



# Family Self Sufficiency: A Success Story

Susan was a public housing participant for 5 years. She and her husband came to this country from war torn Africa. Even with a family that included 4 children, Susan knew the importance of creating a plan to get her family on track to live economically independent.

Upon entering the U.S., this family depended on several social service programs, including housing assistance through DMMHA. Susan signed up for the Family Self Sufficiency (FSS) Program. As part of the FSS program, she developed goals and was directed to get local resources to assist

her in successfully accomplishing all of her goals.

The FSS Coordinator assisted Susan with filling out applications for work. She went from receiving FIP to working a part time job with the Des Moines Schools. Susan started a savings and checking account with a local bank.

With the help of the free seminars the FSS program hosts, she developed a budget. Susan then found full time employment in Perry, Iowa along with her husband.

The DMMHA offers free homeownership training for the FSS participants. This sparked the

desire for the family to transition into homeownership. With their combined income, this family applied and was accepted for a Habitat for Humanity Home.

When a FSS participant increases their wages, they could qualify for an escrow account. Susan left the FSS program with an escrow check of about \$14, 500. If you are interested in participating in the Family Self-Sufficiency program please contact Brian Dennis at 515-323-8969 or by e-mail at [BSDennis@dmgov.org](mailto:BSDennis@dmgov.org).



## Housing Staff Move to Royal View Manor

As you probably have noticed, there has been some office construction going on at Royal View Manor in room #105. Before December 2009, Peggy Jensen, Housing Case Manager, will be relocated to Royal View Manor, and she will no longer be located at Park Fair Mall.

Peggy will continue conducting annual and interim recertification interviews. All interviews for Royal View Manor residents will be conducted at the property

in room #105 once Peggy arrives in the building.

In addition to those responsibilities, she will be available to residents for housing related issues. The requirement of putting all information changes in writing will remain the same. Peggy will be available by appointment on specified days if you need to speak to her. Peggy's office hours will be posted upon completion of the move. More information

will follow once the move is complete.

**Rent will not be accepted at the Royal View office. Rent payments must continue to be mailed in the rent envelopes provided.**



# Service Coordinator News ~ by Amelia Marchant

A great deal of activity is occurring at all 5 public housing manors, a number of new residents have moved in. It is a great time to get to know new neighbors especially as people enjoy the beautiful weather. I want to encourage tenants to welcome new residents to the buildings by introducing themselves. For those of you that are new tenants, the Service Coordinator's role is to assist tenants in locating social service agencies throughout the greater Des Moines Community area. Examples of assistance provided include transportation, food stamps, meals on wheels, and assistance completing forms.

The Service Coordinator also alerts residents to new social service pro-



grams. I am excited to share a program called "Just One Thing" which is part of The American Recovery and Reinvestment Act (ARRA) funds. The program is designed to help families through these tough economic times and will help with items such as beds, appliances and glasses. The program is administered through the Community Services Site Offices- Pioneer Columbus, Four Mile, Logan and Sixth Ave-

nue offices. Eligibility includes participant income guidelines.

Each month the Service Coordinator also coordinates educational opportunities for residents. In October, Vocational Rehabilitation will inform residents about their program and services offered to individuals who are disabled but would like to work. In November, the Iowa Commission for the Blind will present information on the services they offer. In addition to services for blind individuals, the Iowa Commission for the Blind also has services for individuals that have difficulty seeing. Everyone is being encouraged to attend. December will be the annual Christmas Lights Tour.

## 5h Home for Sale

The property located at 3101 Fleming Ave. is a two bedroom, one bathroom home with a full basement and is available to purchase through the 5(h) Affordable Homeownership Program. Rehab has begun on this property.

Through the 5(h) Affordable Homeownership Program, homebuyers purchase a house owned by DMMHA for 2/3 of the appraised value after DMMHA rehabs the home. Eligibility for the program is based on a household's annual income. The household or individual must earn at least \$20,000



per year and may not exceed 80% of the area median income limits. Qualified buyers must be able to obtain a mortgage from a DMMHA approved

lender. **Applications are open to the public!!**

Applications may be picked up at the DMMHA Administrative Office or printed from the following website: <http://www.dmgov.org/departments/HS/property.htm>. Other properties through this program can be viewed on the website as well. Please call Kara Nees-Anderson at 515-323-8988 or e-mail [klnees@dmgov.org](mailto:klnees@dmgov.org). with any questions regarding the 5(h) program.

## HUD Inspections in October



The Department of Housing & Urban Development will be conducting public housing inspections on the follow-

ing days:

- Scattered Sites - Oct 13th & 14th
- Oak Park - October 22nd
- South View Manor - Oct 22nd
- Highland Park - October 22nd
- Royal View Manor - Oct 23rd
- East View Manor - October 23rd

## Compliments of the RAB

The Resident Advisory Board will be seeking your ideas and opinions on how to best utilize resident participation funds received from HUD. A resident participation fund survey will be mailed to you within the next couple of months. Make sure your ideas are heard by completing the survey and returning!!



The Resident Advisory Board also approved the use of funds for an upcoming Personal Finance Presentation. The presentation will be held at the DMMHA administrative offices and will cover budgeting and credit. Look for your invitation in the mail soon!!

## South View Manor Update

**South View Manor (2417 SW 9<sup>th</sup> Street) Renovations:** The modernization work has begun at South View Manor. The exterior brick repairs and window lintel replacements are completed. The new roof over the community room has been completed and all first floor windows have been installed.

Fifteen vacant apartments located throughout the building have been gutted, new countertops are in place, new fan coil units for heating & cooling have been installed and drywall repairs are underway.

It is anticipated that the first phase apartment renovations will be complete by mid-October.



South View Manor

## Updates at Royal View Manor

### **Royal View Manor (1101 Crocker)** 9<sup>th</sup> Floor Water line replacement:

DMMHA has entered into a contract with Brown Engineering to design the ninth floor HVAC water line replacement.

Engineering contract drawings and specifications are currently underway. This project will undertake the replacement of the existing black iron HVAC piping that supplies heated and chilled water throughout the building. The project will also address replacement of

the ceiling and lights on the ninth floor corridors.



## One Year & Five Year Agency Plans

The Des Moines Municipal Housing Agency is required by the Department of Housing and Urban Development (HUD) to develop a one-year and a five year Agency Plan. The **Section 8 Administrative Plan**, the **Public Housing Admissions and Continued Occupancy Policy**, a **Capital Improvement Plan** and the **Family Self-Sufficiency Program** are included in the annual plan.

As in the past, any changes or revisions to these plans will be available

for your review early next year. Staff will also be holding meetings to discuss the revisions and receive your comments. As part of the process, the Resident Advisory Board will also be given this information and will provide input.

You will receive additional information on the meetings to be held as the development of the plans progresses.



**Striving to advance justice and equality for all people in Des Moines by creating an atmosphere of opportunity.**



*We're here to help you!*

**Know Your Fair Housing Rights!**

Housing Discrimination can be:

- Advertisements saying "no kids allowed".
- Refusing to allow a service animal because of a "no pets" policy.
- Steering members of a protected class to live in certain areas.
- Charging a different amount of rent to protected class members.
- Offering differing terms or conditions of a lease to protected class members.
- For profit, persuading homeowners to sell or rent (blockbusting).

The City of Des Moines prohibits housing discrimination based on: **race, religion, creed, color, sex, sexual orientation, national origin, ancestry, family status, physical and mental disability.**



If you've experienced discrimination in Des Moines, contact: 515-283-4284 or visit

<http://www.dmgov.org/departments/hrt>

The City of Des Moines is an Equal Opportunity Employer.



CITY OF DES MOINES MUNICIPAL  
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*Agency Mission: To provide quality affordable housing opportunities within Des Moines and Polk County, and to facilitate, where possible self-sufficiency for its clients.*



## Your Health and Safety Are Important to DMMHA

Yearly inspections help the DMMHA Maintenance Department keep our properties in good condition for you and for future tenants. If you are a public housing resident, your house or apartment will be inspected at least annually by DMMHA. You may also receive notification that other agencies, such as HUD, will be inspecting. The following are examples of maintenance items that, if repaired prior to our annual physical inspection, could make a significant difference in our overall inspection score.

### Electrical

- Outlet and Switch Plate Covers - are not cracked or broken.
- All light fixtures must be in place and have a working light bulb.
- Access to the electrical panel is not blocked by furniture or other items not easily removed.
- Open Breaker/Fuse Ports - open breaker/fuse ports are covered.

### Egress & Security

- All hallways and exits must be free and clear of obstructions

- Doors Damaged Seals - the factory-installed seals on exterior doors, such as building or unit doors, are in place and undamaged.
- Doors Damaged Hardware - exterior door hardware locks or latches properly and fire doors function as designed.
- All door knobs and locks must work as designed.

### Fire Safety

- All smoke detectors must be in place with a working battery (if so equipped) at all times.
- There should be no items any closer than six (6) inches to the furnace or water heater.
- Missing HVAC Covers - there are covers on all baseboard heaters.

### General Safety Hazards

- Remove all cords from across the doorways or secure them to the floor, to eliminate tripping hazards.
- Broken/Cracked window glass
- Missing/torn window screens
- Stove burners are working and function as designed.

- For gas stoves, the oven and all stove-top burners must light from pilot.
- The unit must be free from any accumulation of garbage or debris, both interior and exterior.

### Plumbing

- Toilets must be functional and working
- All drains must drain properly
- All sink and tub stoppers must be present and hold water
- Pipes and faucets are not leaking
- Damaged Sinks/showers - any hardware problems are repaired, diverters are working, drains have stoppers, hot and cold water handles are in place and working.

Please contact the DMMHA Maintenance Department if you have any repairs that need to be made or any concerns at (515) 323-8950.

