



Season's Greetings!

Winter 2010



5h Affordable Homeownership Program

Des Moines Municipal Housing Agency administers a 5(h) Affordable Homeownership Program. Under this program, single-family homes in the public housing inventory are sold to eligible participants.

2420 Holcomb was the latest home sold under this program. Preparations for the sale included: window replacements, kitchen and bathroom remodel, new floor coverings, new HVAC system and water

heater, new appliances, new gutters, water-proofing the foundation walls and a fresh coat of paint.

DMMHA is currently working on 3104 MLK and 3221 E 9th which have both been selected for sale by an eligible buyer.

If you know someone interested in homeownership, more information regarding the 5(h) Affordable Homeownership Program, the available units, and the application can be found at www.dmgov.org.



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Important Dates

01/01	New Year's Day – DMMHA Office Closed
01/18	Martin Luther King Day– DMMHA Office Closed
Feb	RVM 8th floor unit inspections
March	RVM 9th floor unit inspections SVM 3rd floor unit inspections

Annual Agency Plan

The Des Moines Municipal Housing Agency (DMMHA) is required by the Department of Housing & Urban Development (HUD) to develop a one-year and five year Agency Plan.

The Admissions and Continued Occupancy Policy for Public Housing and the Section 8 Administrative Plan along with the Capital Fund Program for Public Housing and the Family Self-Sufficiency Program are included in the plans.

These policies will include information on eligibility, rent calculations and inspections.

Staff will be making presentations on any revisions to these policies to residents and program participants in February of 2010. You will receive written notification regarding these meetings. Staff will also be making a presentation to the Resident Advisory Board in early February.

We hope you can attend one of the meetings in February and provide DMMHA with comments on the plans.



What's New in the Admissions and Leasing Division?

LEASE UP RATES AT AN ALL TIME HIGH!

The DMMHA is proud to report that the lease-up rate for Royal View, Eastview, Highland Park and Oak Park Manors is its highest in history! We are currently leasing units on the 9th floor of Royal View Manor. Once that is completed, there will be no vacancies in any of these buildings until someone moves out. Take a moment to welcome your new neighbors!



MARKETING THE NEWLY REMODELED COMPLEX!

Southview Manor, located at 2417 SW 9th Street, is undergoing major renovations that will be completed in the new future. The waiting list for Southview is VERY short, therefore, beginning in January, the DMMHA will be marketing these NEW AND IMPROVED apartments but WE NEED YOUR HELP! Do you know someone who is 62 years of age or older and tired of paying almost all of their income for rent? Would they rather be paying 30% of their income for rent? Would they like the owner to pay for water, heat, sewer, trash and electric? If so, please encourage them to complete an application.

Applications are available three ways:

- 1) for pick up at 100 E. Euclid, Suite 101;
- 2) on the web-site at www.dmgov.org under the Housing Services Department tab; or
- 3) by calling 515-323-8950 for an application to be mailed.

IT'S TIME TO UPDATE THE POLICIES!

The DMMHA is currently updating their policies regarding how we operate the Public Housing Program. The Admissions and Leasing Division does not foresee any drastic changes for the coming year, however, we will be proposing some minor revisions to the screening criteria and to the organization of the waiting list and process for offering available units.

Free Prescription Discount Card Enclosed

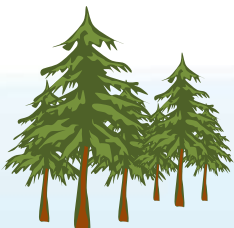
The National League of Cities prescription discount card is designed to help residents save money on prescriptions that are not covered by insurance. The enclosed card is offered to all city residents, there are no age or income restrictions. There are no limits on how many times individuals can use the card. One card can be used by all family members.

There are no enrollment fees and no membership fees. Residents just pay the prescription cost less any applicable discounts. To use, simply present your card at a participating pharmacy. You can call 1-888-620-1749 to locate a pharmacy or visit www.caremark.com/nlc and click on the "Locate A Pharmacy" tab.

Family Self Sufficiency Success Story

"Mark" entered the Family Self Sufficiency program having been out of school for several years and was quite unsure of his employment goals. To help in this, he decided to enroll in the Family Self Sufficiency (FSS) Program that Des Moines Municipal Housing Agency offers. After working with his FSS Coordinator on identifying his skills and interests, "Mark" decided to become a CNA. By working through his goals that he and his coordinator set out for him to accomplish, he received his certification through DMACC and decided to continue his education at Mercy College of Health Sciences.

During this time, "Mark" worked part-time as a medical transcriptionist and enrolled in the *Iowa Saves* program to assist in funding his education. Following the completion of his Associate's degree in Medical Laboratory Technology; "Mark" was hired at a local pediatrics clinic and has been working fulltime for over a year. Mark will soon graduate the Public Housing FSS Program. Upon graduation, because "Mark" increased his income, he will receive a significant escrow check that he may use as he wishes. Mark is proof that it is never too late to change your life. If you are interested in the FSS Program, contact Denise Carrington at 515-323-8973 or Brian Dennis at 515-323-8969.



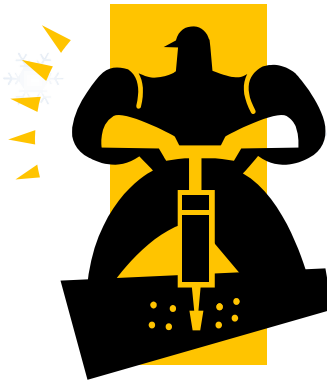
South View Manor Renovation Update

The first phase of apartment modernization was completed in early November and fourteen apartments have now been renovated. The renovation work includes new appliances, countertops, interior doors, closet shelving, new showers, toilets, floor coverings and a fresh coat of paint in each apartment.

Residents were relocated to the renovated apartments to allow renovations to be completed in their apartments over the next 8 to 10 weeks, with phase 2 scheduled for completion the third week of January.

The second phase will also include renovation of the community room and kitchen adjacent to the community room.

Shower Area Before Renovation



Shower Area After Renovation



DMMHA Obtains Crime Free Multi-Housing Certification



The Crime Free Multi-Housing Program is a state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs in apartment properties. It is essentially a coalition of police, property managers and residents of rental properties working together to reduce crime. This concept was developed in Mesa, Arizona in 1992. Crime Free Multi-Housing in Des Moines is a partnership between the Des Moines Police Department and local apartment complexes.

DMMHA has completed the certification requirements for the Crime Free Multi-Housing Program for Royal View Manor. A presentation was completed by the Des Moines Police Department at the November Royal View Manor Tenant Association meeting.

DMMHA will begin to work on South View Manor for certification through the Crime Free Multi-Housing Program as soon as the remodeling is completed.





NOTES FROM THE OCCUPANCY DIVISION

Agency Policy Changes - It is that time of year again when DMMHA is proposing to change some policies that are utilized. The proposed changes listed below will be presented to the Public Housing Board. If the Board approves, these changes will go into effect in July, 2010.

- Families without any household income, currently paying the minimum rent, or receiving a utility reimbursement will be required to update their files on a semi-annual basis.
- Unless specifically invited to hearing proceedings by DMMHA or the participant/applicant, no outside persons will be allowed to attend the hearing proceedings.
- **The DMMHA may select to utilize Iowa State's Tax Offset program to collect debt from persons with debt to DMMHA.**
- **Changes to DMMHA's transfer policies will be presented to the Public Housing Board in January, 2010.**



The snow has now fallen and DMMHA is still working on getting a staff member on the property at Royal View Manor. Until you are notified, please continue to send all of your correspondence to Park Fair Mall. Do not leave anything under the door at the Royal View Office.

Elena Quigley has joined the occupancy team! Elena used to work with the Leasing Division, but is now working with tenants. Your occupancy team now consists of Sara Henry, Occupancy & Program Enforcement Administrator; Peggy Jensen, Senior Housing Case Manager; and Elena Quigley, Senior Housing Case Manager. Any of us can help you if you have a question or concern.



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