

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
-----------------------------------	---	--

<b>1.0</b>	<b>PHA Information</b> PHA Name: <b>City of Des Moines, Des Moines Municipal Housing</b> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <b>07/2010</b> PHA Code: <b>IA020</b>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>424</u> Number of HCV units: <u>3169</u>																										
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> 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 for the next five years: <b>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>																										
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <ol style="list-style-type: none"> <li>1) <b>Goals: Attachment: ia020a01</b></li> <li>2) <b>Statement of Progress: Attachment : ia020b01</b></li> </ol>																										
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ol style="list-style-type: none"> <li>1) <b>Eligibility, Selection &amp; Admissions policies, including Deconcentration &amp; waiting list procedures: Attachment:ia020c01</b></li> <li>2) <b>Financial Resources: Attachment: ia020d01</b></li> <li>3) <b>Rent Determination: Attachment:ia020e01</b></li> <li>4) <b>Operation &amp; Management: Attachment: ia020f01</b></li> <li>5) <b>Grievance Procedures: Attachment : ia020g01</b></li> <li>6) <b>Designated Housing for Elderly &amp; Disabled Families: Attachment: ia020h01</b></li> <li>7) <b>Fiscal Year Audit: Attachment: ia020i01</b></li> <li>8) <b>VAWA: Attachment: ia020j01</b></li> </ol> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>Copies of the 5-year and annual PHA plan will be available at the following locations: DMMHA administrative offices-100 E. Euclid, Suite 101, Des Moines, Iowa; City clerk's office-400 Robert D. Ray Drive, Des Moines, Iowa; and on the City of Des Moines website at: <a href="http://www.dmgov.org">www.dmgov.org</a></b>																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <ol style="list-style-type: none"> <li>1) <b>Demolition and/or Disposition: Attachment:ia020k01</b></li> <li>2) <b>Conversion of Public Housing: Attachment: ia020l01</b></li> <li>3) <b>Homeownership: Attachment: ia020m01</b></li> <li>4) <b>Project-based vouchers: Attachment: ia020n01</b></li> </ol>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										

8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>Attachment: ia020o01</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>Attachment: ia020p01</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>Attachment: ia020q01</b></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b> <b>Attachment: ia020q01</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <b>Attachment: ia020b01</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"  <b>Attachment: ia020r01</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) <b>Attachment:ia020s01</b></p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <b>Attachment: ia020s01</b></p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <b>Attachment:ia020s01</b></p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <b>Attachment:ia020s01</b></p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <b>Attachment:ia020s01</b></p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <b>Attachment: ia020t01</b></p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <b>Attachment: ia020o01</b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b>Attachment:ia020p01</b></p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

10-410

**PHA Certifications of Compliance with PHA Plans and Related Regulations**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7/1/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
- ~~3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.~~
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

City of Des Moines Municipal Housing Agency

IA020

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2015

Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  T.M. Franklin Cownie	Title  Board Chair
Signature 	Date  MAR 22 2010

# Civil Rights Certification

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

## Civil Rights Certification

### Annual Certification and Board Resolution

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

City of Des Moines Municipal Housing Agency

IA020

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

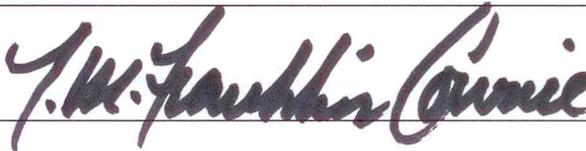
Name of Authorized Official

T.M. Franklin Cownie

Title

Board Chair

Signature



Date

MAR 22 2010

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

City of Des Moines Municipal Housing Agency

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Chris M. Johansen

Title

Housing Services Director

Signature



Date (mm/dd/yyyy)

03/29/2010

**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> <b>B</b> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> <b>A</b> a. bid/offer/application b. initial award c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> <b>A</b> a. initial filing b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: City of Des Moines Municipal Housing Agency 100 E Euclid Ave. Suite 101 Des Moines, Iowa 50313  Congressional District, if known: #3 of Iowa	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> N/A  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: <u>N/A</u>	
<b>8. Federal Action Number, if known:</b> N/A	<b>9. Award Amount, if known:</b> \$ N/A	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i> N/A	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Chris M. Johansen</u> Title: <u>Housing Services Director</u> Telephone No.: <u>515-323-8976</u> Date: <u>3/29/10</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET**

Approved by OMB  
0348-0046

Reporting Entity: \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

City of Des Moines Municipal Housing Agency

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Chris M. Johansen

Title

Housing Services Director

Signature

X

Date

3/29/10

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Larry D. Hulse, Director of the Community Development Dept. certify that the Five Year and Annual PHA Plan of the Des Moines Municipal Housing Agency is consistent with the Consolidated Plan of City of Des Moines prepared pursuant to 24 CFR Part 91.



3/12/2010

Signed / Dated by Appropriate State or Local Official

**EXHIBIT A**

**FINDING OF EXEMPTION**

Recipient: City of Des Moines Grant Number: IA05-PO20-50110

A finding of exemption has been made for the following approved activity:

- Agency Wide - Operations: **Administration**
- Agency Wide - Management Improvements: **Administration**
- Agency Wide - Administration: **Administration**
- Agency-Wide - Relocation Costs: **Administration**
- Fees and Costs – Architecture, Engineering: **Engineering or design cost**
- Agency-Wide: Non-Dwelling Equipment – Purchase computers, maintenance equipment: **Administration**
- Agency-Wide: Non-Dwelling Structures – Admin. Bldg. Leasehold Improvements: **Administration**

**IA20000001:** Royal View Manor (1101 Crocker St.) – security equipment upgrades, install sewer cleanouts, concrete replacement;

**IA20000002:** East View Manor (3700 E. 31<sup>st</sup> St.) – replace roof;

**IA20000003:** South View Manor (2417 S.W. 9<sup>th</sup> St.) – security equipment upgrades;

**IA20000004:** Haven Homes (3717 6<sup>th</sup> Av. & 3400 8<sup>th</sup> Av.) – site improvements , security upgrades;

**Agency-Wide Modernization:** replace concrete, scattered site roof replacements;

This finding is based on the following:

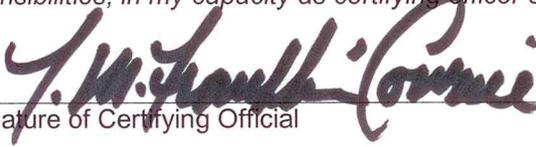
**Section 58.34(a)(3) Administrative and management activities;**

**Section 58.34(a)(8) Engineering or design cost;**

**Section 58.34(a)(10) Assistance for temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair or restoration activities necessary only to control or arrest the effects from disasters or imminent threats to public safety including those resulting from physical deterioration.**

An Environmental Review Record (ERR) supporting the above finding has been prepared and is available for review and public inspection at the Community Development Department, City of Des Moines, IA.

*As the duly designated certifying official of the recipient, I certify that: I am authorized to and do consent to assume the status of responsible federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR Part 58.5 list of NEPA-related authorities insofar as the provision of these laws apply to the HUD responsibilities for environmental review, decision-making and actions that have been assumed by the grantee. I am authorized to and do accept, on behalf of the recipient and personally, the jurisdiction of the federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the recipient.*

  
\_\_\_\_\_  
Signature of Certifying Official

MAR 22 2010  
\_\_\_\_\_  
Date

**T.M. Franklin Cownie, Mayor**  
\_\_\_\_\_  
Typed/Printed Name and Title

# Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

EXHIBIT B

10-433  
OMB No. 2506-0087  
(exp. 3/31/2011)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

## Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) <b>Capital Fund Program</b>	2. HUD/State Identification Number <b>KC-9152</b>	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s)	5. Name and address of responsible entity <b>City of Des Moines, IA 400 Robert D. Ray Dr. Des Moines, IA 50309</b>	
6. For information about this request, contact (name & phone number) <b>Chris Johansen, Director, Dept. of Housing Services 515.323.8976</b>	7. Name and address of recipient (if different than responsible entity) <b>Des Moines Municipal Housing Agency 100 E. Euclid, S-101 Des Moines, IA 50313</b>	
8. HUD or State Agency and office unit to receive request <b>HUD Kansas City Office Office of Pubic and Indian Housing</b>		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) <b>2010 Capital Fund Program</b>	10. Location (Street address, city, county, State) <b>City of Des Moines, Polk Co., IA</b>
11. Program Activity/Project Description <b>Capital Fund Program</b>  <b>Operational costs and maintenance repairs of Municipal Housing Agency owned housing.</b>	

**Part 2. Environmental Certification** (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal  did  did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

Title of Certifying Officer

T.M. Franklin Cownie, Mayor

Date signed

MAR 22 2010

X



Address of Certifying Officer

400 Robert D. Ray Dr.  
Des Moines, IA 50309

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

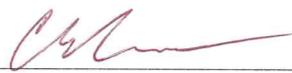
Title of Authorized Officer

Director

Date signed

3/29/10

X



**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

**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.

## **PHA PLAN**

### **9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs.**

The DMMHA gathered statistics from the 2000 Comprehensive Housing Affordability Strategy (CHAS) "Housing Problems Output", US Census Bureau, American Fact Finder 2008 American Community Survey Data Profile Highlights, the City of Des Moines Consolidated Plan and the 2007 Polk County Housing Continuum Affordable Housing Report to assess this element.

After analyzing the above sources, the DMMHA has found that the main barrier that renters encounter in our jurisdiction of Polk County, Iowa is the affordability of rental units. Regardless of age, race, ethnicity or disability, 29,988 renters in the jurisdiction have incomes of less than 80% of the area median income (AMI). Of those, 9,336 have incomes of less than 30% of AMI.

According to the Comprehensive Housing Affordability Strategy (CHAS) special tabulation of the 2000 Census, approximately 43% of Des Moines households who had an income of 0-80% of the HUD area Median Family Income were paying more than 30% of their income on housing costs and 19% were paying more than 50% which is considered a severe housing cost burden.

The supply of rental units in itself appears adequate on the surface, however, affordable rental units remain difficult to find when you factor in other expenses which are increasing each year such as groceries, utility costs, health care costs and gasoline costs.

According to the 39<sup>th</sup> Annual Metro Des Moines Apartment Survey prepared by Carlson, Gunderson & Associates, Inc. in January of 2009, the average rents by unit type for Greater Des Moines were: Efficiency - \$510, 1 bedroom - \$616, 2 bedrooms - \$699, and 3 bedrooms - \$925. The current HUD Fair Market Rents are: Efficiency - \$506, 1 bedroom - \$604, 2 bedrooms - \$737, 3 bedrooms - \$944 and 4 bedrooms - \$1,052. The average contract rents approved for participants in the Section 8 Program through our Agency are: Efficiency - \$550, 1 bedroom - \$509, 2 bedrooms - \$627, and 3 bedrooms - \$776.

According to the 2009 Out of Reach Report prepared by the National Low Income Housing Coalition (NLIHC), approximately 40% of renters in the Metro Des Moines area are unable to afford a 2 bedroom apartment at fair market value.

The DMMHA participates in the Polk County Housing Continuum (PCHC), a collaboration of several housing and social service providers in the community that works to identify and address various needs of families in our community, including affordable housing issues. The Continuum began gathering data from each participating Agency in 2007 in an effort to obtain an overall view of the needs of the community and ways of addressing those needs. One of the goals of the PCHC is to increase the number of affordable housing units and housing subsidies. The PCHC has identified that Polk County faces an ongoing affordable housing challenge as the demand for affordable housing continues to greatly outweigh the supply of units available for all households. Contributing factors identified were a shortage in the supply of affordable units due to deterioration, units aging out of funding programs,

changes in federal housing program guidelines and layering of existing subsidies required to being new affordable units on line.

An analysis of our Agency's waiting list found that the main barriers are not only the affordability of rental units but the lack of subsidized housing that would make units affordable. Opportunities to apply for affordable units are limited and the wait times for units with rental assistance are extremely long.

The DMMHA maintains waiting lists of eligible applicants for its Section 8 and Public Housing Programs. The Public Housing waiting list for efficiency, one and two bedroom units is open at all times. The Section 8 waiting list opens for a two week period of time approximately once every 18 months. During that two week period of time the Agency receives an average of 3,200 applications for the Section 8 Program. Average turnover for the Section 8 waiting list was 2805 from 7/1/08 – 6/30/09. The waiting list for the Public Housing Program is open and averages around 250 applicants throughout the year. Average turnover for the Public waiting list was 395 from 7/1/08 – 6/30/09. Average turnover for participants in the Section 8 Program is 40 families per month. Average turnover for participants in the Public Housing Program is 6 families per month.

The DMMHA maintains a referral listing of other subsidized housing opportunities in the area, which is provided to all families and individuals inquiring about rental assistance. As of June, 2009, the average wait time reported by those affordable housing providers was between 6 months to one year. The average wait time for DMMHA's Section 8 program is approximately a year and a half to two years. The average wait time for DMMHA's Public Housing program for a family that does not qualify for a one bedroom is two years.

The DMMHA uses the City of Des Moines web-site for additional outreach and monitoring of the waiting lists. Applicants are able to obtain information regarding their position on the waiting list through the web-site as well. Applications for the Public housing Program are available at our Administrative offices, at local service provider agencies and available through the City of Des Moines web-site. The DMMHA sends flyers and notices to local service providers whenever there are available units and each time the Section 8 waiting list is open for applicants to apply.

According to the US Census Bureau, American Fact Finder "2008 American Community Survey Data Profile Highlights" for Polk County, Iowa there are 4674 families with disabilities in the rental market with incomes of less than 80% of AMI.

The DMMHA includes a listing of properties with accessible units in the briefing packet given to applicants at the time they receive their voucher. The DMMHA also has 26 units in its Public Housing Program that are 504 accessible units.

To identify and address the needs of individuals with Limited English Proficiency (LEP), the DMMHA conducted the four factor analysis recommended by Housing and Urban Development to determine which LEP groups should be addressed to ensure meaningful access to our programs and activities. This analysis, based on data received from the US Census American Community Survey for Polk County, Iowa, showed that the number of Spanish speaking people in the DMMHA jurisdiction was 5.9%. HUD's recommended guideline for considering translating documents into another language is 5.0% of the population served by the Agency.

The DMMHA works closely with local language interpretation service providers to ensure program access and understanding by the special populations. The DMMHA has also implemented the Language Line Interpretation service to aid in communications with persons with Limited English Proficiency. As a result of the above analysis, the DMMHA is investigating translation software for printed material and is monitoring HUD's web-site for translated documents.

The barriers identified by DMMHA are consistent with the findings of the City of Des Moines Consolidated Plan and are consistent with what we are seeing in the applicants for our Programs.

**9.1 Strategy for Addressing Housing Needs. Provide a 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.**

The DMMHA's strategies for addressing the housing needs of families in the jurisdiction and on the waiting list include maximizing the number of affordable units available by employing effective maintenance and management policies to minimize the number of Public Housing units off-line, reduce the time to renovate and lease Public Housing units and reduce the turnover time for vacated Public Housing units.

The DMMHA intends to maintain Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program and by establishing payment standards that will enable families to rent units throughout the jurisdiction.

The DMMHA continues to consider affordable housing resources in the community such as mixed-finance housing and pursues housing resources other than Public Housing and Section 8 tenant-based assistance as they become available.

The DMMHA has a designated housing program to assist the elderly population through Public Housing. The DMMHA will also apply for special-purpose vouchers targeted to the elderly, should they become available.

The DMMHA assists families with disabilities by carrying out modifications needed in Public Housing based on the Section 504 needs assessment for Public Housing. The DMMHA affirmatively markets to local non-profit agencies that assist families with disabilities. The DMMHA also provides a list of accessible rental housing units in the briefing packets in the event that a voucher holder is in need of accessible housing.

The DMMHA applied for and was awarded 53 Designated Housing Vouchers in July of 2009 that are specifically designated for use by non-elderly disabled families. The DMMHA will continue to apply for special-purpose vouchers targeted to families with disabilities, should they become available.

The DMMHA offers the Shared Housing Program to assist renters with special needs in being able to rent units in homes where services are provided on a daily, and sometimes 24 hour, basis in order to address their needs. The DMMHA also offers the Congregate Housing program to assist elderly disabled individuals in locating affordable units to meet their needs.

The DMMHA applied for and was awarded 70 special-purpose Housing Choice Vouchers through a program called the Veterans Administrative Supportive Housing Program (VASH) to assist Veterans in being able to rent affordable units and receive one-on-one case management through the Department of Veterans affairs. The DMMHA will continue to apply for additional VASH vouchers, should they become available.

The DMMHA will continue to apply for additional Section 8 Vouchers should they become available.

The DMMHA assists in landlord outreach for the Section 8 Program by using the GoSection8.com web-site. Landlords/Owners using the GoSection8.com system can list vacant properties at no cost. This feature also enables potential tenants to search for vacant units in their bedroom size and price range through a free QuickMatch Rental Locator Service. The properties landlords enter into the system will be automatically added to this Agency's bedroom size listings, creating additional exposure for vacant units. The DMMHA is also a member of the Iowa Landlord Association and gives presentations at landlord meetings and the Iowa Realtor's Association upon request.

The DMMHA affirmatively markets to races/ethnicities shown to have disproportionate housing needs through local service providers. The DMMHA works closely with local language interpretation service providers to ensure program access and understanding by persons with Limited English Proficiency (LEP). The DMMHA has also implemented the Language Line Interpretation service to aid in communications with persons with Limited English Proficiency. Special outreach is provided for the community's Hispanic population to include providing Spanish language flyers to organizations serving the Hispanic community. Upon availability, the Agency contacts service providers serving the Hispanic community to inform them of the availability of our programs.

In the event that the waiting list for any program falls below "safe" levels (the Agency will be able to assist each family within one year), the Agency conducts outreach by advertisements on Employee and Family Resources radio station 99.1 KFMG, in local Shoppers, the Des Moines Register and will use the established outreach mailing (both U.S. Postal Service and electronic mail) list including suburban area service providers.

Brochures or flyers are available to describe DMMHA's Section 8 and Public Housing Programs. Copies of such brochures or flyers are sent to community centers and service providers which primarily serve low-income neighborhoods. Agency staff participates in the Collaboration for Family Self-Sufficiency, Polk County Housing Continuum, and several other community agencies. Staff regularly makes presentations and distributes program information, all of which provide access to low-income families through service providers. The DMMHA also markets the Public Housing Program through the Affordable Housing Search web-site and the Iowa Finance Authority web-site.

The DMMHA will continue to evaluate the housing needs of families based on evidence demonstrated in the Consolidated Plan and other information available. The DMMHA will review community priorities regarding housing assistance and consult with local government, advocacy groups, current residents and the Resident Advisory Board to ensure that the strategies above continue to address the housing needs of families in our jurisdiction and on our waiting lists.

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/20011

<b>Part I: Summary</b>						
PHA Name/Number City of Des Moines IA Municipal Housing Agency –IA05-PO20		Locality (City/County & State) Des Moines/Polk, Iowa			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	340,963	340,963	340,963	340,963
C.	Management Improvements		67,661	67,661	67,661	67,661
D.	PHA-Wide Non-dwelling Structures and Equipment		31,250	31,250	31,250	31,250
E.	Administration		67,661	67,661	67,661	67,661
F.	Other		33,750	33,750	33,750	33,750
G.	Operations		135,321	135,321	135,321	135,321
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		676,606	676,606	676,606	676,606
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		676,606	676,606	676,606	676,606



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY:2011			Work Statement for Year 3 FFY: 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>IA02000001 RVM</b>			<b>IA02000001 RVM</b>		
	Replace Carpeting	20	70,000	Security Updates	2	5,000
	Security Updates	2	5,000	Update Kitchens	15	147,963
	Picnic Shelter	1		Replace Sinks/Faucets	75	40,000
	<b>IA02000002 EVM</b>			Parking Lot Updates	2	
	Security Updates	2	5,000	<b>IA02000002 EVM</b>		
	Replace Boilers & WH	4	110,000	Security Updates	2	5,000
	Replace Chiller	1		Repair/Re-Stripe Lot	1	28,000
	<b>IA02000000 SVM</b>			Maintenance Shed		
	Security Updates	2	5,000	<b>IA02000000 SVM</b>		
				Security Updates	2	5,000
	<b>IA02000004 Haven Homes</b>			Concrete Replacement	1	5,000
	Window Replacements	100	128,213	Maintenance Shed		
	Security Updates	2	5,000	<b>IA02000004 Haven Homes</b>		
	Maintenance Shed	1		Security Updates	2	5,000
	<b>PHA Wide</b>			Update Kitchens	8	100,000
	Replace Roofs	1	7,500	Maintenance Shed	1	
	Concrete Replacement	2	5,250	<b>PHA Wide</b>		
				Replace Roofs	1	
				Concrete Replacement	2	
	Subtotal of Estimated Cost		\$ 340,963	Subtotal of Estimated Cost		\$ 340,963

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>4</u> FFY:2013			Work Statement for Year: <u>5</u> FFY: 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec	<b>IA02000001 RVM</b>			<b>IA02000001 RVM</b>		
Annual	Security Updates	2	5,000	Security Updates	2	5,000
Statement	Replace Appliances	50	55,000	Replace Appliances	20	100,000
	Replace Generator	1	60,000	Entry Door Replace	2	75,000
	Security Updates	1	5,000	Trash Chute update	1	93,213
	<b>IA02000002 EVM</b>			<b>IA02000002 EVM</b>		
	Landscaping	1	25,000	Security Updates	2	5,000
	Security Updates	1	3,213	Appliance Replace		
	<b>IA02000000 SVM</b>			<b>IA02000000 SVM</b>		
	Security Updates	1	5,000	Security Updates	1	5,000
	Landscaping Improve			Trash Chute update	1	
	<b>IA02000004 Haven Homes</b>			<b>IA02000004 Haven Homes</b>		
	Replace Generators	2	100,000	Security Updates	2	5,000
	Update Air Handler	1	30,000	Replace Shower Valves	40	40,000
	Replace Shower Valves	50	40,000	Trash Chute update	2	
	Hallway Carpet Replace					
	<b>PHA Wide</b>			<b>PHA Wide</b>		
	Concrete Replacement	2	5,250	Concrete Replacement	2	5,250
	Replace Roofs	1	7,500	Replace Roofs	1	7,500
	Kitchen Cabinet Replace			Sink/Faucet Replace		
	Subtotal of Estimated Cost		\$ 340,963	Subtotal of Estimated Cost		\$ 340,963





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary					
<b>PHA Name: Des Moines Municipal Housing Agency</b> 100 E. Euclid - #101 Des Moines IA, 50313		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	135,321			
3	1408 Management Improvements	67,661			
4	1410 Administration (may not exceed 10% of line 21)	67,661			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,750			
8	1440 Site Acquisition				
9	1450 Site Improvement	15,250			
10	1460 Dwelling Structures	325,713			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	10,000			
13	1475 Non-dwelling Equipment	21,250			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	15,000			
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines IA, 50313	<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	676,606			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 3/31/10		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines IA, 50313			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		135,321				
PHA Wide	Management Improvements	1408		67,661				
PHA Wide	Administration	1410		67,661				
Fees & Cost	Architectural & Engineering	1430		18,750				
PHA Wide Non-	(a) computer equipment	1475.1		8,000				
Dwelling Equipment	(b) Maintenance Equipment	1475.1		13,250				
PHA Wide	Re-location Cost	1495.1		15,000				
PHA Wide Non-	Admin Bldg Leasehold Improvements	1470		10,000				
Dwelling Structures								

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part II: Supporting Pages</b>								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines IA, 50313			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
IA20000001	Security Updates	1460	1	5,000				
Royal View Manor	Install sewer cleanouts	1460	12	25,000				
	Concrete Replacement	1450	1	5,000				
IA20000002	Replace Roof	1460	1	145,002				
East View Manor								
IA20000003	Security Updates	1460	1	5,000				
South View Manor								
IA20000004	Window Replacements	1460	100	137,151				
Haven Homes	Concrete Replacement	1450	1	5,000				
PHA Wide	Replace Roofs	1460	1	8,560				
	Concrete Replacement	1450	1	5,250				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines IA, 50313				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA20000001-RVM	9/14/12		9/14/14		
IA20000002-EVM	9/14/12		9/14/14		
IA20000003-SVM	9/14/12		9/14/14		
IA20000004-Haven Homes	9/14/12		9/14/14		
PHA Wide Mod	9/14/12		9/14/14		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary						
<b>PHA Name:</b> City of Des Moines Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05S02050109 (ARRA Funds) Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements	145,510	145,510	0	0	
4	1410 Administration (may not exceed 10% of line 21)	145,510	145,510	0	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	100,000	100,000	0	0	
10	1460 Dwelling Structures	1,019,088	1,019,088	925,428	925,428	
11	1465.1 Dwelling Equipment—Nonexpendable	45,000	45,000	0	0	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> City of Des Moines Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05S02050109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,455,108	1,455,108	925,428	925,428	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director 		Date 3/31/10		Signature of Public Housing Director		
				Date		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency			Grant Type and Number Capital Fund Program Grant No: IA05S02050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
IA0000003								
South View Manor	Building Renovations; Replace chiller, Air Handler, fan coil units, replace all doors throughout, replace floor coverings, closet shevling, counter-tops, lighting and signage. replace windows, tuckpoint exterior	1460		1,019,088	1,019,088	925,428	925,428	
IA0000003								
South View Manor	Landscaping Improvements, Parking lot improvements	1450		100,000	100,000	0	0	
IA0000003								
South View Manor	Appliances	1465		45,000	45,000	0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name: Des Moines Municipal Housing Agency</b> 100 E. Euclid - #101 Des Moines IA, 50313	<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>
---	---	--

Type of Grant  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2009       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	152,467	135,321	0	0
3	1408 Management Improvements	76,234	67,661	0	0
4	1410 Administration (may not exceed 10% of line 21)	76,234	67,661	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,750	18,750	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	25,250	25,250	0	0
10	1460 Dwelling Structures	364,651	325,713	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	18,750	10,000	0	0
13	1475 Non-dwelling Equipment	11,250	11,250	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	18,750	15,000	0	0
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines IA, 50313	<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:      ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	762,336	676,606		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 3/31/10		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines IA, 50313			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		152,497	135,321	0	0	
PHA Wide	Management Improvements	1408		76,234	67,661	0	0	
PHA Wide	Administration	1410		76,234	67,661	0	0	
Fees & Cost	Architectural & Engineering	1430		18,750	18,750	0	0	
PHA Wide Non- Dwelling Equipment	(a) computer equipment	1475.1		8,000	8,000	0	0	
	(b) Maintenance Equipment	1475.1		3,250	3,250	0	0	
PHA Wide	Re-location Cost	1495.1		18,750	15,000	0	0	
PHA Wide Non- Dwelling Structures	Admin Bldg Leasehold Improvements	1470		10,000	10,000	0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines IA, 50313			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
IA20000001	Replace Fan Coil Units	1460		160,000	160,000	0	0	
Royal View Manor	Install sewer cleanouts	1460		15,000	15,000	0	0	
	Security Updates	1460		5,000	5,000	0	0	
IA20000002								
East View Manor	Replace Chiller	1460		60,000	60,000	0	0	
IA20000003	Replace Shower Stalls	1460		72,151	53,213	0	0	
South View Manor	Update Community Room	1460		40,000	20,000	0	0	
IA20000004	Site Improvements	1450		20,000	20,000	0	0	
Haven Homes	Security Updates	1460		5,000	5,000	0	0	
PHA Wide								
Scattered Sites	Concrete Replacement	1450		5,250	5,250	0	0	
	Roof Replacement	1460		7,500	7,500	0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines IA, 50313				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA20000001-RVM	9/14/11	9/14/13			
IA20000002-EVM	9/14/11	9/14/13			
IA20000003-SVM	9/14/11	9/14/13			
IA20000004-Haven Homes	9/14/11	9/14/13			
PHA Wide Mod	9/14/11	9/14/13			

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> City of Des Moines Iowa Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50108 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2008 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	0		0	0	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	201,879	152,467	0	0	
3	1408 Management Improvements	100,939	76,234	35,623	35,623	
4	1410 Administration (may not exceed 10% of line 21)	100,939	76,234	76,234	76,234	
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	25,000	18,750	51,449	51,449	
8	1440 Site Acquisition	0	0			
9	1450 Site Improvement	27,000	20,250	0	0	
10	1460 Dwelling Structures	478,637	362,151	7,121	7,121	
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	7,500	0	0	
12	1470 Non-dwelling Structures	25,000	18,750	0	0	
13	1475 Non-dwelling Equipment	15,000	11,250	0	0	
14	1485 Demolition	0	0			
15	1492 Moving to Work Demonstration	0	0			
16	1495.1 Relocation Costs	25,000	18,750	0	0	
17	1499 Development Activities <sup>4</sup>	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,009,394	762,336	170,428	170,428	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> City of Des Moines Iowa Municipal Housing Agency	<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50108 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2008 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
	<input checked="" type="checkbox"/>	<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
<b>Signature of Executive Director</b> 		<b>Date</b> 3/31/10	<b>Signature of Public Housing Director</b>		<b>Date</b>

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 CFFP ( <del>Yes</del> No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide <input checked="" type="checkbox"/>	Operations	1406		201,879	152,467	0	0	
PHA Wide	Management Improvements	1408		100,839	76,234	35,623	35,623	
PHA Wide	Administration	1410		100,839	76,234	76,234	76,234	
Fees & Cost	Architectural & Engineering	1430		24,500	18,750	51,449	51,449	
	A & E Misc. Expense	1430		500	0			
PHA Wide Non- <input checked="" type="checkbox"/>	Computer equipment	1475		10,000	11,250	0	0	
Dwelling Equip								
PHA Wide	Appliance Replacements	1465.1		10,000	7,500	0	0	
	Re-Location Cost	1495.1		25,000	18,750	0	0	
PHA Wide non-dwelling structures	Admin Bldg Leasehold Improvements	1470		15,000	18,750	0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sup>2</sup>	
IA020000001	Replace Fan Coil Units	1460		244,000	183,000	0	0	
Royal View Manor	Install Sewer Cleanouts	1460		20,000	15,000	0	0	
	Security Updates	1460		5,000	2,480	993	993	
	Concrete Replacement	1450		0	1,000	0	0	
	Mod Rehab	1460		0	2,941	2,941	2,941	
IA020000002	Security Updates	1460		5,000	3,750	0	0	
East View Manor	Concrete Replacement	1450		0	2,000	0	0	
						0	0	
IA020000003	Tuckpoint Exterior	1460		179,637	133,043	0	0	
South View Manor	Security Updates	1460		5,000	3,750	0	0	
	Mod Rehab	1460		0	3,187	3,187	3,187	
	Concrete Replacement	1450		0	2,000			
IA020000004	Security Updates	1460		5,000	3,750	0	0	
Haven Homes	Mod Rehab	1460		0	0	0	0	
	Concrete Replacement	1450		17,000	6,000	0	0	
PHA Wide	Concrete Replacement	1450		10,000	9,250	0	0	
Scattered Sites	Roof Replacement	1460		15,000	11,250		0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Iowa Municipal Housing Agency					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA020000001-RVM	6/12/10		6/12/12		
IA020000002-EVM	6/12/10		6/12/12		
IA020000003-SVM	6/12/10		6/12/12		
IA020000004-Haven	6/12/10		6/12/12		
PHA Wide Mod	6/12/10		6/12/12		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> City of Des Moines Iowa Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50107 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2007 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	214,245	201,879	201,879	201,879	
3	1408 Management Improvements	104,125	100,939	100,939	100,939	
4	1410 Administration (may not exceed 10% of line 21)	103,910	100,939	100,939	100,939	
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	28,580	90,000	90,000	90,000	
8	1440 Site Acquisition	0	0			
9	1450 Site Improvement	30,000	27,000	23,128	23,128	
10	1460 Dwelling Structures	505,367	334,637	328,076	328,076	
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	85,000	73,065	73,065	
12	1470 Non-dwelling Structures	30,000	27,000	9,632	9,632	
13	1475 Non-dwelling Equipment	20,000	20,000	7,445	7,445	
14	1485 Demolition	0	0			
15	1492 Moving to Work Demonstration	0	0			
16	1495.1 Relocation Costs	25,000	22,000	14,318	14,318	
17	1499 Development Activities <sup>4</sup>	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19) <sup>3</sup>	1,071,227	1,009,394	949,422	949,422	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> City of Des Moines Iowa Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50107 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2007
<b>FFY of Grant Approval:</b>					
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report		
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
	<input type="checkbox"/>	<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
<b>Signature of Executive Director</b> 		<b>Date</b> 3/31/10		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

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 CFFP (XX No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		214,245	201,879	201,879	201,879	
PHA Wide	Management Improvements	1408		104,125	100,939	100,939	100,939	
PHA Wide	Administration	1410		103,910	100,939	100,939	100,939	
Fees & Cost	Architectural & Engineering	1430		28,580	90,000	90,000	90,000	
	A & E Misc. Expense	1430		500	0			
PHA Wide Non-Dwelling Equip	(a) computer equipment	1475.1		10,000	10,000	1,229	1,229	
	(b) Maintenance Equipment	1475.1		10,000	10,000	0	0	
PHA Wide	Appliance Replacements	1465.1		10,000	85,000	73,065	73,065	
	Re-Location Cost	1495.1		25,000	22,000	14,318	14,318	
PHA Wide non-dwelling structures	Admin Bldg Leasehold Improvements	1470		30,000	27,000	9,631	9,631	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

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 CFFP (YY/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sup>2</sup>	
IA020000001	504 Compliant Units	1460		39,367	38,523	38,523	38,523	
Royal View Manor	HVAC	1460		0	18,425	18,425	18,425	
	Security Updates	1460		5,000	10,494	10,494	10,494	
	Install Sewer Cleanouts	1460		21,000	6,561	0	0	
	Mod Rehab	1460		0	48,068	48,068	48,068	
	Landscape Improvements	1450		0	7,195	7,173	7,173	
	Concrete Replacement	1450		0	1,000	870	870	
IA020000002	Security Updates	1460		5,000	4,092	4,092	4,092	
East View Manor	Replace Doors	1460		0	2,060	2,060	2,060	
	Mod Rehab	1460		0	1,601	1,601	1,601	
	Concrete Replacement	1450		0	1,800	1,700	1,700	
	Landscape Improvements	1450		0	4,140	4,140	4,140	
IA020000003	Replace Doors	1460		75,000	2,900	2,900	2,900	
South View Manor	Mod Rehab	1460		0	57,422	57,422	57,422	
	Window Replacement	1460		0	28,335	28,335	28,335	
	HVAC	1460		0	10,708	10,708	10,708	
	Security Updates	1460		0	2,867	2,867	2,867	
	Concrete Replacement	1450		0	1,250	1,250	1,250	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 CFFP ( <del>Yes</del> No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sup>2</sup>	
IA020000004	Security Updates	1460		0	8,968	8,968	8,968	
Haven Homes	Replace Doors	1460		0	6,543	6,543	6,543	
	Mod Rehab	1460		35,000	40,941	40,941	40,941	
	Replace Appliances	1460		100,000	100,000	0	0	
	Concrete Replacement	1450		0	6,415	6,415	6,415	
	Landscape Improvements	1450		0	1,580	1,580	1,580	
	Replace Doors	1460		0	6,543	6,543	6,543	
	HVAC	1460		0	27,219	27,219	27,219	
	504 Compliant Units	1460		0	18,911	18,911	18,911	
PHA Wide	Roof Replacements	1460		15,000	0	0	0	
Scattered Sites	Concrete Replacement	1450		27,000	3,620	0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Iowa Municipal Housing Agency					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA020000001-RVM	9/12/09		9/12/11		
IA020000002-EVM	9/12/09		9/12/11		
IA020000003-SVM	9/12/09		9/12/11		
IA020000004-Haven	9/12/09		9/12/11		
PHA Wide Mod	9/12/09		9/12/11		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> City of Des Moines Iowa Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: IA05-PO20-50106 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2006 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	239,430	214,245	214,245	214,245	
3	1408 Management Improvements	119,715	57,125	73,254	73,254	
4	1410 Administration (may not exceed 10% of line 21)	116,124	103,910	103,910	103,910	
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	28,584	25,580	25,580	25,580	
8	1440 Site Acquisition	0	0			
9	1450 Site Improvement	50,000	5,142	5,142	5,142	
10	1460 Dwelling Structures	512,662	573,753	571,056	571,056	
11	1465.1 Dwelling Equipment—Nonexpendable	7,062	7,555	7,555	7,555	
12	1470 Non-dwelling Structures	20,000	17,900	5,069	5,069	
13	1475 Non-dwelling Equipment	95,771	80,695	24,998	24,998	
14	1485 Demolition	0	0			
15	1492 Moving to Work Demonstration	0	0			
16	1495.1 Relocation Costs	7,781	16,970	16,970	16,970	
17	1499 Development Activities <sup>4</sup>	0	0	0	0	
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,197,149	1,102,875	1,047,780	1,047,780	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> City of Des Moines Iowa Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No. IA05-PO20-50106 Replacement Housing Factor Grant No: Date of CFFP: _____			<b>FFY of Grant:</b> 2006 <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>		
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>	
<b>Signature of Executive Director</b> 		<b>Date</b> 3/31/10		<b>Signature of Public Housing Director</b> _____		
		<b>Date</b>		<b>Date</b>		

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 CFFP (XX) No: Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	Operations	1406		239,430	214,245	214,245	214,245	
PHA Wide	Management Improvements	1408		107,125	57,125	57,125	57,125	
PHA Wide	Administration	1410		116,124	103,910	103,910	103,910	
Fees & Cost	Architectural & Engineering	1430		28,584	25,580	25,580	25,580	
	A & E Misc. Expense	1430		500	0	0	0	
PHA Wide Non- Dwelling Equip	(a) computer equipment	1475.1		25,775	37,434	0	0	
	(b) Maintenance Equipment	1475.2		5,000	6,600	6,600	6,600	
	(c) Maintenance Vehicle	1475.3		50,000	35,000	0	0	
	(d) Expendable Equipment	1475.9		0	1,661	1,661	1,661	
PHA Wide	Appliance Replacements	1465.1		7,062	7,555	7,555	7,555	
	Re-Location Cost	1495.1		7,781	16,970	16,970	16,970	
PHA Wide non-dwelling structures	Admin Bldg Leasehold Improvements	1470		10,000	17,900	1,526	1,526	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sup>2</sup>	
IA020000001	Replace Boilers	1460		125,000	20,575	20,575	20,575	
Royal View Manor	504 Compliance	1460		0	122,056	122,056	122,056	
	Security Updates	1460		0	2,989	2,989	2,989	
	Mod Rehab	1460		0	53,137	53,137	53,137	
	Landscape Improvements	1450		0	2,010	2,010	2,010	
	Concrete Repairs	1450		0	1,042	1,042	1,042	
IA020000002	HVAC	1460		0	100	99	99	
Eat View Manor	Mod Rehab	1460		0	15,459	15,459	15,459	
IA020000003	Exterior Repairs	1460		0	7,891	7,891	7,891	
South View Manor	504 Compliance	1460		0	40,462	40,462	40,462	
	Mod Rehab	1460		0	25,193	25,193	25,193	
IA020000004	Replace Boilers	1460		112,662	171,334	168,637	168,637	
Haven Homes	Mod Rehab	1460		0	51,421	51,421	51,421	
	504 Compliance	1460		0	59,744	59,744	59,744	
	Security Updates	1460		0	1,533	1,533	1,533	
	Landscape Improvements	1450		0	1,090	1,090	1,090	
	Concrete Repairs	1450		0	1,000	1,000	1,000	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Iowa Municipal Housing Agency					Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA020000001-RVM	9/14/08		9/14/10		
IA020000002-EVM	9/14/08		9/14/10		
IA020000003-SVM	9/14/08		9/14/10		
IA020000004-Haven	9/14/08		9/14/10		
PHA Wide Mod	9/14/08		9/14/10		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name: City of Des Moines Municipal Housing Agency</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-05 Date of CFFP:		<b>FFY of Grant: 2005 FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:                    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1335	1335		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1335	1335		
8	1440 Site Acquisition	2670	2670		
9	1450 Site Improvement				
10	1460 Dwelling Structures	8006	8006		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> City of Des Moines Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-05 Date of CFFP:			<b>FFY of Grant:2005</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	13,346	13,346			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b> 		<b>Date</b> 3/31/10		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name: City of Des Moines Municipal Housing Agency</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-06 Date of CFFP:	<b>FFY of Grant: 2006 FFY of Grant Approval:</b>
--	--	--

**Type of Grant**  
 **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	8423	8423		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8423	8423		
8	1440 Site Acquisition	16,846	16,846		
9	1450 Site Improvement				
10	1460 Dwelling Structures	50,537	50,537		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> City of Des Moines Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-06 Date of CFFP:			<b>FFY of Grant:2006</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	84,229	84,229			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b> 		<b>Date</b> 3/31/10		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>	
PHA Name: City of Des Moines Municipal Housing Agency	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-07 Date of CFFP:
FFY of Grant: 2007 FFY of Grant Approval:	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	16,137	16,137		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,137	16,137		
8	1440 Site Acquisition	32,274	32,274		
9	1450 Site Improvement				
10	1460 Dwelling Structures	96,819	96,819		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>		
<b>PHA Name:</b> City of Des Moines Municipal Housing Agency	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-07 Date of CFFP:	<b>FFY of Grant:2007</b> <b>FFY of Grant Approval:</b>

**Type of Grant**  
 **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	161,367	161,367		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b>	<b>Date</b> 3/31/10	<b>Signature of Public Housing Director</b>	<b>Date</b>
--	---------------------	---	-------------

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>	<b>PHA Name: City of Des Moines</b> <b>Municipal Housing Agency</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-08 Date of CFFP:	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>
------------------------	--	--	--

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	38,722	38,722		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,722	38,722		
8	1440 Site Acquisition	77,444	77,444		
9	1450 Site Improvement				
10	1460 Dwelling Structures	232,330	232,330		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>		
<b>PHA Name:</b> City of Des Moines Municipal Housing Agency	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-08 Date of CFFP:	<b>FFY of Grant:2008</b> <b>FFY of Grant Approval:</b>

**Type of Grant**  
 **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	387,218	387,218		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b>	<b>Date</b> 3/31/10	<b>Signature of Public Housing Director</b>	<b>Date</b>
--	---------------------	---	-------------

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>	<b>PHA Name: City of Des Moines</b> <b>Municipal Housing Agency</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-09 Date of CFFP:	<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>
------------------------	--	--	--

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	48,038	48,038		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	48,038	48,038		
8	1440 Site Acquisition	96,076	96,076		
9	1450 Site Improvement				
10	1460 Dwelling Structures	288,227	288,227		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> City of Des Moines Municipal Housing Agency		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-09 Date of CFFP:			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:                      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	480,379	480,379			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b> 		<b>Date</b> 3/31/10		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

## Section 8 Project-Based Vouchers

In an effort to create additional housing opportunities for low and moderate income families and to leverage private resources in the community, Des Moines Municipal Housing Agency will implement a Section 8 Project-Based Voucher Program. A Project-Based Voucher Program supports the goal of de-concentrating poverty and expanding housing and economic opportunities. The Des Moines Municipal Housing Agency will utilize no more than 50 vouchers in the Project-Based Voucher Program.

The general locations for Project-Based Voucher usage will be in census tracts that have poverty concentrations of 20 percent or less. The Des Moines Municipal Housing Agency may make exceptions to the 20 percent standard for such locations DMMHA determines that the project based assistance will complement other local redevelopment activities designed to de-concentrate poverty and expand housing and economic opportunities.

The creation of a Project-Based Voucher Program is consistent with the Des Moines Municipal Housing Agency's goals and objectives. Utilizing project based vouchers is consistent with the goal of development of affordable housing by stimulating and encouraging the participation of the private sector in providing housing for low and moderate income households. The creation of a Project-Based Voucher Program meets the Des Moines Municipal Housing Agency goal of increasing assisted housing choices. Utilizing project-based vouchers in the above mentioned locations rather than tenant based vouchers will assure long term viability of affordable housing within Polk County, Iowa and will provide access to neighborhoods outside of high poverty areas. DMMHA's past experience in the Moderate Rehabilitation Program will assist in the implementation of an effective program.

### 5h Homeownership Program

Since 1992, the City of Des Moines, Municipal Housing Agency has sold single family homes owned by the agency to income eligible buyers. The homes being sold are located throughout the City of Des Moines and were once rented as Public Housing. The 5h Homeownership Program is available to the public; single persons or families. The purchaser must have an annual income of at least \$20,000 per year and cannot exceed 80% of area median income. Interested buyers must fill out an application, obtain loan pre-approval from a DMMHA approved lender, and go through a screening process (rental history, criminal history check, etc.). Once a home is selected for purchase, DMMHA completes a rehab of the home. A licensed real estate appraiser appraises the home for its current market value. DMMHA sells the home to the eligible buyer for 2/3 the appraised value. A 2<sup>nd</sup> mortgage is filed against the property for the other 1/3 value. When the buyer has lived in the home for 7 years, the DMMHA office will remove the 1/3 lien.

Current projects and available units are listed below:

Project IA02000000 5h – 59 units

### Section 8 Housing Choice Voucher Homeownership

DMMHA is in the process of approving a Section 8 Housing Choice Voucher Homeownership program. Implementation of the program should occur in the first half of next year. Homeownership vouchers will be targeted to families participating in the Family Self-Sufficiency program.

Agency Plan July 1, 2010 through June 30, 2011

Conversion of Public Housing

The DMMHA is not currently required to convert any of its Public Housing units to tenant-based assistance. Additionally, the DMMHA is not planning to voluntarily convert any of their Public Housing units to tenant-based because removal of the development would not meet the necessary conditions of voluntary conversion.

## 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

Agency Plan July 1, 2009 through June 30, 2010

Demolition & Disposition – Approved August 19, 2003

On August 19, 2003 HUD approved the disposition application of 394 scattered site Public Housing Units. This approved application has not changed. Attachment 1 is a summary of the status of the units remaining in disposition status by the former project numbers as they were approved by HUD.

Demolition – Planned

The Des Moines Municipal Housing Agency (DMMHA) anticipates the submittal of a demolition application for the following property:

1525/1527 E 33<sup>rd</sup> Street – duplex, 2 bedroom, built in 1980, 2 story, single car garage for each unit

Attachment 2 includes a summary of the planned application.

Disposition – Planned

The DMMHA anticipates the submittal of a disposition application for the following units that are currently vacant and in the approved 5(h) Affordable Homeownership Program. All of these 25 units are single family homes.

		<b>Year Built</b>		<b>Bedroom</b>
<b>1</b>	IDAHO ST 1373	1957	1 story	2
<b>2</b>	DE WOLF ST 1545	1959	1 story	3
<b>3</b>	TWENTY-FOURTH ST 1915	1960	1 story	3
<b>4</b>	INDIANA AVE 314	1917	1 story	2
<b>5</b>	SEVENTEENTH ST E 1251	1982	1 story	4
<b>6</b>	CAPITOL AVE 1817	1880	1 story	2
<b>7</b>	WADE ST 1223	1913	1 story	2
<b>8</b>	MONDAMIN AVE 1333	1972	1 story	3
<b>9</b>	WASHINGTON AVE 2021	1911	2 story	3
<b>10</b>	FIFTEENTH ST E 1428	1952	1 story	2
<b>11</b>	SEVENTEENTH ST E 1246	1982	1 story	4
<b>12</b>	ALLISON AVE 1827	1971	1 story	3
<b>13</b>	SEVENTEENTH ST E 1239	1982	1 story	3
<b>14</b>	ELEVENTH ST 1125	1913	2 story	3
<b>15</b>	MCCORMICK ST 1248	1982	1 story	4
<b>16</b>	MLK PKWY 3104	1958	1 story	3
<b>17</b>	TENTH ST 2033	1906	1 story	2

<b>18</b>	SEVENTEENTH ST 1423	1905	1 story	2
<b>19</b>	DIXON ST 1515	1982	1 story	3
<b>20</b>	SEVENTEENTH ST E 1233	1982	1 story	3
<b>21</b>	LINCOLN AVE 1618	1942	1 story	2
<b>22</b>	FIFTEENTH PL 1219	1957	1 story	3
<b>23</b>	THIRD ST 3617	1941	1 story	2
<b>24</b>	SEVENTEENTH ST E 1227	1982	1 story	3
<b>25</b>	DIXON ST 1513	1982	1 story	3

Attachment 3 includes a summary of the planned application.

<b>Demolition/Disposition Activity Description</b>
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: 8
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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Shelter Vista Homes 1b. Development (project) number: IA020-10
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval Planned Application
4. Date application approved, submitted, or planned for submission: Approved August 19, 2003
5. Number of units affected: 6
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: 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: 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:	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:	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 <input checked="" type="checkbox"/> Disposition
3. Application status (select one) Approved Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: September 2010
5. Number of units affected: 2
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: October 2010  b. Projected end date of activity: January 2011

<b>Demolition/Disposition Activity Description</b>
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 2010
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 2010  b. Projected end date of activity: December 2011

<b>Demolition/Disposition Activity Description</b>
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 2010
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
7. Timeline for activity: a. Actual or projected start date of activity: December 2010  b. Projected end date of activity: December 2011

<b>Demolition/Disposition Activity Description</b>
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 2010
5. Number of units affected: 6
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: December 2010  b. Projected end date of activity: December 2011

<b>Demolition/Disposition Activity Description</b>
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 2010
5. Number of units affected: 1
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2010  b. Projected end date of activity: December 2011

## 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 received training from the local community service provider to enhance awareness and increase knowledge of local resources for individuals covered under the Act.

# McGladrey & Pullen

Certified Public Accountants

To the Public Housing Board and the  
Honorable Mayor and Members of the City Council  
City of Des Moines, Iowa  
Des Moines, Iowa

In connection with our audit of the financial statements of the City of Des Moines Municipal Housing Agency, an enterprise fund of the City of Des Moines, Iowa, as of and for the year ended June 30, 2009, we identified deficiencies in internal control over financial reporting (control deficiencies).

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A deficiency in design exists when a control necessary to meet the control objective is missing, or when an existing control is not properly designed so that even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed or when the person performing the control does not possess the necessary authority or qualifications to perform the control effectively.

A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented, or detected and corrected on a timely basis.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Certain control deficiencies that have been previously communicated to you, in writing, by us or by others within your organization are not repeated herein.

Following are descriptions of other identified control deficiencies that we determined did not constitute significant deficiencies or material weaknesses:

**Fixed Asset Depreciation:** During testing of the Agency's capital assets, we identified two situations in which the Agency improperly recorded depreciation. First, a full year of depreciation was recorded on assets disposed of during the fiscal year. Per the Agency's capital asset policy, capital assets should only be depreciated up to date of sale. Second, the Agency incorrectly recorded an entry for depreciation as gain/loss on sale. The net effect of these situations was an entry of approximately \$30,000. We recommend the Agency properly apply its capital asset policy and review all entries carefully to ensure proper reporting.

**Federal Grants (Reporting):** Through testing of the Section 8 program, we noted the 2008 SEMAP report (submitted during fiscal year 2009) was improperly compiled. The report required the submission of families residing in census tracts at or below 10 percent. The Agency submitted families residing in census tracts at or above 10 percent. This did not result in a misstatement of the SEMAP report in the current year; however, if uncorrected, it could create reporting issues in the future.

**Federal Grants (Fee-for-Service):** During testing of the Agency's Public and Indian Housing federal grant program, we noted the Agency is expensing inspection costs charged by Agency employees to the individual projects (properties) under an allocation method. According to OMB A-133 guidance, inspection costs should be expensed to the projects under a fee-for-service model. The total cost of inspection expenditures charged to the grant was less than \$4,700. However, should the amount be material in a future year, the improper allocation method could result in a compliance finding. Therefore it is our recommendation that the Agency implement a fee-for-service method for this expense.

This communication is intended solely for the information and use of ~~management, the Public Housing Board, City Council and the Mayor~~ and should not be used by anyone other than these specified parties.

X

Davenport, Iowa  
Date

*the Public Housing Board, City Council, management, and federal awarding agencies and is not intended to be*

Draft: 1  
11/06/2009  
re

**City of Des Moines, Iowa  
Municipal Housing Agency**

Financial and Compliance Report  
Year Ended June 30, 2009

## Contents

---

### Financial Section

---

<b>Independent Auditor's Report</b>	1 - 2
<b>Financial Statements</b>	
Statement of net assets	3
Statement of revenues, expenses and change in net assets	4
Statement of cash flows	5
Notes to financial statements	6 - 12
<i>    other postemployment benefit plan</i>	
Required supplementary information, schedule of funding progress	13

---

### Compliance Section

---

Schedule of expenditures of federal awards	14
Notes to schedule of expenditures of federal awards	15
Summary schedule of prior audit findings	16
Independent auditor's report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with government auditing standards	17 - 18
Independent auditor's report on compliance with requirements applicable to each major program and on internal control over compliance in accordance with OMB Circular A-133	19 - 20
Schedule of findings and questioned costs	21 - 26
Corrective action plan	27

---

City of Des Moines, Iowa  
Municipal Housing Agency

Statement of Net Assets  
June 30, 2009

**Assets**

Current assets:

Cash and pooled cash investments	\$ 2,934,628
Restricted cash and cash equivalents	2,072,531
Due from other governmental units	341,409
Accounts receivable (net of allowance for doubtful accounts of \$30,157)	28,807
Inventories	49,702
Prepaid items	23,577
<b>Total current assets</b>	<u>5,450,654</u>

Noncurrent assets:

Capital assets:

Nondepreciable, land	1,467,560
Depreciable:	
Buildings	30,295,182
Improvements other than buildings	5,682,083
Machinery and equipment	1,246,881
	<u>38,691,706</u>

Less accumulated depreciation

<b>Total capital assets</b>	<u>14,451,471</u>
-----------------------------	-------------------

Restricted cash and cash equivalents	13,207,209
--------------------------------------	------------

<del>Other noncurrent assets</del>	<u>27,658,680</u>
------------------------------------	-------------------

<b>Total noncurrent assets</b>	<u>27,658,680</u>
--------------------------------	-------------------

<b>Total assets</b>	<u>33,109,334</u>
---------------------	-------------------

**Liabilities**

Current liabilities:

Accounts payable	179,153
Accrued payroll	139,597
Due to other funds of the City of Des Moines, Iowa	274,376
Compensated absences	92,605
Tenant security deposits	70,381
Unearned revenues	17,914
<b>Total current liabilities</b>	<u>774,026</u>

Noncurrent liabilities:

Self-sufficiency participation	82,572
Compensated absences	128,321
Post employment benefits	49,819
<b>Total noncurrent liabilities</b>	<u>260,712</u>

<b>Total liabilities</b>	<u>1,034,738</u>
--------------------------	------------------

**Net Assets**

Invested in capital assets	14,451,471
Restricted for public housing program	13,207,209
Restricted for housing assistance payments	2,072,531
Unrestricted	2,343,385
<b>Total net assets</b>	<u>\$ 32,074,596</u>

See Notes to Financial Statements.

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Statement of Revenues, Expenses and Change in Net Assets  
Year Ended June 30, 2009**

Operating revenues:	
Dwelling rental	\$ 986,957
Intergovernmental	15,256,554
Charges for services	979,547
<b>Total operating revenues</b>	<u>17,223,058</u>
Operating expenses:	
Personal services	4,474,435
Contractual services	15,542,770
Depreciation	1,539,872
<b>Total operating expenses</b>	<u>21,557,077</u>
<b>Operating (loss)</b>	<u>(4,334,019)</u>
Nonoperating revenues:	
Investment earnings	201,761
Gain on sale of capital assets	1,066,792
<b>Nonoperating revenues</b>	<u>1,268,553</u>
Capital grants	<u>955,405</u>
<b>Change in net assets</b>	<u>(2,110,061)</u>
Net assets, beginning	<u>34,184,657</u>
Net assets, ending	<u>\$ 32,074,596</u>

See Notes to Financial Statements.

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Statement of Cash Flows  
Year Ended June 30, 2009**

Cash flows from operating activities:	
Cash received from rents and operating grants	\$ 17,007,367
Cash paid to suppliers	(15,452,112)
Cash paid to employees	(4,437,296)
<b>Net cash (used in) operating activities</b>	<u>(2,882,041)</u>
Cash flows from noncapital financing activities, payments on interfund accounts	<u>210,724</u>
Cash flows from capital and related financing activities:	
Acquisition and construction of capital assets	(472,753)
Capital grants	955,405
Proceeds from the sale of capital assets	2,048,825
<b>Net cash provided by capital and related financing activities</b>	<u>2,531,477</u>
Cash flows from investing activities, interest collected	<u>201,761</u>
<b>Net increase in cash and cash equivalents</b>	61,921
Cash and cash equivalents, beginning	18,152,447
Cash and cash equivalents, ending	<u>\$ 18,214,368</u>
Reconciliation of operating (loss) to net cash (used in) operating activities:	
Operating (loss)	\$ (4,334,019)
Adjustments to reconcile operating (loss) to net cash (used in) operating activities:	
Depreciation	1,539,872
Decrease (increase) in:	
Accounts receivable	(20,383)
Due from other governmental units	(253,687)
Inventories	(10,915)
Prepaid items	16,995
Other noncurrent assets	16,017
Increase (decrease) in:	
Accounts payable	84,578
Accrued payroll	29,557
Compensated absences	(17,266)
Tenant security deposits	12,517
Other liabilities, self-sufficiency participation	22,312
Unearned revenue	7,533
Other postemployment benefits	24,848
<b>Net cash (used in) operating activities</b>	<u>\$ (2,882,041)</u>

See Notes to Financial Statements.

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Notes to Financial Statements**

---

**Note 1. Nature of Business and Reporting Entity and Summary of Significant Accounting Policies**

**Nature of business and reporting entity:**

The City of Des Moines, Iowa Municipal Housing Agency is an enterprise fund of the City of Des Moines, Iowa. The Agency was originally created as the Des Moines Public Housing Authority in 1969 as a separate legal entity in accordance with the laws of the state of Iowa. Effective April 1, 1994, the Des Moines City Council reorganized the Des Moines Public Housing Authority as a business-type fund of the City of Des Moines, Iowa renaming it the City of Des Moines, Iowa Municipal Housing Agency (Agency).

The Agency is not a legally separate entity. The Agency is an enterprise fund and business-type activity of the City of Des Moines, Iowa (the primary government) and the City assumes all rights, titles, interests, duties, covenants, obligations and liabilities of the Agency. Management decisions are the responsibility of the City Council, designated City employees and a seven member advisory board.

The purpose of the Agency is to administer the public housing programs authorized by the United States Housing Act of 1937, as amended. These programs are subsidized by the Federal Government through the U.S. Department of Housing and Urban Development (HUD).

**Summary of significant accounting policies:**

Basis of accounting and measurement focus: The economic measurement focus and the accrual basis of accounting is used by the Agency. Under the accrual basis of accounting, revenue is recognized when earned and expenses are recognized when the liability has been incurred. Under this basis of accounting, all assets and all liabilities associated with the operation of the Agency are included in the statement of net assets.

Proprietary fund type: The City of Des Moines, Iowa Municipal Housing Agency is a proprietary fund type. Proprietary funds are used to account for a government's business-type activities, which are similar to those often found in the private sector. The measurement focus is based upon income determination, financial position and cash flows. The Agency, as an enterprise fund, has elected to apply all applicable Financial Accounting Standards Board (FASB) pronouncements on or issued before November 30, 1989, unless the pronouncements conflict with or contradict Governmental Accounting Standards Board Statements. The Authority has elected not to apply FASB guidance subsequent to November 30, 1989.

Accounting estimates: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and pooled cash equivalents: For purposes of reporting cash flows, the Agency considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

City of Des Moines, Iowa  
Municipal Housing Agency

Notes to Financial Statements

---

**Note 1. Nature of Business and Reporting Entity and Summary of Significant Accounting Policies  
(Continued)**

The Agency's deposits may be invested in the following HUD approved investments:

- Direct obligations of the federal government backed by full faith and credit of the United States
- Obligations of government agencies
- Securities of government sponsored agencies
- Demand and savings deposits
- Time deposits and repurchase agreements

Investments are reported at fair value. Securities traded on the national or international exchange are valued at the last reported sales price at current exchange rates. The cash and pooled cash equivalents consisted of checking accounts, savings accounts and certificates of deposits for the current year.

Inventories: Inventories are stated at cost and recorded as an expense at the time they are relieved from inventory for use. Inventories are valued on the first-in, first-out basis.

Compensated absences: Agency employees participate in benefit plans offered by the City of Des Moines, Iowa and, accordingly, accumulate sick leave hours for subsequent use or for payment upon death or retirement. Sick leave is payable when used, or upon death or retirement. If paid upon death or retirement, the total accumulated hours are paid at one-half of the then effective hourly rate for that employee. These compensated absences are accrued as a liability as they are earned.

Capital assets: Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$500 and an initial useful life of one year or greater. All appliances are capitalized regardless of threshold as required by HUD. Capital assets of the Agency are stated at cost. Depreciation has been provided using the straight-line method over the estimated useful lives, as follows:

Buildings	40 years
Building improvements	10 years
Improvements other than buildings	10-15 years
Machinery and equipment	3-10 years

Operating and nonoperating revenues and expenses: Operating revenues result from exchange transactions of housing agency activities. Nonoperating revenues result from nonexchange transactions such as investment earnings and capital grants. Expenses associated with operating the housing agency are considered operating.

Net assets: Net assets represent the difference between assets and liabilities. Net assets invested in capital assets, net of related debt, consists of capital assets, net of accumulated depreciation, reduced by any outstanding balances of any borrowings, used for the acquisition, construction or improvement of those assets. Net assets are reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. When an expense is incurred for purposes for which both restricted and unrestricted net assets are available, the Agency first applies restricted resources. \$15,550,594 of net assets is restricted as of June 30, 2009. Of the restrictions, \$13,207,209 is on the cash generated from the sale of public housing properties and \$2,343,385 is for housing assistance payments. Proceeds from property sales are required by HUD to be reinvested in public housing properties.

\$2,072,531 X

\$15,279,740 X

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Notes to Financial Statements**

**Note 2. Cash and Pooled Cash Equivalents**

As of June 30, 2009, the Agency's deposits consisted of checking accounts, savings accounts and certificates of deposits. The Agency has no investments.

The Agency follows the City of Des Moines, Iowa's investment policy.

Authorized investments: The Agency is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved pursuant to Chapter 12C, Code of Iowa; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district. However, the City's investment policy additionally limits investments in commercial paper to obligations at the time of purchase rated within the two highest ratings, issued by nationally recognized statistical rating organizations with a maturity less than 270 days, provided that at the time of purchase no more than 10 percent of the investment portfolio be invested in commercial paper and no more than 5 percent of the investment portfolio shall be invested in securities of a single issuer. It also limits investments in prime bankers' acceptances to those that mature within 270 days and that are eligible for purchase by a federal reserve bank, provided that at the time of purchase no more than 5 percent of the investment portfolio shall be invested in the securities of a single issuer.

Interest rate risk: Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Agency has no investments.

Custodial credit risk: Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned.

As of June 30, 2009, the carrying amount of the Agency's deposits was \$18,214,368 and the bank balance was \$18,259,660 which was entirely covered by federal depository insurance or by a multiple financial institution collateral pool in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the members of the pool to ensure there will be no loss of public funds.

**Note 3. Capital Assets**

The following is a summary of changes in capital assets for the year ended June 30, 2009:

	June 30, 2008	Additions	Retirements	June 30, 2009
Nondepreciable assets, land	\$ 1,467,560	\$ -	\$ -	\$ 1,467,560
Depreciable assets:				
Buildings	31,903,506	244,173	(1,852,497)	30,295,182
Improvements other than buildings	5,534,407	147,676	-	5,682,083
Machinery and equipment	1,241,615	80,904	(75,638)	1,246,881
<b>Total depreciable assets</b>	<b>38,679,528</b>	<b>472,753</b>	<b>(1,928,135)</b>	<b>37,224,146</b>
Less accumulated depreciation for:				
Buildings	17,446,711	1,336,228	(871,234)	17,911,705
Improvements other than buildings	5,075,655	136,333	-	5,211,988
Machinery and equipment	1,124,099	67,311	(74,868)	1,116,542
<b>Total accumulated depreciation</b>	<b>23,646,465</b>	<b>1,539,872</b>	<b>(946,102)</b>	<b>24,240,235</b>
<b>Capital assets, net</b>	<b>\$ 16,500,623</b>	<b>\$ (1,067,119)</b>	<b>\$ (982,033)</b>	<b>\$ 14,451,471</b>

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Notes to Financial Statements**

---

**Note 4. Forgivable Loans**

The Home Ownership Program (5H) is intended to provide affordable home acquisition loans to eligible low-income families wishing to purchase designated single-family scattered site homes offered by the Agency. The homes are sold at fair value and are financed by conventional loans by area financial institutions. The down payment is financed by the Agency with a forgivable interest free loan to the purchasers. A portion of the loan is forgiven upon closing. The balance is forgiven over the next seven years. If the purchaser defaults on the terms of the forgivable loan, it will become due at the time of default with interest.

As of June 30, 2009, the unforgiven portion of forgivable loans was \$1,919,105. This amount is fully reserved as of June 30, 2009 as the City does not anticipate collection.

**Note 5. Pension Plan**

The Agency contributes, with other funds of the City, to the Iowa Public Employees Retirement System (IPERS) which is a cost sharing, multiple-employer defined benefit pension plan administered by the state of Iowa. IPERS provides retirement and death benefits which are established by state statute to plan members and beneficiaries. IPERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to IPERS, P.O. Box 9117, Des Moines, Iowa 50306-9117.

Plan members are required to contribute 4.10 percent of their annual covered salary and the Agency is required to contribute 6.35 percent of annual covered payroll. Contribution requirements are established by state statute. The Agency's contribution to IPERS for the years ended June 30, 2009, 2008 and 2007 was \$135,688, \$219,168 and \$125,901, respectively, which was equal to the required contribution for each year.

**Note 6. Deferred Compensation**

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code, Section 457. The plan, available to all City employees, permits an employee to defer a portion of his or her compensation until future years. This deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

In accordance with Federal legislation (the Small Business and Wage Protection Act of 1996), the City has confirmed or established trust arrangements for all of the assets in the plan, to ensure those assets are protected and used exclusively for plan participants and beneficiaries. As a result of these arrangements, the deferred compensation plan is not reported in the Agency's financial statements.

**Note 7. Post-Retirement Benefits**

Plan description: The City sponsors a single-employer health care plan that provides medical, prescription drugs and dental benefits to all active and retired employees and their eligible dependents. Employees who have attained age 55 and retire from active employment are eligible for retiree benefits. Eligible retirees and their dependents receive medical and prescription coverage through a fully insured plan with Wellmark BCBS and dental benefits through a self-insured plan. These are the same plans that are available for active employees.

Contributions are required for both retiree and dependent coverage. The contributions for each insured group is assumed to be the expected, composite per capita cost for the group. This composite is then disaggregated into an age-specific starting cost curve based on the average age of the group and for assumptions for age-based morbidity. The average age of the pre-65 retiree group is 59. Retiree expenses are then offset by monthly contributions.

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Notes to Financial Statements**

**Note 7. Post-Retirement Benefits (Continued)**

Funding policy: The City of Des Moines establishes and amends contribution requirements.

The current funding policy of the City is to pay health insurance premiums as they occur. This arrangement does not qualify as other post employment benefits (OPEB) plan assets under Governmental Accounting Standards Board (GASB) Statement No. 45 for current GASB reporting.

The required contribution is based on projected pay-as-you-go financing. For fiscal year 2009, the Agency contributed \$4,080.

Annual OPEB Cost and Net OPEB Obligation: The City's annual OPEB cost (expense) is calculated based on the annual required contribution (ARC) of the employer, an amount actuarially determined in accordance to the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed 30 years. The following table shows the components of the City's annual OPEB cost for the year as it pertains to the City of Des Moines, Iowa Municipal Housing Agency enterprise fund, the amount actuarially contributed to the plan, and changes in the City's annual OPEB obligation:

Annual required contribution	\$ 27,804
Interest on net OPEB obligation	1,124
Adjustment to annual required contribution	-
Annual OPEB cost (expense)	<u>28,928</u>
Contributions and payments made	<u>4,080</u>
Increase in net OPEB obligation	24,848
Net OPEB obligation, July 1, 2007	<u>24,971</u>
Net OPEB obligation, June 30, 2008	<u><u>\$ 49,819</u></u>

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal year 2009 and 2008 follows. Fiscal year 2008 was the transition year of GASB Statement No. 45.

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
June 30, 2008	\$ 27,804	10.19%	\$ 24,971
June 30, 2009	28,928	14.10	49,819

Funded status and funding progress: As of July 1, 2007, the most recent actuarial valuation date, the plan was 0 percent funded. The Agency's portion of the City's actuarial accrued liability for benefits was \$155,776 and the actuarial value of assets is none resulting in an unfunded actuarial accrued liability (UAAL) of \$(155,776). The covered payroll (annual payroll of active employees covered by the plan) was \$3,105,543 and the ratio of the UAAL to the covered payroll was 5.0 percent.

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Notes to Financial Statements**

**Note 7. Post-Retirement Benefits (Continued)**

Actuarial estimates of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about the future employment, mortality and the health care cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial methods and assumptions: Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and included the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspectives of the calculations.

In the July 1, 2007 actuarial valuation, project unit credit method was used. The actuarial assumptions included a 4.5 percent discount rate, an annual health care cost trend rate of 10 percent reduced by decrements of .55 percent annually to an ultimate rate of 5 percent for medical and prescription costs, and annual health care cost trend rate of 6.5 percent for dental and related administrative costs. The UAAL is being amortized as a closed level dollar. The amortization of UAAL is done over a period of 30 years.

**Note 8. Noncurrent Liabilities**

The following is a summary of changes in noncurrent liabilities for the year ended June 30, 2009:

	June 30, 2008	Additions	Decreases and Payments	June 30, 2009	Amount Due in One Year
Compensated absences including sick leave	\$ 238,192	\$ 27,369	\$ 44,635	\$ 220,926	\$ 92,605
Due to self-sufficiency participation	\$ 60,260	\$ 128,103	\$ 105,791	\$ 82,572	\$ -

The above liabilities will be liquidated with resources available from the Agency's operations.

**Note 9. Risk Management**

The Agency is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Agency carries commercial insurance for risks. The Agency contracts with reputable carriers and utilizes deductibles ranging from \$250 to \$2,500.

Settled claims have not exceeded available coverage in the past three years. There has been no significant reduction in insurance coverage from the prior year.

X  
Lin

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Notes to Financial Statements**

---

**Note 10. Contingencies**

The Agency is involved in various legal actions arising in the ordinary course of business. The Agency is vigorously contending these legal actions and, in the opinion of the Assistant City Attorney, the Agency has adequate legal defenses with respect to these actions and does not believe that they will materially affect the Agency's financial position.

**Note 11. New Pronouncements**

The Agency implemented the following Governmental Accounting Standards Board (GASB) Statements:

- GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*. This Statement addresses accounting and financial reporting standards for pollution (including contamination) remediation obligations, which are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities, such as site assessments and cleanups. This standard requires the Agency to estimate the components of expected pollution remediation outlays and determine whether the outlays for those components should be accrued as a liability or, if appropriate, capitalized when goods and services are acquired. This Statement had no effect on the financial statements in the current year.
- GASB Statement No. 52, *Land and Other Real Estate Held as Investments by Endowments*. This Statement established consistent standards for the reporting of land and other real estate held as investments. Endowments were previously required to report their land and other real estate held for investment purposes at historical cost. However, such investments are reported at fair value by similar entities, such as pension plans. The Statement requires endowments to report land and other real estate investments at fair value. This Statement had no effect on the financial statements.

As of June 30, 2009, the GASB has issued the following statements not yet implemented by the Agency. The statements which might impact the Agency are as follows:

- GASB Statement No. 51, *Accounting and Financial Reporting for Intangible Assets*, issued July 2007, will be effective for the Agency beginning with its year ending June 30, 2010. This Statement provides guidance regarding how to identify, account for, and report intangible assets. The new standard characterizes an intangible asset as an asset that lacks physical substance, is nonfinancial in nature, and has an initial useful life extending beyond a single reporting period. Examples of intangible assets include easements, computer software, water rights, timber rights, patents and trademarks. This standard provides that intangible assets be classified as capital assets (except for those explicitly excluded from the scope of the new standard, such as capital leases). Relevant authoritative guidance for capital assets should be applied to these intangible assets.
- GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, issued June 2008, will be effective for the Agency beginning with its year ending June 30, 2010. This Statement will improve how state and local governments report information about derivative instruments in their financial statements. The Statement specifically requires governments to measure most derivative instruments at fair value in their financial statements that are prepared using the economic resources measurement focus and the accrual basis of accounting. The guidance in this Statement also addresses hedge accounting requirements.

The Agency's management has not yet determined the effect these statements will have on the Agency's financial statements.

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Required Supplementary Information  
Other Postemployment Benefit Plan**

**SCHEDULE OF FUNDING PROGRESS**

Fiscal Year Ended	Actuarial Valuation Date	Actuarial Value of Net Assets (a)	Actuarial Accrued Liability (AAL) (b)	Unfunded (Over-funded) AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll [(b-a)/c]
2009	07/01/2007	\$ -	\$ 155,776	\$ 155,776	- %	\$ 3,105,543	5.0%
2008	07/01/2007	-	155,776	155,776	-	3,064,325	5.1

NOTE: Fiscal year 2008 is the transition year for GASB Statement No. 45

The information presented in the required supplementary schedule was determined as part of the actuarial valuation as of July 1, 2007. Additional information follows:

1. The cost method used to determine the ARC is the Projected Unit Credit Actuarial Cost method.
2. There are no plan assets.
3. Economic assumptions are as follows: health care cost trend rates of 5.0-10.0 percent; discount rate of 4.5 percent.
4. The amortization method is closed, level dollar.

City of Des Moines, Iowa  
Municipal Housing Agency

Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2009

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Federal Expenditures
U.S. Department of Housing and Urban Development		
Direct Programs:		
Public and Indian Housing	14.850	\$ 1,082,228
Lower Income Housing Assistance Program Moderate Rehabilitation	14.856	74,220
Section 8 Housing Choice Vouchers	14.871	13,790,847
Public Housing Capital Fund	14.872	955,405
Resident Opportunity and Support Services	14.877	34,676
Section 8 Housing Choice Vouchers - VASH	14.871	162,786
<b>Total U.S. Department of Housing and Urban Development</b>		<u>16,100,162</u>
U.S. Department of Homeland Security Disaster Housing Assistance	97.109	<u>15,320</u>
<b>Total federal awards expended</b>		<u>\$ 16,115,482</u>

See Accompanying Notes to Schedule of Expenditures of Federal Awards.

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Notes to Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2009**

---

**Note 1. Basis of Presentation**

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City of Des Moines, Iowa Municipal Housing Agency, an enterprise fund of the City of Des Moines, Iowa, for the year ended June 30, 2009. All federal financial assistance received directly from federal agencies as well as federal financial assistance passed through other government agencies expended during the year is included in the schedule. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments and Nonprofit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the fund's financial statements.

**Note 2. Significant Accounting Policies**

Revenue from federal awards is recognized when earned and expenses are recognized when the liability has been incurred.

City of Des Moines, Iowa  
Municipal Housing Agency

Summary Schedule of Prior Audit Findings  
Year Ended June 30, 2009

---

Finding Number	Comment	Status	Corrective Action or Other Explanation
----------------	---------	--------	--

---

**Material Weakness in Internal Control Over Financial Reporting:**

X	08-II-A	The Agency was not calculating depreciation expense on capital assets correctly during the fiscal year.	Corrected
---	---------	---	-----------

**Compliance Finding in Administering Federal Awards:**

	08-III-A	The Agency made FSS escrow payments for an individual in the program at the incorrect amount.	Corrected
--	----------	---	-----------

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Schedule of Findings and Questioned Costs  
Year Ended June 30, 2009**

---

**I. Summary of the Independent Auditor's Results**

Financial Statements

Type of auditor's report issued: Unqualified

Internal control over financial reporting:

- Material weakness(es) identified?  Yes  No
- Significant deficiency(ies) identified that are not considered to be material weaknesses?  Yes  None Reported
- Noncompliance material to financial statements noted?  Yes  No

Federal Awards

Internal control over major programs:

- Material weakness(es) identified?  Yes  No
- Significant deficiency(ies) identified that are not considered to be material weaknesses?  Yes  None Reported

Type of auditor's report issued on compliance for major programs: Unqualified

- Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133?  Yes  No

Identification of major program:

CFDA Number	Name of Federal Program or Cluster
14.871	Section 8 Housing Choice Vouchers
14.871	Section 8 Housing Choice Vouchers - VASH
14.872	Public Housing Capital Fund
14.850	Public and Indian Housing

Dollar threshold used to distinguish between type A and type B programs: \$483,464

Auditee qualified as low-risk auditee?  Yes  No

(Continued)

City of Des Moines, Iowa  
Municipal Housing Agency

Schedule of Findings and Questioned Costs (Continued)  
Year Ended June 30, 2009

---

II. Findings Relating to the Financial Statements as Required to be Reported in Accordance with Generally Accepted Government Auditing Standards

A. Significant Deficiencies in Internal Control Over Financial Reporting

None

B. Compliance Findings

None

III. Findings and Questioned Costs for Federal Awards

A. Significant Deficiencies in Administering Federal Awards

09-III-A

U.S. Department of Housing and Urban Development  
Public Housing Capital Fund (CFDA 14.872)  
Federal Award Year: 2009

Finding: The Agency does not have an adequate system to ensure that vendors used for the program were not suspended or debarred from participation in federal programs.

Criteria: The Office of Management and Budget Circular A-133 dictates when a nonfederal entity enters into a contract or purchase order with an entity (vendor), the nonfederal entity must verify the entity is not suspended or debarred from participation in federal programs/grants when expending \$25,000 or more in a year with a vendor.

Condition: The Agency did not ensure that vendors used were not suspended or debarred from participation in federal programs. The Agency had two vendors where the Agency expended \$25,000 or more for these programs during the fiscal year.

Questioned Costs: None

Effect: Federal compliance requirements may not be met.

Recommendation: We recommend the Agency ensure vendors used have not been suspended or debarred prior to entering into contracts or purchase orders for all transactions (federal and nonfederal), including, but not limited to, implementing A-133 suspension and debarment training for all personnel in the procurement office.

(Continued)

City of Des Moines, Iowa  
Municipal Housing Agency

Schedule of Findings and Questioned Costs (Continued)  
Year Ended June 30, 2009

---

Response and Corrective Action Plan: Currently, the DMMHA requires owners to self certify that they have not now, nor have they ever been debarred from contracting with the United States Department of Housing and Urban Development. This self-certification form is located in the Request for Tenancy Approval (RFTA) packet and is completed for every unit and owner on the Section 8 Program. The DMMHA is also in the process of revising its Owner Eligibility Procedures with a target date of implementing the revisions effective December 1, 2009. These procedures have been revised to not only continue to have the owner self certify, as stated previously, but also to include a step requiring the Housing Case Manager to check the HUD Excluded Parties List (EPL). The results will be printed and placed in the file. In the event that an owner is on the EPL, the Housing Case Manager will forward the file to the Leasing Administrator for review. The Leasing Administrator will notify the owner that they are ineligible to participate and place them on the Agency's Ineligible Owner listing. The owner name will remain on the listing until such time as the owner is no long on HUD's EPL.

The accounting manager will check the HUD Excluded Parties List before a new vendor is added to the system. The results will be printed and added to the vendor file. If the new vendor is on the list then they will not be added to the system and will not be allowed to do any work for DMMHA as long as their name is on the list. Procedures will also be put into place to check any vendor/landlord that has received \$25,000 or more against the HUD Excluded Parties List. This will be done at calendar year-end.

**B. Compliance Findings**

**09-III-B**

**U.S. Department of Housing and Urban Development  
Section 8 Housing Choice Vouchers (CFDA 14.871)  
Federal Award Year: 2009**

**U.S. Department of Housing and Urban Development  
Public and Indian Housing (CFDA 14.850)  
Federal Award Year: 2009**

Finding: The Agency did not correctly add or select housing applicants from the waiting lists.

Criteria: OMB Circular A-133 requires that the PHA must have written policies in its HCVP administrative plan for selecting applicants from the waiting list and PHA documentation must show that the PHA follows these policies when selecting applicants for admission from the waiting list.

Condition: In the Public and Indian Housing program, we noted one instance of a tenant who was added to the waiting list with the wrong application date, as well as two instances of tenants selected from the waiting list in the incorrect order. In the Section 8 program, we noted one tenant selected from the waiting list in the incorrect order.

Questioned Costs: None

(Continued)

City of Des Moines, Iowa  
Municipal Housing Agency

Schedule of Findings and Questioned Costs (Continued)  
Year Ended June 30, 2009

---

Prevalence: In the Public and Indian Housing program, three out of 12 tested were incorrectly added to the waiting list or were incorrectly selected from the waiting list. In the Section 8 program, one out of 12 tested was incorrectly selected from the waiting list.

Effect: If tenants are not selected in accordance with the administrative plan, certain tenants could be unjustly delayed in their receipt of Federal assistance.

Recommendation: We recommend the Agency review its procedures for selecting applicants from the waiting list with staff and ensure all employees are following the procedures.

Response and Corrective Action Plan: THE DMMHA selects clients from the waiting list for the Public Housing Program by date and time of application and any applicable preference. Currently, all preference applications are being processed as they are received by the Agency. Nonpreference applications are selected in groups, by month, as necessary when the supply of preference applications is not adequate to lease all available units. Over the past several months, the Leasing Administrator has begun monitoring the waiting lists on a bi-weekly basis by reviewing the names on the waiting list and monitoring their "status" on the list to ensure that each file has been selected in the appropriate order and is being processed accordingly.

The DMMHA selects clients from the waiting list for the Section 8 Program by Random Lottery number. The Applications Specialist, as directed by the Leasing Administrator, selects applicants from the waiting list by number, in groups of 50 to 100 at a time and begins the screening process. The timing of the selections from the waiting list is dependent on funding availability. Over the past several months, the Leasing Administrator has begun reviewing the Section 8 Waiting list on a monthly basis and monitoring their "status" on the list to ensure that each file has been selected in the appropriate order and is being processed accordingly.

This additional quality control of the waiting list was implemented to ensure proper selection from the waiting list.

**09-III-C**

**U.S. Department of Housing and Urban Development  
Public Housing Capital Fund (CFDA 14.872)  
Federal Award Year: 2009**

Finding: The Agency is not in compliance with the Davis-Bacon requirements.

Criteria: OMB Circular A-133 requires that all laborers and mechanics employed by contractors or subcontractors to work on construction contracts in excess of \$2,000 financed by Federal assistance funds must be paid wages not less than those established for the locality of the project by the DOL.

(Continued)

City of Des Moines, Iowa  
Municipal Housing Agency

Schedule of Findings and Questioned Costs (Continued)  
Year Ended June 30, 2009

---

Nonfederal entities shall include in their construction contracts subject to the Davis-Bacon Act a requirement that the contractor or subcontractor comply with the requirements of the Davis-Bacon Act and the DOL regulations. This includes a requirement for the contractor or subcontractor to submit to the nonfederal entity, for each week in which any contract work is performed, a copy of the payroll and a statement of compliance (certified payrolls).

Condition: The Agency did not include the required contract provision language with one contractor and also did not verify this contractor paid the prevailing wage rates.

Questioned Costs: \$19,590

Prevalence: One out of two contractors tested were not in compliance with Davis-Bacon requirements.

Effect: If the Agency does not properly monitor its contractors, they could unknowingly be providing federally received funds for projects that do not provide laborers with the required prevailing wage rates.

Recommendation: We recommend the Agency include provisions for the Davis-Bacon Act in all contracts over \$2,000. The Agency should also only select contractors for its projects that are willing to provide the weekly-certified payroll reports as required by the Federal grant.

Response and Corrective Action Plan: DMMHA staff will verify Davis-Bacon requirements are included in all contracts and payrolls are collected from contractors as required by the Davis-Bacon and Related Acts (DBRA) for all contracts that require Davis-Bacon certified payroll reports. The DMMHA Maintenance Supervisor and/or designated maintenance staff will monitor and verify Davis-Bacon payrolls are collected from contractors, prior to contractor payouts, as required by the Davis-Bacon and Related Acts (DBRA) for all contracts that required Davis-Bacon certified payroll reports.

09-III-D

U.S. Department of Housing and Urban Development  
Public and Indian Housing (CFDA 14.850)  
Federal Award Year: 2009

U.S. Department of Housing and Urban Development  
Public Housing Capital Fund (CFDA 14.872)  
Federal Award Year: 2009

Finding: The Agency is not in compliance with the reporting requirements.

Criteria: OMB Circular A-133 requires that for each public and Indian housing grant that involves development, operating or modernization assistance, the prime recipient must submit Form HUD 60002.

(Continued)

City of Des Moines, Iowa  
Municipal Housing Agency

Schedule of Findings and Questioned Costs (Continued)  
Year Ended June 30, 2009

---

Condition: The Agency did not submit the required performance report Form HUD 60002 for both the Public and Indian Housing federal grant and the Public Housing Capital Fund federal grant.

Questioned Costs: None

Prevalence: The Form HUD 60002 is an annual report.

Effect: Federal compliance requirements for timely reporting were not met.

Recommendation: We recommend the Agency submit all required reports to HUD in a timely manner or ensure an extension for late filing is granted if applicable.

Response and Corrective Action Plan: DMMHA will put procedures in place to ensure that Form 60002 is filled out correctly and filed annually before the deadline.

**City of Des Moines, Iowa  
Municipal Housing Agency**

**Corrective Action Plan  
Year Ended June 30, 2009**

Current Number	Comment	Corrective Action Plan	Anticipated Date of Completion	Contact Person
<b>Significant Deficiencies in Administering Federal Awards:</b>				
09-III-A	The Agency did not ensure that vendors used for Public Housing Capital Fund program were not suspended or debarred from participation in federal programs.	See corrective action plan at 09-III-A.	June 30, 2010	Scott Littell - Accounting Manager
<b>Compliance Finding in Administering Federal Awards:</b>				
09-III-B	The Agency did not correctly add or select housing applicants from the waiting lists.	See corrective action plan at 09-III-B.	June 30, 2010	Scott Littell - Accounting Manager
09-III-C	The Agency is not in compliance with the Davis-Bacon requirements.	See corrective action plan at 09-III-C.	June 30, 2010	Scott Littell - Accounting Manager
09-III-D	The Agency is not in compliance with the reporting requirements.	See corrective action plan at 09-III-D.	June 30, 2010	Scott Littell - Accounting Manager

**Designated Housing for Elderly and Disabled Families  
2010**

**The following developments have been designated for occupancy by the elderly:**

**Development name, number & number of units:**

SouthView Manor –IA020000003	50 units
East View Manor – IA020000002	50 units
Highland Park Plaza – IA020000004	50 units
Oak Park Plaza – IA020000004	40 units

DMMHA's designation was last approved by the U.S. Department of Housing & Urban Development on January 25, 2008.

DMMHA will apply for an extension of the current plan in December 2009 to be effective in January 2010.

DMMHA received approval from the U.S. Department of Housing & Urban Development for a two year extension beginning March 9, 2010.

## **PHA Plan Elements Changes Since Last Submission**

### 6.5.1 Grievance Procedures

Public Housing – Adding language regarding privacy of hearing proceedings to add that no outside persons will be allowed to attend the hearing proceedings unless specifically invited by DMMHA or the participant.

Public Housing – Adding language regarding records of hearings to add that a separate record will be maintained for a period of five years.

Housing Choice Voucher - Adding language regarding privacy of hearing proceedings to add that no outside persons will be allowed to attend the hearing proceedings unless specifically invited by DMMHA or the participant.

## **Operation and Management 2010**

1. **History of DMMHA** and organizational chart attached
2. Following is a list of the management and maintenance policy documents that contain the Agency's rules, standards and policies:

Public Housing:

- Admissions & Continued Occupancy Policy
- Maintenance Plan
- Schedule of Maintenance Charges
- Resident Charges Policy
- Occupancy Rules
- Fraud Policy
- Lease Agreement

Section 8:

- Administrative Plan
- Fraud Policy

DMMHA personnel policies, procurement policies, asset disposition policies and any other management policies are included in the City of Des Moines Administrative Manual or DMMHA procedure manuals.

3. Programs administered by the DMMHA:

- Public Housing
- Section 8 Housing Choice Vouchers
- Section 8 Moderate Rehabilitation Program
- VA Supportive Housing Program (VASH)
- ~~DVP~~
- ~~DHAP~~
- DHAP-IKE
- Elderly/Disabled Service Coordinators
- Family Self-Sufficiency Program
- 5H Homeownership Program
- Non-Elderly Disabled Designated Voucher program**
- Family Unification Program (contingent on funding)**
- HCV Homeownership**
- Project-Based Vouchers**

# The History of DMMHA

**1965-** The Housing Agency was created by Articles of Incorporation in September of 1965.

**1973-** By Ordinance Number 7241, the Housing Agency became a Municipal Housing Agency.

**April 1, 1994-** The City of Des Moines revested its authority as the Municipal Housing Agency and is operated by City staff.

## Section 8 Housing

**1969-** Through amendments to contracts with the Federal Housing administration, now known as HUD, the Section 23 Leased Housing Program provided over 600 homes within the community.

**1976-** As a result of Congressional revisions to housing laws, officially titled the Housing and Community Development Act of 1974, the Section 8 Housing Assistance Program replaced the Section 23 Leased Housing program beginning with federal fiscal year 1976.

**1979-** The Section 8 Program nearly tripled in size from 460 homes in 1976 to 1,264 in 1979.

**1981-** The Department added the Section 8 Housing Assistance Payment Program – Moderate Rehabilitation. This was specifically designed to provide assistance to those properties which required substantial rehabilitation.

**1995-** In 1995 there were 280 dwellings under a Moderate Rehabilitation contract. Over the past several years, the contracts have expired or have not been renewed. There is only one contract left providing 14 units to participants in the Moderate Rehabilitation program.

**1984-** The Housing Choice Voucher Program began and provided an opportunity for families to move out of low-income neighborhoods and offered families an expanded choice of housing opportunities.

**2005-** Beginning with the Hurricane Katrina in August 2005, DMMHA has administered several disaster housing assistance programs. Approximately sixteen displaced families have been assisted through one of the disaster housing assistance programs. Currently DMMHA has one family receiving disaster housing assistance due to Hurricane IKE.

**2008-** DMMHA initially received funding from HUD to assist 35 participants for the Veteran's Affairs Supported Housing (VASH) in June 2008. The HUD- VASH Program is a collaborative partnership between the Department of Housing and Urban Development (HUD) and the Department of Veterans Affairs (VA). In this partnership, HUD provides Housing Choice vouchers for permanent housing to homeless veterans while the VA provides veterans with case management and supportive services to promote and maintain recovery and housing.

**2009-** In October 2009, DMMHA received 35 more vouchers providing for a total number of 70 veterans and their families housing assistance.

**2009-** In June 2009, DMMHA received 53 housing choice vouchers that are designated for non-elderly persons with disabilities. This program will allow an additional 53 individuals or families that are non-elderly and disabled to receive a housing choice voucher.

**The following shows the growth of the families served by Section 8 assistance.**

1976	1979	1995	2001	2003	2004	2005	2009
400	1264	2300	2415	2524	2688	2934	3169

## Public Housing

**1971-** The Housing Agency began developing public housing homes in 1971.

**1973-** The 200 unit multi-housing high rise, known as Royal View Manor was readied for occupancy. Over the next several years, elderly and handicap accessible buildings known today as South View Manor and East View Manor were built.

**1977-1979-** The Department acquired single family homes and built duplexes and row house to further meet the needs of the Des Moines community. At the close of 1979, the Department owned and managed 300 units of elderly and handicap accessible housing.

**1980's-** 306 family homes were completed. Oak Park and Highland Park Plazas were constructed. These buildings provided 90 apartments for elderly and handicapped individuals and/or families. At the end of the 1980's an additional 258 properties were available for lease creating a new total of 864 elderly and family dwellings.

**1990's-** The Department built 60 new homes throughout the city of Des Moines. The Department also received approval to acquire 32 existing properties for rehabilitation and brought them into compliance with all existing federal and local housing codes.

**1993- Drug Elimination Grant Program** provided residents and staff with several drug elimination strategies. With assistance from the Des Moines Police Department, patrols were increased in and around owned housing high crime areas. The 1993 Drug Elimination Grant program also established a learning center offering assistance to residents of all ages and increased levels of self-esteem and confidence through education and skill development in computers and through job seeking training. The open house for the learning center was held on March 30, 1994, and in addition to computer training, offered role models and mentors.

**1993- Section 5(h) Affordable Homeownership Program** began in collaboration with HOME INC. and Citizens for Community Improvement to provide homeownership counseling, down payment and closing cost assistance, and mortgage loan processing for residents. The agencies made mortgage loans to residents under 65 percent of median income and made homeownership a reality for many families. Early in 1995, the homeownership program was restructured to enable more residents to participate. In 2000 the program was opened to the general public to apply but preference is given to public housing residents, section 8 program participants, individuals on the waiting list for either housing assistance programs, and other eligible low-moderate income families. There have been 79 properties sold over the years of the initial 142 homes.

**1994-Elderly Independence Demonstration Program-** On May 2, 1994, the Agency received approval of the Elderly Independence Demonstration Program grant which provided rental assistance and social services to frail elderly. The program targeted 25 frail elderly persons who required housing plus supportive services in order to remain independent.

**August 2001- Service Coordinators-** The Department of Housing Services began providing resident service coordination for the elderly and disabled non-elderly public housing participants. The contract to provide services is currently with Wesley Community Services which includes two full time service coordinators.

**2001-2004- ROSS Grant-** The Resident Opportunities and Self-Sufficiency grant in the amount of \$149,500 for three years was received to use in conjunction with the Family Self –Sufficiency Program participants. The grant money assisted with a program coordinator's salary, assisted in alleviating participants' barriers to employment, assisted with job readiness training, job skills training and literacy training.

**2003- Disposition-** In August 2003 the Department of Housing Services received approval to begin the disposition process of 394 scattered sites due to the lack of adequate resources to operate the aging units. The units may be sold by negotiated bid to nonprofit agencies at an amount less than 25% of the fair market value or sold by sealed bid to the public. Units sold to nonprofit agencies must remain accessible to low income individuals for five years by restrictive covenant. A portion of the proceeds from the disposition of these units are used for physical improvements to the remaining public housing stock. The following indicates the number of units sold by calendar year through the disposition process.

	Negotiated Sales	Sealed Bid Process
2004	2	16
2005	5	28
2006	98	40
2007	26	40
2008	32	28
2009	4	4

## Family Self-Sufficiency

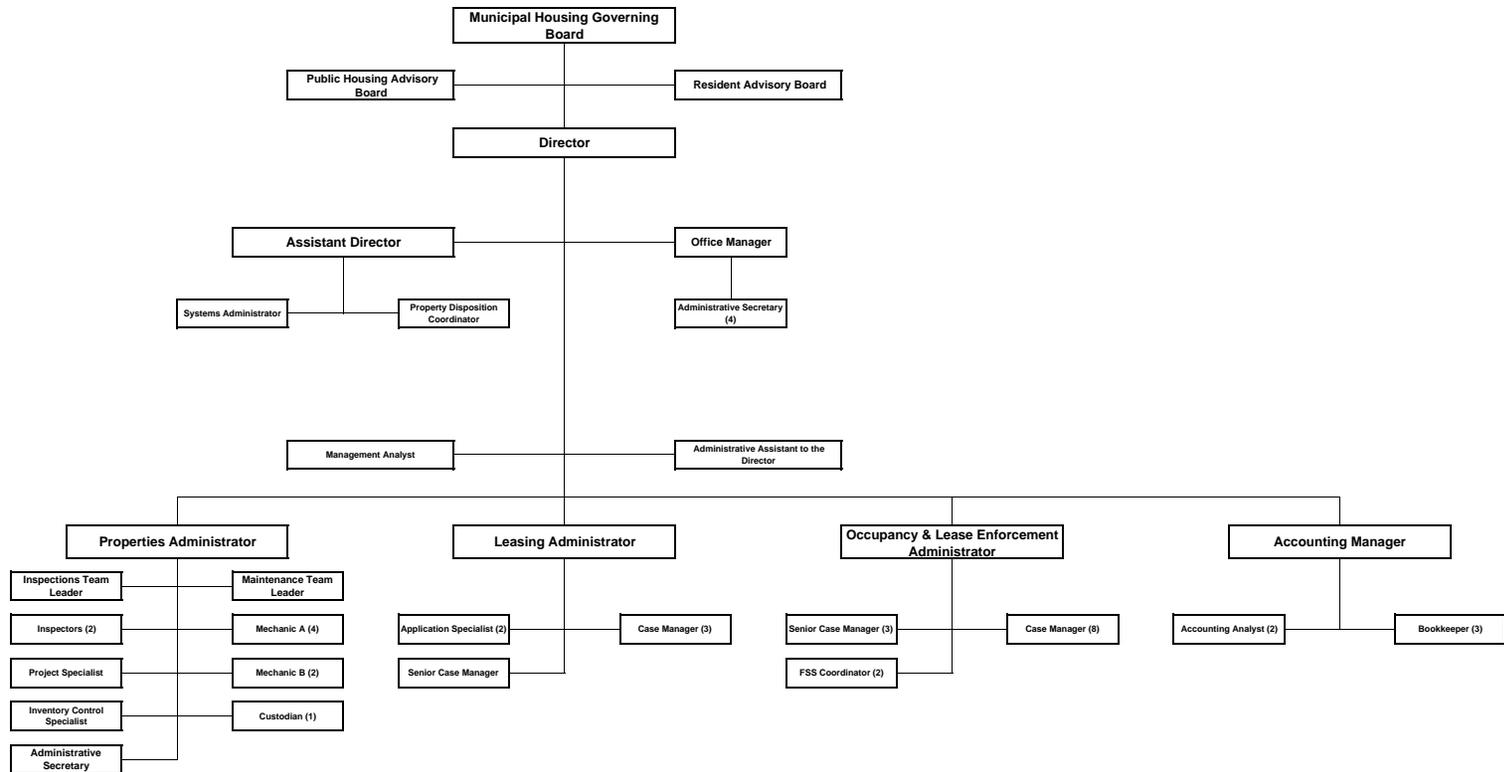
The Family Self Sufficiency Program is a voluntary program that residents or participants may enroll in to assist their family in becoming self sufficient. DMMHA employs two Family Self Sufficiency coordinators to provide case management services to individuals receiving Section 8 Housing Choice Voucher assistance and Public Housing residents. Originally the program was called Project Self Sufficiency and the case management for the program was contracted to outside agencies. Case Management services in the past have been handled by Polk County and by Des Moines Area Community College.

**1985-** The Housing Choice Voucher FSS Program began in 1985. DMMHA can assist a maximum of 80 families receiving Section 8 Housing Choice Voucher rental assistance each year. The following shows the growth of the program since 2000.

<b>Section 8</b>	<b>New Participants</b>	<b>Number of Graduates</b>
2000		1
2001	28	4
2002	18	6
2003	23	10
2004	6	2
2005	0	7
2006	11	6
2007	23	2
2008	37	5
2009	27	4

**1995-** The Public Housing FSS Program began in 1995. DMMHA can assist a maximum of 25 public housing residents each year. The growth of the program since 2000 is shown below.

<b>Public Housing</b>	<b>New Participants</b>	<b>Number of Graduates</b>
1999		2
2000		3
2001	0	1
2002	4	0
2003	7	1
2004	3	0
2005	0	1
2006	0	0
2007	4	1
2008	8	0
2009	4	0



The Municipal Housing Governing Board establishes policies under which DMMHA conducts business, ensures that policies are followed by DMMHA staff and ensures that DMMHA is successful in its mission. The MHGB is responsible for preserving and expanding the agency's resources and assuring the agency's continued viability. The Public Housing Advisory Board was created by the City Council to advise the Municipal Housing Governing Board (MHGB) on policy issues. The members of the Public Housing Advisory Board are appointed by City Council. The Public Housing Advisory Board has been delegated specific purchasing and contracting power, but serves mainly as an advisory board to the MHGB. Formal actions of either board are taken through written resolutions, adopted by the board and entered into the official records of DMMHA.

## **PHA Plan Elements Changes Since Last Submission**

### 6.3 Rent Determinations

Public Housing – Interim re-examinations for families without any household income will be conducted on a semi-annual basis rather than a quarterly basis.

Public Housing – Interim re-examinations for families currently paying the minimum rent will be conducted on a semi-annual basis rather than a quarterly basis.

Public Housing – Interim re-examinations for families receiving a utility reimbursement will be conducted on a semi-annual basis rather than a quarterly basis.

## **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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2011 grants)</b>		
a) Public Housing Operating Fund	\$917,269	Includes continuation of full-time elderly service coordinators
b) Public Housing Capital Fund(2010)	\$622,403	Modernization and/or rehab activities
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$16,204,980	Housing assistance payments and administrative fees earned
<b>Other Federal Grants (list below)</b>		
HCV FSS Coordinator Grant	\$68,000	Coordinator for FSS program
PH FSS Coordinator Grant	\$31,171	½ time coordinator for PH FSS program
VASH	\$293,904	Hap and Admin for Homeless Veterans
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2009 Capital Fund Grant	\$676,606	
2008 Capital Fund Grant	\$304,336	
2005 Replacement Housing Factor	\$13,346	PH Capital Improvements
2006 Replacement Housing Factor	\$81,812	
2007 Replacement Housing Factor	\$161,367	
2008 Replacement Housing Factor	\$387,218	
2009 Replacement Housing Factor	\$480,379	
2009 ARRA Recovery Grant	\$0	Will be fully expensed in FY2010
<b>3. Public Housing Rental Income</b>		
Dwelling Rent	\$974,381	Administrative expense
Fees (Maint., late, etc.)	\$38,459	Administrative expense
<b>4. Other income (list below)</b>		
Gain on Sale of Capital Asset	\$220,000	Modernization and/or rehab of existing properties.
Miscellaneous Income	\$8,000	Administrative expense
Laundry Income	\$13,440	Administrative expense
<b>5. Non-federal sources (list below)</b>		
Disposition Funds reserved for improvements (25%)	\$500,000	Modernization and/or rehab of existing properties
<b>Total resources</b>	<b>\$22,007,319</b>	

## Agency Plan

### 6.0 (a)

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

#### **ELEMENT 1: REVISIONS TO PHA PLAN ELEMENTS GOVERNING ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES, INCLUDING DECONCENTRATION AND WAIT LIST PROCEDURES:**

##### **Public Housing Admissions and Continued Occupancy Revisions:**

Revised language under Site-based waiting lists to allow applicants to be placed on all five site lists instead of restricting them to two site lists.

Added language regarding training income that defines State and Local employment training programs, incremental earnings and HUD funded training programs.

Added language under eligibility and screening to state that the DMMHA may, at their sole discretion, use an outside screening company for all Public Housing applicants or may choose to use an outside screening company only for those Public Housing applicants whose application indicates they have lived outside of Polk County, Iowa.

Added language under history of negative past participation that states that in the event that an applicant that has previously been terminated or evicted from any federally subsidized housing program for reasons other than drug-related, violent criminal activity or other criminal activity, unreported income, HQS breach caused by the family, or unauthorized persons, the DMMHA will deny the application if the eviction or termination was within one year of the date the application is being reviewed for final eligibility. Applicants who were evicted or terminated from a federally subsidized housing program for a second time, for any reason, will be denied if the eviction or termination was within five(5) years of the date the application is being reviewed for final eligibility. Applicants who were evicted or terminated from a federally subsidized housing program for third time, for any reason, will be permanently barred from participating in DMMHA programs and their application will be denied.

Added language under Zero Tolerance Eligibility section that states that:

The DMMHA defines a reasonable period of time to be within the last ten years, unless the applicant family has committed a sexually related offense, murder, attempted murder, homicide, attempted homicide or other violent act against another person. In cases where a violent act has occurred against another person, the DMMHA reserves the right to deny the application for the violent activity.

The DMMHA will consider relevant circumstances when deciding whether to deny assistance based on a family's past criminal history except in the situations for which denial of assistance is mandated by HUD or in cases where the applicant family has committed a sexually related offense, murder, attempted murder, homicide, attempted homicide or other violent act against another person.

The DMMHA will consider the following factors prior to making its decision when considering all relevant circumstances:

- The seriousness of the case, especially with respect to how it could affect other residents.
- The extent of participation or culpability of individual family members, including whether the culpable family member is a victim of domestic violence, dating violence, or stalking.
- The length of time since the violation occurred and the family's recent criminal history.

In the case of drug or alcohol abuse, whether the culpable household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program or has otherwise been rehabilitated successfully will be considered if the abuse occurred over five years ago. The DMMHA will require the applicant to submit evidence of the household member's successful completion of a supervised drug or alcohol rehabilitation program.

Failure to disclose criminal history by any applicant is grounds for automatic denial of participation in the Public Housing program.

Added language under unit size and occupancy standards that states that additional bedrooms will not be provided for the family of a live-in aide.

Added language under unit size and occupancy standards that states that adult household members who are listed on the pre-application but are not able to attend the full application appointment and sign the required documents (i.e. in prison, out of the Country for non-military reasons, etc.) will not be considered for purposes of determining dwelling unit size.

Site Based Waiting Lists - Revised charts to reflect current statistics. Current statistics reflect a slight increase in the number of Hispanic applicants for all sites and an increase in the number of disabled applicants for the designated elderly sites from the original base numbers from 2005. Current statistics reflect a slight decrease in the number of disabled applicants for Royal View Manor site.

Deconcentration - Revised the charts to reflect current statistics. Current statistics verify that all DMMHA covered projects are within the deconcentration guidelines of being at or below 30% of the average median income which is \$21,510. DMMHA is completing an approved HUD Disposition Program and is unable to re-rent any vacated units covered under disposition, therefore, DMMHA will not be changing any policies or marketing efforts to see out lower income participants for any of the covered projects.

## Section 8 Administrative Plan Revisions

Added language under eligibility regarding Family Break-up to state that when a family on the waiting list breaks up into two otherwise eligible families, only one of the new families may retain the original application date. Other former family members may make a new application with a new application date when the waiting list is open.

Added language under eligibility regarding Family Members Permanently Confined for Medical Reasons to state that If a family member is confined to a nursing home or hospital on a permanent basis, that person is no longer considered a family member and the income of that person is not counted. The DMMHA will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent unless absent from the unit for more than 180 consecutive calendar days. If absent for more than 180 consecutive calendar days, the family member will no longer be considered a family member.

Added language to clarify the definition of an independent student:

- Be at least 24 years old by December 31 of the award year for which aid is sought

- Be a ward of the court through the age of 18

- Be a veteran of the U.S. Armed Forces

- Have one or more legal dependents other than a spouse (for example, dependent children or an elderly dependent parent)

- Be a graduate or professional student

The individual provides a certification of the amount of financial assistance that will be provided by his/her parents. This certification must be signed by the individual providing the support and will be submitted even if no assistance is being provided.

Added a definition for “Parents” to state that for purposes of student eligibility restrictions, the definition of *parents* includes biological or adoptive parents, stepparents (as long as they are currently married to the biological or adoptive parent), and guardians (e.g., grandparents, aunt/uncle, godparents, etc).

Added a definition for “Veteran” to state that a *veteran* is a person who served in the active military, naval, or air service and who was discharged or released from such service under conditions other than dishonorable.

Added language under screening to state that in determining reasonable cause, the DMMHA will consider all credible evidence, including but not limited to, any record of convictions, arrests, or evictions of household members related to the use of illegal drugs or the abuse of alcohol.

Added language under history of negative past participation that states that in the event that an applicant that has previously been terminated or evicted from any federally subsidized housing program for reasons other than drug-related, violent criminal activity or other criminal activity, unreported income, HQS breach caused by the family, or unauthorized persons, the DMMHA will deny the application if the eviction or termination was within one year of the date the application is being reviewed for final eligibility. Applicants who were evicted or terminated from a federally subsidized housing program for a second time, for any reason, will be denied if the eviction or termination was within five(5) years of the date the application is being reviewed for final eligibility. Applicants who were evicted or terminated from a federally subsidized housing program for third time, for any reason, will be permanently barred from participating in DMMHA programs and their application will be denied.

Defined language regarding Abusive or Violent behavior towards DMMHA personnel to state that abusive, intimidating, or violent behavior towards DMMHA personnel includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior. Threatening refers to oral or written threats or physical gestures that communicate intent to abuse, intimidate, or commit violence.

Added language regarding Consideration of Circumstances to state that the DMMHA will consider the following factors prior to making its decision:

The seriousness of the case, especially with respect to how it could affect other residents.

The extent of participation or culpability of individual family members, including whether the culpable family member is (as discussed further in section 3-III.G) a victim of domestic violence, dating violence, or stalking.

The length of time since the violation occurred, the family’s recent history and the likelihood of favorable conduct in the future.

In the case of drug or alcohol abuse, whether the culpable household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program.

The DMMHA will require the applicant to submit evidence of the household member’s current participation in or successful completion of a supervised drug or alcohol rehabilitation program.

Clarified language regarding denying pre-application processing if they were denied within 6 months of the date their number reached the top of the list.

Added two Programs under Targeted Funding: Designated Housing Voucher Program and the Family Unification Program (FUP) (contingent upon funding).

Added language regarding Targeted Funding Selection as follows:

Families that qualify for a specified category of program funding (targeted funding) may be selected from the waiting list ahead of higher placed families that do not qualify for the targeted funding. Documentation will be maintained by DMMHA as to whether families on the list qualify for and are interested in targeted funding. If a higher placed family on the waiting list is not qualified or not interested in targeted funding, there will be a notation maintained so that DMMHA does not have to ask higher placed families each time targeted selections are made.

Non-Elderly Disabled Designated Voucher Program: Applicants will be selected in numerical order based on the numbers that were assigned to each application, by lottery, at the time the applications were placed on the list.

Family Unification Program Voucher Program (FUP): Upon initial funding and FUP Program start up, certified FUP eligible families or individuals aging out of foster care referred by DHS will be selected in numerical order based on the numbers that were assigned to each application, by lottery, at the time the applications were placed on the list.

If FUP vouchers remain after serving all eligible applicants on the wait list, certified FUP eligible families or individuals aging out of foster care referred by DHS will be selected on a first-come, first served basis according to the date and time their complete application is received by DMMHA.

Added language regarding notification of selection and the ability to “hold” their place on the waiting list if they are participating in a transitional housing program and need to complete that program prior to being issued a voucher as follows:

In the event that an applicant is selected from the waiting list and the applicant notifies the DMMHA that they are a participant in a DMMHA approved transitional housing program, the DMMHA may, at its sole discretion, allow the applicant to hold their current position on the waiting list while completing the approved program.

The DMMHA will require the applicant to submit written verification of participation in the program and the approximate date of completion from the Program prior to holding the applicants position on the waiting list.

Upon receipt of the required verification, the DMMHA will notify the applicant, in writing, of its decision to approve or deny the request to hold their position on the waiting list until participation in the approved program is completed.

Applicants who are approved to hold their position on the waiting list must inform DMMHA when they have completed the approved Program. Upon written notification from the applicant that the approved Program has been completed, the DMMHA will begin processing the pre-application in accordance with the policies set forth in this plan.

Applicants who are approved to hold their position on the waiting list must comply with the same requirements as all other HCV applicants, including but not limited to, supplying any information that is required and submitting address changes in writing. Such applicants that do not respond within the required timeframe or have correspondence that returned by the post office, will be removed from the waiting list.

Revised language under subsidy standards to increase the age that children of the opposite gender have to be in order to get separate bedrooms from 3 years to 5 years old.

**DECONCENTRATION CALCULATIONS  
FOR  
ESTABLISHED INCOME RANGE  
Agency Plan 2010**

**Family Projects Only**

**Project (AMP) - 5(h) Program and Disposition Projects only**

**5      16,780**

**6      14,636**

**TOTAL AVERAGE INCOME = \$31,416 divided by 2 projects = \$15,708**

**85% of Average Project Income = \$13,351      = LOW END OF RANGE  
(\$15,708 x 85%)**

**115% of Average Project Income = \$18,064      = HIGH END OF RANGE  
(\$15,708 x 115%)**

**ESTABLISHED INCOME RANGE IS EITHER:**

**\$ 13,351              LOW**

**\$ 18,064              HIGH**

**OR:**

**At or below 30% of the Average Median Income: \$71,700**

**Average Median Income: \$71,700 x 30% = \$21,510**

**ALL COVERED PROJECTS ARE AT OR BELOW 30% OF THE  
AVERAGE MEDIAN INCOME**

**The DMMHA is currently completing a HUD approved disposition program to sell all scattered-site units. Housing and Urban Development has instructed the Agency that we are not able to re-rent any disposition unit that is vacated during this process, therefore, the DMMHA will not be changing any policies or marketing efforts to seek out lower income participants for any projects.**

**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 Base								
White	75%	22%	75%	11%	55%	-21%	57%	-7%	46%	-4%
Black	25%	-22%	25%	-11%	27%	3%	37%	3%	54%	4%
Indian/Alaskan	0%	0%	0%	0%	0%	0%	3%	2%	0%	0%
Asian	0%	0%	0%	0%	18%	18%	3%	2%	0%	0%
Hispanic	6%	6%	12%	12%	0%	0%	2%	1%	7%	7%
Non-Hispanic	94%	-6%	88%	-12%	100%	0%	98%	-1%	93%	-7%
Disabled	58%	58%	59%	59%	42%	37%	21%	-13%	11%	11%
	<u>SITE</u>	% Change								
	<u>HPP</u>		<u>OPP</u>		<u>EVM</u>		<u>RVM</u>		<u>SVM</u>	
	<u>2BR</u>	From Base								
White	66%	66%	100%	100%	100%	100%	63%	63%	0%	0%
Black	33%	33%	0%	0%	0%	0%	35%	35%	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%	8%	8%	0%	0%
Non-Hispanic	100%	100%	100%	100%	100%	100%	92%	92%	0%	0%
Disabled	0%	0%	0%	0%	0%	0%	8%	8%	0%	0%

HPP = Highland Park Plaza  
OPP = Oak Park Plaza

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

## **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 the model of 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.

Des Moines Municipal Housing Agency has continued activity in the Public Housing 5h Homeownership program. For the past 8 fiscal years, the DMMHA has sold 62 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 January 25, 2008 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. The Agency will request another 2-year extension in December 2009.

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 2009, the Section 8 program was utilizing 104% of the funding, while leasing 95% of our vouchers. The Public Housing program at the end of fiscal year 2009 was at 88% occupancy. The Public Housing program is continues to be focused on the leasing of vacant units.

In March 2008, DMMHA applied for and received funding for the Veterans Affairs Supportive Housing program (VASH). The HUD-VASH program combines HUD housing vouchers for homeless veterans with case management and clinical services provided by the Veterans Affairs (VA). The VA will provide ongoing case management, health and other supportive services to all participants. The VA will refer all eligible HUD-VASH families to DMMHA. DMMHA will administer 35 housing vouchers for this program. Additionally, in August 2009 DMMHA received an additional 35 vouchers bringing this program up to 70 housing vouchers available for homeless veterans.

From the 2008 fiscal year to the end of the fiscal year 2009, DMMHA was selected by Housing & Urban Development (HUD) to administer 87 housing vouchers for individuals and families residing in HUD subsidized multifamily properties.

The DMMHA applied for and received 53 additional Housing Choice Vouchers for non-elderly persons with disabilities. This new program is currently being implemented by staff.

The DMMHA continues to administer the Moderate Rehabilitation program. Over the last several years units were removed from the program when their contracts expired. Only 14 units will remain in the Moderate Rehabilitation program in 2009.

Since October of 2005, DMMHA has participated in programs developed by HUD to provide assistance to families that evacuated from federal declared natural disasters (Hurricane's Katrina, Rita, Ike, and Gustav). The Agency developed and implemented the Katrina Disaster Housing Assistance Program (KDHAP), the Disaster Voucher Program (DVP), and the Disaster Housing Assistance Program (DHAP). The DMMHA will continue to participate in the future if this need arises.

In December of 2008 the DMMHA opened its Section 8 waiting list for a two week period of time. DMMHA received 3,187 applications during this time period.

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 to develop a Section 8 Homeownership plan to work as an additional incentive for our Family Self-sufficiency program participants. This program will be implemented during the 2010 calendar year.

Through a disposition plan for the scattered-site Public Housing units, Des Moines Municipal Housing Agency has increased the Section 8 Voucher allocations by 394 vouchers and will use the public housing sale proceeds to invest in physical improvements in its remaining housing stock and create more affordable housing. As of November 19, 2008 the Des Moines Municipal Housing Agency has sold 344 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 have made this building more competitive in our market for the future. Similar work has begun at Southview Manor. A modernization contract was entered into in June 2009 for \$1,907,206. When the work is completed in May 2010, it is anticipated the building will be 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 seven fiscal years for the Section 8 program. Des Moines Municipal Housing Agency has received a score of 84-91 for the last six years for the Public Housing Program receiving

designations of High Performer for two years and Standard Performer for the other four 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.

## 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.
  - 4) **Explore the role of DMMHA in administering additional rental subsidy programs in the community.**

**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.
  - 3) **Continue to support special housing types within the Housing Choice Voucher Program.**
  - 4) **Continue to apply for new grants to increase assisted housing choices.**

**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.
  - 3) **Continue to support the Family Self Sufficiency Program.**

**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.

**The following comments were received from the Resident Advisory Board. These comments were considered and no changes were made to the Plan or policies.**

Comments received on 2/1/2010 Resident Advisory Board presentation of Five Year and Agency Plans

Five Year Plan - Comments received:

Goals:

- This is something the community might need
- Does that mean you're trying to make the Section 8 list longer?
- Where do I get a copy of what property owners receive for VAWA?
- Do your marketing presentations at meal sites to promote available programs like elderly individuals wanting to purchase a smaller home and to market elderly housing options.
- The 2008 survey showed that elderly are 2 times more concerned about money issues, medical care and final arrangements than all others combined. They're interested in survival.
- The government is cutting medicare and I don't understand it. How do you sort through all the plans?

Agency Plan - Comments received:

Eligibility, Selection & Admissions:

- I live next to a townhome with 1 bedroom and a den that has an 80 year old lady with a live in aide. Does this mean you can't have live in aide and still only qualify for one bedroom?

Rent Determination:

- If you are on a \$50 minimum rent and then lose your job and have no income is there a waiver they can get? Is there a time frame used? So 6 weeks can be retroactive?

LEP

- Are the Bosnians at Royal View Manor aware of who can help with communication needs?

Other Section 8 Changes (Tax Offset, EIV)

- Are these in effect now?
- I had a housing inspection, in the last 6 months there has been a leak above me. My ceiling is hanging 2 to 3 inches.
- For six years I lived in my unit and my bathroom sink has not been connected and it's never leaked.
- Why can't the section 8 inspection and city inspection be combined?

Occupancy Rules or other PH changes (Transfer Policy and Tax offset)

- So if it's just a resident personal preference, than the resident pays.

Schedule of Damages:

- If I wipe my paint, the paint you used just wipes off.
- When the frig was put in I got a big spot in the wall.
- There's a bucket outside my door from sawing.
- When do these new charges to into effect?

#### Housing Needs:

- What website was that again?
- There is more information on the VA boards.
- Where do I find the income break down, poverty guidelines, and income guidelines?

#### Financial Resources:

- When you finish the disposition of properties, will you pick up some of the foreclosures?
- How many years are left for dispo?
- The city council is discussing the re-zoning for duplexes, is transportation in that area being looked at? Route #3 has the most service.

#### Designation of PH for Occupancy By Elderly:

- Any one or several properties that are designated?

#### Demolition & Disposition:

- Is there a process for personal property in a unit?

#### Conversion of Public Housing

- What does this mean? Not built from the ground?
- Will you take vacant buildings and convert to DMMHA's?
- Are private home foreclosures being used?
- I have a question about housing costs. I have vinyl type floor that is not quality vinyl. If I pay out of pocket for a higher quality of vinyl, will maintenance put it in?

#### Capital Improvement

- These are almost the same this year as they were last year.

#### Replacement Housing Factor

- You guys would build a new unit, would it be all on one floor?
- Homes of Oakridge turned into condominiums
- A million dollars is not a lot of money.