 237 last fiscal year

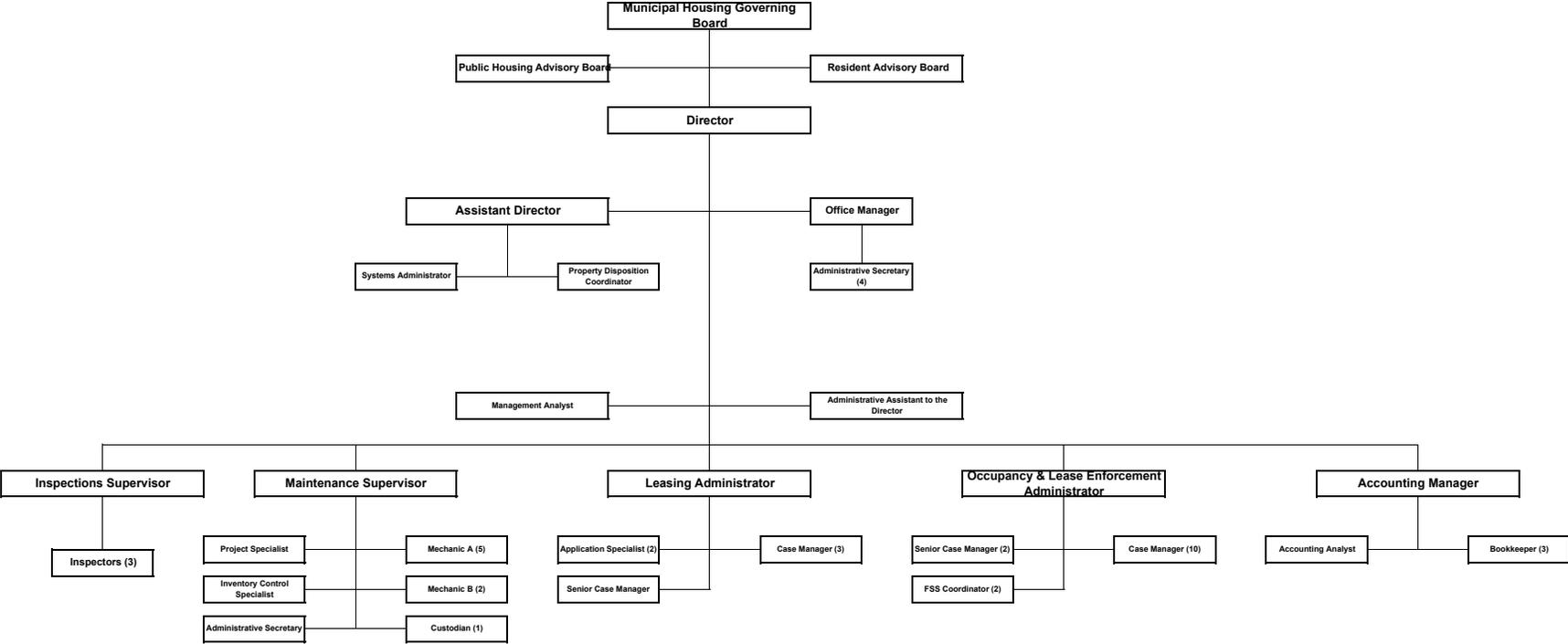
2. Statement of Financial Resources

[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 2009 grants)		
a) Public Housing Operating Fund	\$891,330	Includes continuation of full-time elderly service coordinators
b) Public Housing Capital Fund	\$928,642	Modernization and/or rehab activities
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$15,738,190	Housing assistance payments and administrative fees earned
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)		
HCV FSS Coordinator Grant	\$66,991	Continuation of Coordinator for FSS program
PH FSS Coordinator Grant	\$30,263	½ time coordinator for PH FSS program
Disaster Housing Assistance Payments (DHAP)	\$0	HAP and Administrative fees for FEMA Disaster evacuees
Disaster Voucher Program	\$0	Hap and admin for disaster evacuees. Program scheduled to end 6/30/08
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2006 Capital Fund Grant	\$227,843	Modernization and/or rehab of existing properties
2007 Capital Fund Grant	\$589,207	Modernization and/or rehab of existing properties
2005 Replacement Housing Factor	\$13,346	PH Capital Improvements
2006 Replacement Housing Factor	\$81,812	
2007 Replacement Housing Factor	161,367	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
Dwelling Rent	\$863,621	Administrative expense
Fees (Maint., late, etc.)	\$45,852	Administrative expense
4. Other income (list below)		
Gain on Sale of Capital Asset	\$1,588,037	Modernization and/or rehab of existing properties.
Miscellaneous Income	\$8,000	Administrative expense
Laundry Income	\$15,600	Administrative expense
5. Non-federal sources (list below)		
Disposition Funds reserved for improvements (25%)	\$758,193	Modernization and/or rehab of existing properties
Total resources	\$22,036,239	



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-PO20-50108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
-----------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------	-------------------------------------

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	201,879			
3	1408 Management Improvements Soft Costs	100,939			
	Management Improvements Hard Costs				
4	1410 Administration	100,939			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	27,000			
10	1460 Dwelling Structures	478,637			
11	1465.1 Dwelling Equipment—Non-expendable	10,000			
12	1470 Non-dwelling Structures	25,000			
13	1475 Non-dwelling Equipment	15,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000			
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,009,394			
	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-PO20-50108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008			
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
					Original	Revised	Obligated	Expended	
HA-Wide	Operations		1406		201,879				
HA-Wide	Management Improvements		1408		100,939				
HA-Wide	Administration		1410		100,939				
Fees & Cost	a. Architectural & Engineering b. A&E Misc. Expense		1430 1430		24,500 500				

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-PO20-50108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008			
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 Security Equipment Updates Install Sewer Cleanouts		1460 1460 1460		244,000 5,000 20,000				
20-3 East View Manor	Security (DVR) Upgrades		1460		5,000				
20-4 South View Manor	Tuckpoint Exterior Security Equipment Updates		1460 1460		179,637 5,000				
20-14 Haven Homes	Paving/Walk Repair Security Equipment Updates		1450 1460		17,000 5,000				
Agency Wide Modernization	Scat Site Roofs Replacement Replace Site Concrete		1460 1450		15,000 10,000				
Non-Dwelling Equipment	a. Computer Equipment b. Maintenance Equipment c. Maintenance Vehicles		1475.1 1475.2 1475.3		10,000 5,000 0				
Agency Wide	Appliance Replacements Relocation Cost		1465.1 1495.1		10,000 25,000				
Non-Dwelling Structures	Admin. Building Leasehold Improvements Maintenance Building		1470 1470		15,000 10,000				

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-PO20-50108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
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	9/14/10			9/14/12				
IA20-03 East View Manor	9/14/10			9/14/12				
IA20-04 South View Manor	9/14/10			9/14/12				
IA20-14 Haven Homes	9/14/10			9/14/12				
Agency Wide Modernization	9/14/10			9/14/12				

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 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
IA20-2 Royal View	Annual Statem ent	236,000	35,000	101,000	315,000
IA20-3 East View		70,000	135,000	139,367	38,000
IA20-4 South View		124,637	140,000	70,270	37,637
IA20-8 Capital City		0	0	0	0
IA20-9 All American		0	0	0	0
IA20-10 Shelter Vista		0	0	0	0
IA20-11 Twin Rivers		0	0	0	0
IA20-13 City Wide		0	0	0	0
IA20-14 Haven Homes		65,000	185,637	185,000	105,000
IA20-15 Suprising City		0	0	0	0
IA20-16 All Season		0	0	0	0
IA20-17 City Wide II		0	0	0	0
IA20-18 City Beat		0	0	0	0
HA -Wide		513,757	513,757	513,757	513,757
Total CFP Funds (Est.)		1,009,394	1,009,394	1,009,394	1,009,394
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: 2009 PHA FY: 2009			Activities for Year: 2 FFY Grant: 2009 PHA FY: 2009		
SEE	IA20-2 Royal View	Replace Fan coil units	210,000	IA20-16 All Season		0
ANNUAL		Install Sewer Cleanouts	21,000	IA20-17 City Wide II		0
STATEMENT		Security Equip. Updates	5,000	IA20-18 City Beat		0
				HA-Wide	Mgmt. Improvements	100,939
	IA20-3 East View	Replace Chiller	70,000			
				HA-Wide	Office/Computer Equip.	10,000
					Maintenance Equip.	5,000
	IA20-4 South View	Replace Shower Stalls	74,637		Maintenance Truck	0
		Update Comm. Room	50,000			
				HA-Wide	Administration	100,939
	IA-20-8 Capital City		0	HA-Wide	A & E Services	25,000
	IA20-9 All American		0			
				HA-Wide	Operations	201,879
	IA20-10 Shelter Vista		0			
				HA-Wide	Maintenance Bldg.	10,000
	IA20-11 Twin Rivers		0	HA-Wide	Admin Leasehold Imp	15,000
	IA20-13 City Wide		0	HA-Wide (scat site)	Site Concrete	10,000
	IA20-14 Haven Homes	Site Improvements	20,000			
		Security Equip. Updates	5,000	HA-Wide (scat site)	Roof Replacements	10,000
		Update Entry Systems	30,000	HA-Wide	Relocation Cost	25,000
		Concrete Replacement	10,000			
	IA20-15 Suprising City		0	HA- Wide	Energy Updates	

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

Activities for Year 1	Activities for Year : 3 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
SEE	IA20-2 Royal View	Security Equip. Updates	10,000	IA20-17 City Wide II		0
ANNUAL		Install Sewer Cleanouts	25,000	IA20-18 City Beat		0
STATEMENT						
	IA20-3 East View	Replace Roof	125,000	HA-Wide	Mgmt. Improvements	100,939
		Concrete Replacement	10,000			
				HA-Wide	Office/Computer Equip.	10,000
	IA20-4 South View	Replace Appliances	100,000		Maintenance Equip.	5,000
		Replace Entry System	25,000		Maintenance Truck	0
		Site Imp/Conc. Replace	15,000			
	IA-20-8 Capital City		0	HA-Wide	Administration	100,939
	IA20-9 All American		0	HA-Wide	A & E Services	25,000
				HA-Wide	Operations	201,879
	IA20-10 Shelter Vista		0			
				HA-Wide	Maintenance Bldg.	10,000
	IA20-11 Twin Rivers		0			
				HA-Wide	Admin Leasehold Imp	15,000
	IA20-13 City Wide		0			
				HA-Wide (scat site)	Site Concrete	10,000
	IA20-14 Haven Homes	Security Equip. Updates	5,000			
		Update Kitchens	180,637	HA-Wide (scat site)	Roof Replacements	10,000
				HA-Wide	Relocation Cost	25,000
	IA20-15 Suprising City		0	HA- Wide	Energy Updates	
	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 : 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011		
SEE	IA20-2 Royal View	Replace Shower Stalls	96,000	IA20-18 City Beat		0
ANNUAL		Security Equip. Updates	5,000			
STATEMENT				HA-Wide	Mgmt. Improvements	100,939
	IA20-3 East View	Security Equip. Updates	5,000		Office/Computer Equip.	10,000
		Replace Boilers & WH	134,367		Maintenance Equip.	5,000
	IA20-4 South View	Security Equip. Updates	5,000	HA-Wide	Maintenance Truck	0
		Replace Chiller	65,270			
	IA-20-8 Capital City		0	HA-Wide	Administration	100,939
	IA20-9 All American		0	HA-Wide	A & E Services	25,000
	IA20-10 Shelter Vista		0	HA-Wide	Operations	201,879
	IA20-13 City Wide		0	HA-Wide	Maintenance Bldg.	10,000
	IA20-14 Haven Homes	Replace Apt Carpeting	180,000	HA-Wide	Admin Leasehold Imp	15,000
		Security Equip. Updates	5,000			
				HA-Wide (scat site)	Site Concrete	10,000
	IA20-15 Suprising City		0			
				HA-Wide (scat site)	Roof Replacements	10,000
	IA20-16 All Season		0	HA-Wide	Relocation Cost	25,000
	IA20-17 City Wide II		0	HA-Wide	Energy Updates	

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

Activities for Year 1	Activities for Year : 5 FFY Grant: 2012 PHA FY: 2012			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
SEE	IA20-2 Royal View	Update Kitchens	250,000	IA20-18 City Beat		0
ANNUAL		Replace Shower Stalls	50,000			
STATEMENT		Security Equip. Updates	10,000	HA-Wide	Mgmt. Improvements	100,939
		Re-Stripe Lot	5,000			
	IA20-3 East View	Security Equip. Updates	5,000		Office/Computer Equip.	10,000
		Repave/Stripe Lot	33,000		Maintenance Equip.	5,000
	IA20-4 South View	Security Equip. Updates	5,000	HA-Wide	Maintenance Truck	0
		Replace Air Handlers	30,000			
		Re-Stripe Lot	2,637	HA-Wide	Administration	100,939
	IA-20-8 Capital City		0			
	IA20-9 All American		0	HA-Wide	A & E Services	25,000
	IA20-10 Shelter Vista		0	HA-Wide	Operations	201,879
	IA20-11 Twin Rivers		0	HA-Wide	Maintenance Bldg.	10,000
	IA20-13 City Wide		0	HA-Wide	Admin Leasehold Imp	15,000
	IA20-14 Haven Homes	Replace Air Handlers	50,000	HA-Wide (scat site)	Site Concrete	10,000
		Security Equip. Updates	5,000			
		Replace Shower Valves	35,000	HA-Wide (scat site)	Roof Replacements	10,000
		Concrete Replacement	15,000	HA-Wide	Relocation Cost	25,000
	IA20-15 Suprising City		0			
	IA20-16 All Season		0	HA-Wide	Energy Updates	
	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: 20
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: 20
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	X
3. Application status (select one)	
Approved	X
Submitted, pending approval	
Planned Application	
4. Date application approved, submitted, or planned for submission:	Approved August 19, 2003
5. Number of units affected:	8
6. Coverage of Action (select one)	
X 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: Twin River Abodes	
1b. Development (project) number: IA020-11	
2. Activity type: Demolition	
Disposition	X
3. Application status (select one)	
Approved	X
Submitted, pending approval	
Planned Application	
4. Date application approved, submitted, or planned for submission:	Approved August 19, 2003
5. Number of units affected:	18
6. Coverage of Action (select one)	
Part of the development	
X Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	September 2005
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: 6	
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: 16	
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 Beat	
1b. Development (project) number: IA020-18	
2. Activity type: Demolition	
Disposition	X
3. Application status (select one)	
Approved	X
Submitted, pending approval	
Planned Application	
4. Date application approved, submitted, or planned for submission:	Approved August 19, 2003
5. Number of units affected: 30	
6. Coverage of Action (select one)	
Part of the development	
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: Capital View Housing	
1b. Development (project) number: IA020-08	
2. Activity type: Demolition	X
Disposition	
3. Application status (select one)	
Approved	
Submitted, pending approval	
Planned Application	X
4. Date application approved, submitted, or planned for submission:	September 2006
5. Number of units affected: 2	
6. Coverage of Action (select one)	
X Part of the development	
Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	October 2008
b. Projected end date of activity:	January 2009

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 Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: July 2008
5. Number of units affected: 8
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: December 2008 b. Projected end date of activity: December 2009

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 Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: July 2008
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
7. Timeline for activity: a. Actual or projected start date of activity: December 2008 b. Projected end date of activity: December 2009

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 Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: July 2008
5. Number of units affected: 6
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: December 2008 b. Projected end date of activity: December 2009

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"/>
3. Application status (select one) Approved Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: July 2008
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
7. Timeline for activity: a. Actual or projected start date of activity: December 2008 b. Projected end date of activity: December 2009

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

The identified developments include units that have been approved for disposition on August 19, 2003 and include units approved in a 5h Homeownership program

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: 9	
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: 23	
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:	0
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:	16
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: 15	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Resident Advisory Board Meeting
Thursday, January 17, 2008, 5:30 PM

Staff: Chris Johansen, Director
Jackie Lloyd, Assistant Director
Marcy Fisher, Leasing Administrator
Scott Littell, Accounting Manager
Mark Gregory, Project Specialist
Sara Henry, Occupancy & Program Enforcement Administrator
Keith Ellis, Maintenance Supervisor
Kara Nees-Anderson, Office Manager

Section 8 Tenants: John Warrington
Pam Hedges

After introductions, Mr. Johansen gave a brief description of the Agency Plan and then staff made presentations regarding the Agency Plan.

Comments:

Annual Plan:

“This is the same as the presentations you do later on. I noticed that when looking at the agenda.”

Housing Needs:

“Most minority growth was latino.”

“When I was here earlier today, the secretary said the Section 8 waiting list was closed for at least a year. Why is the list closed, with the situation of the economy?”

“This is before all the foreclosures hit, its going to be worse next year.”

“Is this households or individuals?”

Financial Resources:

“Does recession affect this at all?”

Policies on Eligibility, Selection, Admissions:

“In the change you saw, were there more low income people in your scattered site units?”

“With the cost of living going up maybe the guidelines are too low.”

Section 8 Administrative Plan:

“Who do we turn our medical expenses in to?”“I’m 61 and just started falling apart, I am taking medication for arthritis now.”

“I might suggest you be consistent and state same sex or same gender throughout the document.”

“Do you have statistics from the waiting list when you did it date and time vs. now with the lottery system, to see which system is most utilitarian?”

“Why did you change the waiting list system and what difference did it make?”

“People throw questions at us about these meetings and it’s hard to explain.”

“The only negative thing about the lottery system, is that you missed great publicity showing a real need of housing when you have 1600 applicants in one day.”

“There is a huge need that people can not ignore.”

“Since the housing market is so poor, people who can’t sell their homes will rent them. If you are qualified for \$450 and the house rental is \$450, can you live there or do you have to stay in an apartment?”

“If there was a house in the same price range, could you rent it?”

“A good owner will want to rent the house rather than have it sit vacant.”

“If you voluntarily go off Section 8 after 2-3 months of your 1 year contract, do you still have to pay full rent to the landlord?”

“Who is your audience for gosection8.com? Is this a way to recruit for property owners? I sit here thinking if I was on the street how would I know to go find this information on the internet, I would have to go to the library.”

Public Housing ACO Policy:

“What does the community service lease look like?”

“So they have to do 8 hours per month of community service or some form of self sufficiency?”

“Is it possible for someone to rehabilitate themselves and get back on the property.”

“Can they come back after 24 months and be put in to a unit?”

“I understand that. I am just concerned that at some point if a person turns their life around, they should be received some place. We can not resolve this here. Somehow society doesn’t come to grips with people improving themselves, its like they are marked forever.”

Pet Policy:

“You got rid of the de-clawing. It’s a \$200 deposit up front, wow, that’s a lot of money.”

“That gets me about the pets. I had a cat when I moved in to my apartment. I have been there 2 ½ years and another tenant saw my cat outside and asked to get one. They told her no so I had to get rid of my cat. Now my new neighbor that just moved in has 3 cats.”

FSS Action Plan:

I went to Ventures at ISED

Capital Improvement grand & P & E Reports:

“This is the report that has so many pages. I remember it from last time.”

“I am glad the pages are all the same because this is confusing.”

Maintenance Needs Assessment:

“These aren’t exactly new buildings you are dealing with.”

“I have a question about #15. \$200k to do a kitchen, how many units is that?”

“I would guess that #2 & #6 at South View Manor, with a good solid recession, someone will take care of that job.”

Demo/Dispo:

“Part of that is just money to demo the property?”

“If you sell a house for \$50 they can go to the County and get a new roof, and furnace, etc for free. People in Warren County were getting new roofs, furnaces, and insulation for free.”

Designated Housing Plan:

“That expires next month. I would guess you are not going to have fewer elderly people in the future.”

“Is this something you expect to routinely do?”

“Tell them we will have the caucuses again.”

Homeownership:

“Can you still rent these homes?”

“Are these ones you are struggling to keep up with on the maintenance?”

“Could you put people in to these homes to hold the place down. There are people on the street that need homes.”

“Why have the house sit empty and slide down hill?”

“I can see where the neighbors would do anything they can to help.”

“Can’t even keep copper wires on utility poles.”

RASS:

“What is your response rate on this?”

VAWA”

“This was a new thing last year, correct?”

Additional Comments:

At our last meeting we had \$33k in our account for the handbook. How much money is in there now?

You have 3 meetings before the board approves this?

Meeting adjourned at 7:00 PM.

**Agency Plan Presentations
Royal View Manor – February 14, 2008**

Housing Needs:

“Can you reduce the rent?”

Financial Resources:

“Are you selling the houses we live in, in Section 8?”

ACO Policy:

“What qualifies as a hardship?”

“I’ve heard certain residents are getting lump sum payments from social security. When they receive that money do you make them pay it back towards their rent?”

“If they don’t report the lump sum payment, is that unreported income?”

Pet Policy:

“Other than fish bowls, cats, and dogs, what other pets can you have?”

“No lizards or snakes. I see them on TV and what they can do to people. I don’t want them near me.”

“How big can the bird be?”

CFP:

“Each year the money goes down.”

Maintenance Needs Assessment:

“For the shower stall replacement listed, what is the intent of that?”

“The Community Room updates at Royal View Manor, \$25,000 is a lot of money. This room can be divided in to 3 rooms. Tenants are complaining about the lights and TV.”

Homeownership:

“I never want to be a homeowner.”

Schedule of Damages:

“I was hoping you would reduce some costs.”

“I have a question on carpet tears and burns. If you are moving out of an apartment and it is torn or burned, do you have to replace the entire piece of carpet? Can you just cut out a square of carpet and patch it? Is it \$120 per room to replace the carpet? I don’t like carpet.”

Violence Against Women Act:

“Do you take the complaint on face value or do you investigate?”

**Agency Plan Presentations
Park Fair Mall – February 14, 2008**

Policies on Eligibility:

“What is the difference between Public Housing and Section 8?”

Pet Policy:

“When I get my cats shots done do I have to bring that and the license to your office?”

“This policy is only for Public Housing?”

Section 8 Administrative Plan:

“I have macular degeneration and I have to take over the counter medication, can I deduct that?”

“Is this for all prescriptions?”

“My Medicare won’t pay for prescriptions.”

“Do I just bring in a note from my doctor?”

CFP:

“What is this money applied to, the buildings you own?”

“This doesn’t apply to Section 8 people?”

Demo/Dispo:

“Are these single family homes?”

Homeownership:

“There is not waiting list for 5h?”

Survey response

This document is to discuss how the City of Des Moines Municipal Housing Agency (DMMHA) will address low scores on communication from the **2007** 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 Tenant Associations will be included in new admission packets.
4. Family Self-Sufficiency information will be provided to all residents and residents 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.
8. DMMHA will develop additional ways to facilitate communication between staff and residents.

Resident Advisory Board

Public Housing

<i>Scattered Sites</i>		
Name:	Address:	Phone:
<i>RVM</i>		
Patricia Nesbitt	1101 Crocker St. Apt. 704 Des Moines, IA 50309	284-5883
T. Anthony Welch	1101 Crocker St. Apt. 804 Des Moines, IA 50309	288-5665
<i>HPP</i>		
Rodney Anderson	3717 6 th Ave. Apt. 223 Des Moines, IA 50313	288-8279
Ernestine Judkins	3717 6 th Ave. Apt. 319 Des Moines, IA 50313	491-3709
<i>SVM</i>		
Cecil Calvert	2417 SW 9 th Apt. 305 Des Moines, IA 50315	
<i>EVM</i>		
Larry & Barbara Robins	3700 E. 31 st St. Apt. 17 Des Moines, IA 50317	265-7126
<i>OPP</i>		

Section 8

Name:	Address:	Phone:
Shonnae Lundy	6217 SW 14 th St. Des Moines, IA 50315	953-5000
John Warrington	1417 Forest Ave. Unit 7 Des Moines, IA 50314	243-4210
Pam Hedges	2936 Brattleboro #2 Des Moines, Ia 50333	255-9037

Resident Board Member

November 2007

**Patricia Nesbitt
1101 Crocker # 704
Des Moines, Ia.**

ATTACHMENT 2 TO DWELLING LEASE

PET POLICY - TENANT AGREEMENT

Tenants may own and keep common household pets in DMMHA owned and/or operated units. DMMHA will allow the following common household pets in leased units: Dog, cat, fish, rabbit, guinea pig, small rodent, ferret, and birds to include: canary, parakeet, cockatiel, lovebird.

Animals not listed above are not allowed in leased units.

All pets/animals are to be kept for pleasure and not commercial purposes.

For the purposes of this section, service/companion animals will not be considered pets. Tenants requiring service/companion 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 one whose primary purpose is to provide assistance/therapy to the resident due to a disability. Current City license and rabies and distemper inoculations are required for all common household pets and service/companion animals.

The following process shall be followed by the tenant to obtain permission to house a pet on the leased premises:

A. WRITTEN NOTIFICATION

Prior to housing any pet/animal on the premises, the resident shall notify the DMMHA of his/her intent to bring an animal into the leased unit. The written notification must include a description of the pet / animal which includes type, breed, and adult weight.

B. SIGNING OF DOCUMENTS

1. Upon receipt of the written notification that includes a description of an approvable pet / animal, the DMMHA will send to the tenant a letter setting an appointment to sign this pet policy.
 - A) If the description of the pet / animal indicates that the animal would not meet this policy, the DMMHA will send to the tenant a letter denying the ability to have the described pet / animal.
2. The tenant must bring to the appointment the following items:
 - A) Proof of a current license issued by the City of Des Moines (For cats and dogs only.)
 - B) Evidence that all dogs and/or cats have been spayed or neutered.
 - C) Evidence that the pet/animal has received current rabies and distemper inoculations or boosters if the animal is required to receive such treatment by city ordinances. (This information must be updated annually).
 - D) If the tenant is requesting a service/companion animal, the written notification must be accompanied by all of the above information as well as documentation that the animal is one whose primary purpose

is to provide assistance/therapy to the resident due to a disability.

3. The tenant will receive full written permission from DMMHA only after all of the items required by the tenant are submitted.

C. **RULES**

All tenants with a pet shall comply with the following rules:

1. The tenant must pay a \$200 refundable pet deposit within thirty (30) days of receiving a notice of the charge to the tenant account from DMMHA. This pet deposit does not apply to service/companion animals.
 - A) If the tenant is a new move in to the property, the pet deposit is to be paid in full prior to receiving possession of the property.
 - B) In the case of fish aquariums, the pet deposit is \$100.00.
 - C) Fish bowls do not require a deposit, but do require the tenant to sign this pet policy. Fish bowls are defined as containers that hold less than one gallon of water. One fish bowl per household is allowed.
2. If the pet dies or is removed during tenancy, the tenant may request the DMMHA to conduct a walk through of the unit to determine any pet damages and receive a refund of the pet deposit minus any damage charges per the schedule of damages within thirty (30) days of the request.
3. The weight of the dog or cat may not exceed 30 pounds (adult size).
4. Fish aquariums are not to exceed a size of 10 gallons.
5. Only one pet/aquarium per household is permitted. (In the case of birds, a pair would be permitted).
6. 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 at the tenant's annual re-certification appointment.
7. Vicious and/or intimidating animals will not be allowed.
8. All dogs and cats must be spayed or neutered.
9. No animal shall be permitted to be loose in hallways, lobby areas, laundromats, community rooms, yards or other common areas of the facility.
 - a. Animals of any type are not permitted in Community rooms,

common areas or office areas. (This does not apply to service animals)

- b. Animals are not permitted to be transported in any DMMHA vehicle. (This does not apply to service animals)

10. When taken outside the unit, animals must be kept on a leash and controlled by an adult at all times.
11. Birds must be confined to a cage at all times.
12. 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.
13. 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.
14. Tenants must provide litter boxes for animal 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. When disposing of litter box waste, tenant shall place waste in a bag, tie the bag, and place the bag in an appropriate garbage container.
15. 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.
16. 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.
17. 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.
18. Tenants shall not alter their unit, patio or unit area, including yard, in order to create an enclosure for any pet. No animal may be housed outdoors at anytime.
19. Tenants are responsible for all damages caused by their pets, including the cost of cleaning of carpets and draperies and/or fumigation of units.

20. 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.
 21. 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.
 22. 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 pests. The DMMHA shall not be liable for the ill health or death of a pet as a result of the periodic pest treatment.
 23. 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. Remains may not be buried on DMMHA property.
 24. 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 at the time the pet policy is signed by the tenant.
 25. Tenants are responsible to have all pets restrained or caged during an inspection of their dwelling unit or when maintenance is being performed by DMMHA or an assigned contractor.
 26. Pets may not be tied to any fixed object anywhere outside Resident's unit.
 27. Pets must be fed inside the unit. Pet food or water may not be left outside unit at any time.
- D. 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 C 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.
- E. Should a breach of the rules set forth in paragraph C above occur, the DMMHA may also exercise any remedy available under local, state or Federal law.
- F. If a new pet is requested, a new pet policy will be required to be executed.
- G. Residents may keep only the pet described below, with no substitution or addition of other pets without the prior consent of DMMHA. Fish are not covered under this rule and may be replaced without notification to

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

1-Jul-05

NEW BASELINE DUE TO CHANGE FROM 4 ZONES TO 5 SITES

	<u>HPP</u>	<u>OPP</u>	<u>EVM</u>	<u>RVM</u>	<u>SVM</u>
	<u>1BR</u>	<u>1BR</u>	<u>1BR</u>	<u>1BR</u>	<u>1BR</u>
White	53%	64%	76%	64%	50%
Black	47%	36%	24%	34%	50%
Indian/Alaskan	0%	0%	0%	1%	0
Asian	0%	0%	0%	1%	0
Hispanic	0%	0%	0%	1%	0%
Non-Hispanic	100%	100%	100%	99%	100%
Disabled	0%	0%	5%	34%	0%
	<u>HPP</u>	<u>OPP</u>	<u>EVM</u>	<u>RVM</u>	<u>SVM</u>
	<u>2BR</u>	<u>2BR</u>	<u>2BR</u>	<u>2BR</u>	<u>2BR</u>
White	0%	0%	0%	0%	0%
Black	0%	0%	0%	0%	0%
Indian/Alaskan	0%	0%	0%	0%	0%
Asian	0%	0%	0%	0%	0%
Hispanic	0%	0%	0%	0%	0%
Non-Hispanic	0%	0%	0%	0%	0%
Disabled	0%	0%	0%	0%	0%

OPP = Oak Park Plaza
HPP = Highland Park Plana
EVM = Eastview Manor
RVM = Royal View Manor
SVM = Southview Manor

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

	<u>SITE</u>	% Change								
	<u>HPP</u>		<u>OPP</u>		<u>EVM</u>		<u>RVM</u>		<u>SVM</u>	
	<u>1BR</u>	From Bas	<u>1BR</u>	From Base						
White	59%	6%	60%	-4%	79%	3%	47%	-17%	57%	7%
Black	35%	-12%	33%	-3%	11%	-13%	50%	16%	29%	-21%
Indian/Alaskan	6%	6%	7%	7%	5%	5%	2%	1%	0%	0%
Asian	0%	0%	0%	0%	5%	5%	1%	0%	14%	14%
Hispanic	6%	6%	0%	0%	0%	5%	3%	2%	0%	0%
Non-Hispanic	94%	-6%	100%	0%	100%	-9%	97%	-2%	100%	0%
Disabled	47%	47%	47%	41%	32%	27%	22%	-12%	43%	43%
	<u>SITE</u>	% Change								
	<u>HPP</u>		<u>OPP</u>		<u>EVM</u>		<u>RVM</u>		<u>SVM</u>	
	<u>2BR</u>	From Bas	<u>2BR</u>	From Base						
White	0%	0%	0%	0%	0%	0%	54%	54%	0%	0%
Black	0%	0%	0%	0%	0%	0%	45%	45%	0%	0%
Indian/Alaskan	0%	0%	0%	0%	0%	0%	2%	2%	0%	0%
Asian	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Hispanic	0%	0%	0%	0%	0%	0%	6%	6%	0%	0%
Non-Hispanic	0%	0%	0%	0%	0%	0%	94%	94%	0%	0%
Disabled	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

HPP = Highland Park Plaza
OPP = Oak Park Plaza

EVM = East View Manor SVM = Southview Manor
RVM = Royal View Manor

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 our jurisdiction.

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-PO20-50105 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: 12/31/2007 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	239,430	239,430	239,430
3	1408 Management Improvements Soft Costs	148,629	69,502	69,502	69,502
	Management Improvements Hard Costs				
4	1410 Administration	144,300	67,964	67,964	67,964
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,500	60,584	60,584	60,584
8	1440 Site Acquisition				
9	1450 Site Improvement	104,714	23,800	23,800	23,800
10	1460 Dwelling Structures	572,312	682,238	682,238	682,238
11	1465.1 Dwelling Equipment—Non-expendable	0	0	0	0
12	1470 Non-dwelling Structures	30,000	13,302	13,302	13,302
13	1475 Non-dwelling Equipment	121,046	6,032	6,032	6,032
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	9,398	34,297	34,297	34,297
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,442,046	1,197,149	1,197,149	1,197,149
	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	239,430	239,430	239,430	
HA-Wide Management Improvements	a. salaries		1408		26,068	26,068	26,068	26,068	
	b. employee benefits				8,348	8,348	8,348	8,348	
	c. software & training				17,896	13,624	13,624	13,324	
	d. staff training				17,896	21,462	21,462	21,462	
Administration	a. salaries		1410		103,024	50,197	50,197	50,197	
	b. employee benefits				41,276	17,767	17,767	17,767	
Fees & Cost	Architectural & Engineering		1430		31,500	60,584	60,584	60,584	

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	Dwelling Office Repair		1460		1,950	2,450	2,450	2,450	
	Replace Boilers		1460		0	11,126	11,126	11,126	
	504 Updates		1460		0	92,188	92,188	92,188	
	Concrete Repairs		1450		950	4,398	4,398	4,398	
	Mod Rehab		1460		34,574	36,712	36,712	36,712	
	Surveillance Equipment		1460		8,083	8,083	8,083	8,083	
20-3 East View Manor	Dwelling Office Repair		1460		3,900	3,880	3,880	3,880	
	Mod Rehab		1460		15,000	341,246	341,246	341,246	
20-4 South View Manor	Mod Rehab		1460		26,829	31,554	31,554	31,554	
	Landscaping Improvements		1450		6,998	6,998	6,998	6,998	
	Surveillance Equipment		1460		1,748	1,705	1,705	1,705	
20-14 Haven Homes	Concrete Repairs		1450		14,330	12,404	12,404	12,404	
	Mod Rehab		1460		13,928	18,480	18,480	18,480	
	Lock Replacement		1460		302	302	302	302	
	Fire & Safety		1460		0	31,374	31,374	31,374	
Agency Wide Modernization	Repairs to 5h Units		1460		200,000	91,220	91,220	91,220	
	Site Repairs for Mod Program		1450		14,712	0	0	0	
	Landscape Improvements		1450		30,000	0	0	0	
	Dispo		1460		11,918	11,918	11,918	11,918	
Non-Dwelling Equipment	a. Computer Equipment		1475.1		30,000	5,532	5,532	5,532	
	b. Maintenance Equipment		1475.2		29,046	500	500	500	
	c. Maintenance Vehicles		1475.3		52,000	0	0	0	
Agency Wide	Appliance Replacements		1465.1		0	0	0	0	
	Relocation Cost		1495.1		9,398	34,297	34,297	34,297	
Non-Dwelling Structures	Admin. Building Leasehold Improvements		1470		15,000	13,302	13,302	13,302	

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				

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-PO20-50106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:12/31/2007
 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	239,430	214,245	214,245	214,245
3	1408 Management Improvements Soft Costs	119,715	57,125	22,691	22,691
	Management Improvements Hard Costs				
4	1410 Administration	116,124	103,910	21,622	21,622
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,584	25,580	6,688	6,688
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	44,740	5,142	5,142
10	1460 Dwelling Structures	512,662	530,390	292,876	292,876
11	1465.1 Dwelling Equipment—Non-expendable	7,062	6,320	6,320	6,320
12	1470 Non-dwelling Structures	20,000	17,900	0	0
13	1475 Non-dwelling Equipment	95,771	85,695	6,761	6,761
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	7,781	16,970	16,970	16,970
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,197,149	1,102,875	593,315	593,315
	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-PO20-50106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
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		239,430	214,245	214,245	214,245	
HA-Wide Management Improvements	a. Salaries		1408		107,125	24,014	22,691	22,691	
	b. Employee Benefits		1408		30,531	17,319	2,202	2,202	
	c. Software & Training		1408		20,000	3,080	3,080	3,080	
	e. Staff Training		1408		20,000	12,712	10,981	10,981	
Administration	a. Salaries		1410		71,268	71,268	21,622	21,622	
			1410.9		32,642	32,642	5,569	5,569	
Fees & Cost	a. Architectural & Engineering		1430		28,000	25,000	6,688	6,688	
	b. A&E Misc. Expense		1430		584	580	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-PO20-50106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006			
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 Boilers		1460		125,000	33,576	20,575	20,575	
	Air Handler		1460		25,000	20,000	0	0	
	Landscape Improvements		1450		0	2,010	2,010	2,010	
	Concrete Repairs		1450		0	1,500	1,042	1,042	
	Mod Rehab		1460		0	34,300	33,460	33,460	
20-3 East View Manor	Replace Siding		1460		25,000	20,000	0	0	
	HVAC		1460		0	100	99	99	
	Mod Rehab		1460		0	16,309	15,459	15,459	
20-4 South View Manor	Exterior Repairs		1460		0	7,891	7,891	7,891	
	Mod Rehab		1460		0	10,309	8,781	8,781	
	Replace Common Area Windows		1460		0	41,000	0	0	
20-14 Haven Homes	Replace Boilers		1460		112,662	157,905	157,905	157,905	
	Mod Rehab		1460		0	89,000	48,707	48,707	
	Site Improvements		1450		0	1,100	1,090	1,090	
	Concrete Repairs		1450		0	1,500	1,000	1,000	
Agency Wide Modernization	Site Repairs for Mod		1450		50,000	38,630	0	0	
	504 Compliance		1460		0	100,000	0	0	
Non-Dwelling Equipment	c. Computer Equipment		1475.1		20,000	17,896	0	0	
	d. Maintenance Equipment		1475.2		25,771	23,059	5,100	5,100	
	c. Maintenance Vehicles		1475.3		50,000	43,073	0	0	
	d. Expendable Equipment		1475.9		0	1,667	1,661	1,661	
Agency Wide	Appliance Replacements		1465.1		7,062	6,320	6,320	6,320	
	Relocation Cost		1495.1		7,781	16,970	16,970	16,970	
Non-Dwelling Structures	Admin. Building Leasehold Improvements		1470		10,000	17,900	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-PO20-50106 Replacement Housing Factor No:					Federal FY of Grant: 2006	
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	9/14/08			9/14/10				
IA20-03 East View Manor	9/14/08			9/14/10				
IA20-04 South View Manor	9/14/08			9/14/10				
IA20-14 Haven Homes	9/14/08			9/14/10				
Agency Wide Modernization	9/14/08			9/14/10				

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-PO20-50107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2007
 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	214,245	201,879	0	0
3	1408 Management Improvements Soft Costs	104,125	100,939	0	0
	Management Improvements Hard Costs				
4	1410 Administration	103,910	100,939	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,580	25,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000	27,000	0	0
10	1460 Dwelling Structures	505,367	474,637	0	0
11	1465.1 Dwelling Equipment—Non-expendable	10,000	10,000	0	0
12	1470 Non-dwelling Structures	30,000	27,000	0	0
13	1475 Non-dwelling Equipment	20,000	20,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000	22,000	0	0
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	1,071,227	1,009,394	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-PO20-50107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007			
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		201,879		0	0	
HA-Wide Management Improvements	a. salaries		1408		37,828		0	0	
	b. employee benefits				27,319		0	0	
	c. software & training				17,896		0	0	
	d. staff training				17,896		0	0	
Administration	c. salaries		1410		68,297		0	0	
	d. employee benefits				32,642		0	0	
Fees & Cost	Architectural & Engineering		1430		25,000		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-PO20-50107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007			
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	504 Compliant Units Replace Horizontal Water Lines-9 th Floor Security Upgrades Install Sewer Cleanouts		1460 1460 1460 1460		39,367 134,270 5,000 21,000		0 0 0 0	0 0 0 0	
20-3 East View Manor	Security Upgrades		1460		5,000		0	0	
20-4 South View Manor	Replace Corridor Carpet Replace Corridor Doors		1460 1460		45,000 75,000		0 0	0 0	
20-14 Haven Homes	Replace Appliances Mod Rehab		1460 1460		100,000 35,000		0 0	0 0	
Agency Wide Modernization	Scattered Site Roof Replacement Replace Scat Site Concrete		1460 1450		15,000 27,000		0 0	0 0	
Non-Dwelling Equipment	e. Computer Equipment f. Maintenance Equipment		1475.1 1475.2		10,000 10,000		0 0	0 0	
Agency Wide	Appliance Replacements Relocation Cost		1465.1 1495.1		10,000 22,000		0 0	0 0	
Non-Dwelling Structures	Admin. Building Leasehold Improvements		1470		27,000		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-PO20-50107 Replacement Housing Factor No:					Federal FY of Grant: 2007	
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	9/14/09			9/14/11				
IA20-03 East View Manor	9/14/09			9/14/11				
IA20-04 South View Manor	9/14/09			9/14/11				
IA20-14 Haven Homes	9/14/09			9/14/11				
Agency Wide Modernization	9/14/09			9/14/11				

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 unless mandated by the Department of Housing and Urban Development.

Significant Amendment or Modification to the Annual Plan:

Changes to rent or admission policies or organization of waiting list; deletions of dwelling structure work items under the Capital Fund that will not be funded from another source or change in use of replacement reserve funds; any change with regard to demolition or disposition, designation, homeownership programs or conversion activities that are not mandated by the Department of Housing and Urban Development.

Violence Against Women Act

Statement of Activities

In support of the Violence Against Women Act the Des Moines Municipal Housing Agency has implemented the following activities:

- 1. Educational flyers have been sent to all Section 8 and Public Housing participants and to all Section 8 property owners notifying them of the requirements of the Act and their rights and responsibilities.**
- 2. Informational flyers have been included in the Section 8 briefing and leasing packets and the Public Housing leasing packets notifying new participants of the requirements of the Act and their rights and responsibilities.**
- 3. An educational presentation will be made to Section 8 property owners at an Owner's Briefing session on an annual basis.**
- 4. Victims of Domestic violence may qualify for a waiting list preference for the Public Housing program.**
- 5. Both the Section 8 and Public Housing programs have developed Family break-up policies that give special consideration to victims of domestic violence.**
- 6. Staff will receive training from the local community service provider to enhance awareness and increase knowledge of local resources for individuals covered under the Act.**

Capacity Statement (for the Section 8 Homeownership Program)

Since its inception in 1966, the Des Moines Municipal Housing Agency (DMMHA) has provided housing services for low to moderate-income residents through its Public Housing and Section 8 rental assistance programs. Currently DMMHA has over 2,900 Section Housing Choice Vouchers being used in Polk County and has over 700 units in its Public Housing program.

The DMMHA has also administered a Family Self-Sufficiency Program for both Public Housing and Section 8 residents since 1991 and currently has two full-time Family Self-Sufficiency Program Coordinators.

Additionally, since 1992, the DMMHA has successfully administered a 5(h) Affordable Homeownership Program where the agency sells former Public Housing single family homes for affordable homeownership. Since this program began in 1992, the DMMHA has sold a total of 77 homes. The DMMHA staff works closely with local public and private agencies, therefore knowing and learning of many resources available for homebuyers in the community.

The DMMHA staff have many years of expertise in the field of management, accounting procedures, homeownership requirements, real estate law, Federal rules and regulations, self-sufficiency programs, and reporting requirements for the U.S. Department of Housing and Urban Development. This program will be under the direction of the Housing Services Director.

Description of Homeownership Programs

Since its inception in 1966, the Des Moines Municipal Housing Agency (DMMHA) has provided housing services for low to moderate-income residents through its Public Housing and Section 8 rental assistance programs. The DMMHA has also administered a Family Self-Sufficiency Program for both Public Housing and Section 8 residents since 1991.

In 1992, the DMMHA developed a 5(h) Affordable Homeownership Program. This is a Public Housing Homeownership Program where the Housing Authority obtained approval from HUD to sell some of their Public Housing single-family housing stock under this program to eligible purchasers. Initially, the DMMHA put 140 homes in this program to sell. Since 1992, 77 homes have been sold in this program, and there are currently still 63 single-family homes available to sell. The program targets low to moderate income prospective buyers who will purchase the home for 2/3 of the appraised value with the final 1/3 forgiven if a buyer lives in the home for seven years. Before an eligible buyer is able to purchase, the buyer(s) are required to attend an extensive homeownership education program, and work with the Homeownership Coordinator throughout the purchasing process. Homes are completely rehabbed prior to the sale, so the homes are in good condition including the major systems (furnace, water heater, roof, etc.). The program provides homeownership opportunities for people who couldn't otherwise afford to purchase a home.

Additionally, the DMMHA is in the process of developing a Section 8 Housing Choice Voucher Homeownership Program. There is a working draft plan in place, and the DMMHA will hopefully be implementing this homeownership program in the next year. Homeownership vouchers will be targeted to families participating in the Family Self-Sufficiency Program.