

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 2007 American Community Survey Data Profile Highlights and the City of Des Moines Consolidated Plan 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. 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.

The DMMHA participates in the Polk County Housing Continuum, a collaboration of several housing and social service providers in the community, that work 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 an effort to obtain an overall view of the needs of the community and ways of addressing those needs.

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. The DMMHA also 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.

The DMMHA also found that the barriers that disabled renters encounter are not only the affordability of rental units, but also supply and quality of rental units. Some accessible units are available throughout the jurisdiction, however, they often do not meet the financial or disability related needs of the renters. 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 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.

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.