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.

**PUBLIC HOUSING PROGRAM**

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 has constructed nine (9) single family homes utilizing Replacement Housing Factor (RHF) funds which have been rented. DMMHA is working with the City of Des Moines real estate division to purchase a handicapped accessible single family unit in the City of Des Moines to be placed in the Public Housing inventory.

The DMMHA has a designated housing program to assist the elderly population through Public Housing.

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.

The DMMHA **is in the process of implementing** has implemented an on-line application for Public Housing. Upon implementation, paper applications will remain available for applicants as well.

**SECTION 8 PROGRAMS**

The DMMHA intends to maintain 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 monitors lease-up and utilization rates on a monthly basis.

The DMMHA applied for and was awarded 53 Designated Housing Vouchers in July of 2009 that are specifically designated for use by non-elderly disabled families. The DMMHA will continue to 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 offers the Congregate Housing program to assist elderly disabled individuals in locating affordable units to meet their needs.

The DMMHA applied for and was awarded 165 special-purpose Housing Choice Vouchers through a program called the Veterans Administrative Supportive Housing Program (VASH) to assist Veterans in being able to rent affordable units and receive one-on-one case
management through the Department of Veterans affairs. The DMMHA will continue to apply for additional VASH vouchers, should they become available.

The DMMHA has applied for and received funding for 100 Family Unification Program vouchers which will assist families who are separated from their children because of homelessness or inadequate housing and for individuals age 18 through 24 transitioning from foster care.

The DMMHA implemented a Project Based Voucher Program in 2011. The 50 project based vouchers were awarded to two developers. The DMMHA will explore the expansion of the number of project based vouchers.

The DMMHA will continue to apply for additional Section 8 Vouchers should they become available and/or acquire additional vouchers through HUD multi-family operator’s terminating subsidized housing contracts.

On July 1, 2017, a HUD Multifamily Housing Program opted out of their Section 8 HUD Multifamily Housing Program contract and Section 8 Housing Choice vouchers were requested for the eligible residents residing at the multifamily property. The DMMHA received 117 additional Housing Choice Vouchers to continue to assist those residents under the Housing Choice Voucher Program.

When the waiting list is open, the DMMHA has implemented an on-line application process. Paper applications are available during the waiting list opening upon request.

**HOMEOWNERSHIP PROGRAMS**

Since 1992, the City of Des Moines, Municipal Housing Agency has sold single family homes owned by the agency to income eligible buyers under the 5(h) Homeownership Program. On September 21, 2015, DMMHA received HUD approval to remove the remaining fourteen unsold units from the 5(h) program designation. Although the 5(h) Homeownership Program is now complete, DMMHA will continue to do annual updates with the 5(h) home purchasers for seven years from the date of home purchase to assist with successful homeownership outcomes.

The Des Moines Municipal Housing Agency received HUD approval to implement a Section 8 Housing Choice Voucher Homeownership Program in July 2010 with the approval of the Agency Plan. Program implementation occurred July 1st, 2011 and DMMHA is currently accepting applications for the Section 8 Housing Choice Voucher Homeownership Program. Contingent on sufficient HUD funding, the DMMHA will allow up to twenty-fourth-five (425) homeownership vouchers to be utilized for the Housing Choice Voucher Homeownership Program. The Housing Choice Voucher Homeownership Program is limited to Family Self Sufficiency participants, and to elderly and/or disabled Housing Choice Voucher program participants and to Public Housing residents residing in a scattered site, single family unit that is being displaced through an approved disposition action and will receive a housing choice voucher from the disposition action.
The Des Moines Municipal Housing Agency will\-may create and implement a HUD Section 32 homeownership plan to increase the ability for low-income qualified families to become home owners. A formal program request will be submitted to HUD for approval.

**SUPPORTIVE SERVICES**

The Des Moines Municipal Housing Agency has a voluntary Family Self Sufficiency Program which serves both residents of Public Housing and Section 8 Housing Choice Voucher participants.

The Des Moines Municipal Housing Agency has a Family Services Program in which a HUD funded ROSS Service Coordinator assists any Public Housing resident under the age of 62 to increase and/or maintain their self-sufficiency through community resource referrals and case management.

The Des Moines Municipal Housing Agency has a Resident Service Coordinator program which assists any Public Housing resident over the age of 62. The Resident Service Coordinators provide community resource referrals, case management, and assist residents with tasks to promote independent living and aging in place.

**MARKETING**

The DMMHA publicizes the programs through the City of Des Moines Web-site and the GoSection 8.com web-site. The Agency’s Public Housing units are also listed on the Affordable Housing Search and Iowa Finance Authority web-sites.

Notices are sent out to area low-income housing providers and supportive service agencies through the Polk County Housing Continuum Membership Directory updating them on opportunities for housing within the Des Moines Municipal Housing Agency. Agency staff will also make formal presentations to various groups such as the Polk County Congregate Meal Sites to market and promote our Elderly designated multi-family units upon request. The DMMHA also provides information regarding the programs to the Polk County Housing Trust Fund.

Outreach to property owners for the Section 8 Program is done through Owner’s Briefing meetings, the City of Des Moines Web-site and having program information available through the GoSection 8.com web-site. A Landlord Information Packet is available at the Des Moines Municipal Housing Agency (DMMHA) for those who request it and is also available on the City’s web-site. The DMMHA also works closely with the Central Iowa Apartment Alliance in providing information regarding the Section 8 Program to their membership.

Landlords/Owners using the GoSection8.com system can list vacant properties at no cost. This feature also enables potential tenants to search for vacant units in their bedroom size and price range through a free Quick Match Rental Locator Service. The properties landlords enter into the system will be automatically added to this Agency’s bedroom size listings, creating additional exposure for vacant units.
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 and uses local companies to aid in communications with persons with Limited English Proficiency. Special outreach may be provided for the community’s Hispanic population to include providing Spanish language flyers to organizations serving the Hispanic community upon request. Upon availability, the Agency contacts service providers serving the Hispanic community to inform them of the availability of our programs.

The DMMHA assists families with disabilities by marketing the Section 8 program to local non-profit agencies that assist families with disabilities. 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. Locally, the Iowa Finance Authority has established IowaHousingSearch.org, a searchable web-site that provides information on accessibility of units within DMMHA’s jurisdiction.

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 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. The waiting list for the Public Housing Program is currently open at all times. The DMMHA opened the Section 8 waiting list on July 19 and 20, 2018 using an on-line web application process. During that time DMMHA received 3,863 applications. The DMMHA used a random lottery selection process to randomly select 3,500 applications that were placed on the Random Pool 2018 waiting list. The DMMHA is processing the remaining applicants on the Random Pool 2017 list and has begun also pulling people from the using the Random Pool 2018 list. The Section 8 Waiting list for applicants eligible for the Family Unification Program, Shelter Plus Care preference, Veterans Administrative Supportive Housing (VASH), Project Based Vouchers, and FUP Youth preference, are open at this time.

Brochures or flyers are available to describe DMMHA’s Section 8 and Public Housing Programs. Copies of such brochures or flyers are sent to community centers and service providers which primarily serve low-income neighborhoods. Agency staff participates in the Collaboration for Self-Sufficiency, Polk County Housing Continuum, Refugee Alliance of Central Iowa and several other community organizations. Staff regularly makes presentations and distributes program information, all of which provide access to low-income families through service providers. The DMMHA also markets the Public Housing Program through the Affordable Housing Search web-site and the Iowa Finance Authority web-site.

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.