

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 aggressively increased activity in the Public Housing 5h Homeownership program. For fiscal years 2004-2008, the DMMHA has sold 16, 10, 12, 11 and 4 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.

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 2008, the Section 8 program was utilizing 97% of the funding, while leasing 92% of our vouchers. The Public Housing program at the end of fiscal year 2008 was at 82% occupancy. The Public Housing program is currently focused on the rehabilitation 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.

In February of 2008, DMMHA was selected by Housing & Urban Development (HUD) to administer 80 housing vouchers for individuals and families residing in HUD subsidized multifamily properties.

DMMHA continues to administer the Moderate Rehabilitation program. Over the last year 13 units were removed from program when their contracts expired. One additional unit will be removed on 12/31/08 when its contract expires. Only 14 units will remain in the Moderate Rehabilitation program in 2009.

In October of 2005, DMMHA developed and implemented the Katrina Disaster Housing Assistance Program (KDHAP) for evacuees from Hurricane's Katrina and Rita. The KDHAP program ended at the end of February 2006 and remaining families were converted to the Disaster Voucher Program (DVP), another rental assistance program for hurricane evacuees. It is anticipated that funding for the DVP rental assistance program will be exhausted by February of 2009.

In September 2007, DMMHA entered into a grant agreement with FEMA to administer the Disaster Housing Assistance Program (DHAP) a new rental assistance program which also provides case management services. The DHAP program was designed to help previously unassisted Hurricane Katrina and Rita evacuees. Funding for the DHAP program is anticipated until February of 2009.

In November 2008, DMMHA executed a contract for additional funding from FEMA to develop and implement a new Disaster Housing Assistance Program Ike (DHAP-Ike) for evacuees from Hurricanes Ike and Gustav. The DHAP- Ike program will provide rental assistance and case management services. It is anticipated that there will be sufficient funding for the DHAP- Ike Program until March 2010.

In December of 2008 the DMMHA will open its Section 8 waiting list for a two week period of time. DMMHA has averaged receiving over 3,000 applications during the last three opening periods which occur approximately once every 18 months. It is anticipated that the 2008 opening period will be consistent with what has occurred in the past.

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

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

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

Through a disposition plan for the scattered-site Public Housing units, Des Moines Municipal Housing Agency has increased the Section 8 Voucher allocations by 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 336 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 will begin at Southview Manor in 2009

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.

In 2007 implementation of the Violence Against Women Act began with the development of written materials and the development of procedures for implementation of the Act's requirements. Staff training from the Family Violence Center has occurred.