

**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 or increase 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 will continue to apply for additional Section 8 Vouchers should they become available. The DMMHA is currently applying for 78 additional vouchers as a result of a Section 236 project owner mortgage pre-payment. We anticipate funding for these vouchers to be available 3/1/09.

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 and will 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 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 also offers the Congregate Housing program to assist elderly disabled individuals in locating affordable units to meet their needs.

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 brochures to organizations serving the

Hispanic community. At least annually, or upon availability, the Agency contacts service providers serving the Hispanic community to inform them of the availability of our programs.

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 1701 from 7/1/07 – 11/1/08. The waiting list for the Public Housing Program is open and averages around 225 applicants throughout the year. Average turnover for the Public waiting list was 409 from 7/1/07 – 11/1/08. Average turnover for participants in the Section 8 Program is 44 families per month. Average turnover for participants in the Public Housing Program is 6 families per month.

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 programs and copies of such brochures or flyers will be 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 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.