

## **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.