

★ Roll Call Number
20-0495

Agenda Item Number

M.H.G.B. - 5

Date March 23, 2020

APPROVING THE ANNUAL AGENCY PLAN FOR FISCAL YEAR BEGINNING JULY 1, 2020, TO INCLUDE THE 2020 CAPITAL IMPROVEMENT GRANT, THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY, THE FAMILY SELF-SUFFICIENCY ACTION PLAN AND THE SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

WHEREAS, the 1998 Quality Housing and Work Responsibility Act requires Public Housing Agencies to develop and submit to the U.S. Department of Housing and Urban Development (HUD) a one-year Agency Plan; and

WHEREAS, the Agency Plan serves as an operation, planning and management tool for the Des Moines Municipal Housing Agency (DMMHA), including a mission statement of the goals and objectives of the Agency to serve the needs of low-income and moderate-income families; and

WHEREAS, the one-year Agency Plan, with an effective date of July 1, 2020, contains specific operational information including the Application for the 2020 Capital Improvements grant; and

WHEREAS, the DMMHA Public Housing Admissions and Continued Occupancy Policy, the Section 8 Housing Choice Voucher Administrative Plan, and the Family Self-Sufficiency Action Plan (herein collectively "Housing Policies") have been revised; and

WHEREAS, the one-year Agency Plan was developed by City staff and the Housing Services Board during four working sessions open to the public, held on the following dates: October 16, 2019, November 20, 2019, December 18, 2019, January 15, 2020, February 19, 2020 and during a public presentation on February 18, 2020; and

WHEREAS, notice of the date and location of public hearings and the location of the availability of the draft Agency Plan and Housing Policies was published in the Des Moines Register on January 31, 2020 and on the City's website; and

WHEREAS, in January 2020, all Public Housing residents and Section 8 clients received notifications of the availability of the draft Agency Plan and Housing Policies for their review and comment; and

WHEREAS, the Housing Director's Resident Advisory Board attended a presentation on February 11, 2020 to review the Agency Plans and Housing Policies; and

WHEREAS, at their meeting on March 18, 2020, the Housing Services Board held a formal public hearing to receive public comment on the Agency Plan and Housing Policies and, at the close of the public hearing, the Housing Services Board voted to approve and recommend the Agency Plan and the Housing Policies to the Municipal Housing Governing Board for approval and submission to HUD.

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NOW, THEREFORE, BE IT RESOLVED, by the Municipal Housing Governing Board of the City of Des Moines, Iowa, as follows:

1. The DMMHA's one-year Agency Plan, on file in the office of the City Clerk as "Exhibit A", is hereby approved.
2. The revised Public Housing Admissions and Continued Occupancy Policy, the Section 8 Housing Choice Voucher Administrative Plan, and the Family Self-Sufficiency Action Plan, on file at the Des Moines Municipal Housing Agency's offices, are hereby approved.
3. The Board hereby certifies compliance with deconcentration requirements of the U.S. Housing Act of 1937, and the Mayor is authorized and directed to execute the Civil Rights Certification and the PHA Certifications of Compliance, on file in the office of the City Clerk as "Exhibit B", to be submitted to HUD with the Agency Plan.
4. The City Manager or his designee is hereby authorized to execute all other related documents and supporting certifications and submit the Plan to HUD prior to the deadline of April 17, 2020.
5. The Mayor is authorized to execute and the City Manager or his designee to implement the 2020 Capital Improvements grant.

(Board Comm. No. 20-137)

MOVED BY Gatto TO APPROVE.

APPROVED AS TO FORM:

Judy Parks-Kruse
 Judy Parks-Kruse, Assistant City Attorney

M.H.G.B. ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

CERTIFICATE

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City of Des Moines, Municipal Housing Agency Governing Board, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

P. Kay Cmelik

City Clerk

MOTION CARRIED 7 APPROVED
J. M. Franklin Cownie Mayor

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

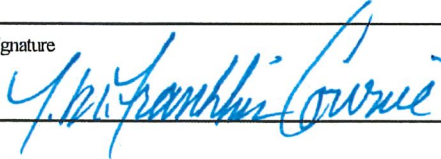
City of Des Moines Municipal Housing Agency
 PHA Name

IA020
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official T. M. Franklin Cownie	Title Mayor
Signature 	Date 9/14/20