

PHA 5-Year and Annual Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: <u>City of Des Moines, Des Moines Municipal Housing Agency</u> PHA Code: <u>IA020</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>494</u> Number of HCV units: <u>3169</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1) Eligibility, Selection & Admissions policies, including Deconcentration & waiting list procedures: Attachment: ia020a01 2) Financial Resources: Attachment :ia020b01 3) Rent Determination: Attachment:ia020c01 4) Operation and Management: Attachment: ia020d01 5) Grievance Procedures: Attachment: ia020e01 6) Designated Housing for Elderly & Disabled Families: Attachment: ia020f01 7) Community Service & Self-sufficiency: Attachment: ia020g01 8) Safety & Crime Prevention: Attachment : ia020h01 9) Fiscal Year Audit: Attachment : ia020i01 10) VAWA: Attachment: ia020j01 (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the annual PHA plan will be available at the DMMHA administrative offices-100 E. Euclid, Suite 101, Des Moines, Iowa and on the City of Des Moines website at: www.dmgov.org				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> 1) Demolition and/or Disposition: Attachment: ia020k01 2) Conversion of Public Housing: Attachment: ia020l01 3) Homeownership: Attachment: ia020m01 4) Project-based Vouchers: Attachment: ia020n01				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>1) CFP 2011: Attachment: ia020o01 2) P & E reports: Attachment: ia020o01 3) Replacement Housing Factor - RHF: Attachment: ia020p01</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attachment: ia020q01</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Attachment: ia020r01</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Attachment: ia020s01</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. Attachment: ia020t01 (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Attachment: ia020u01</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Attachment: ia020v01 (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Attachment: ia020v01 (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Attachment: ia020v01 (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Attachment: ia020v01 (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Attachment: ia020v01 (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Attachment: ia020w01 (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Attachment: ia020o01 (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Attachment: ia020q01</p>

AGENCY PLAN

6.0 (a)

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

ELEMENT 1: REVISIONS TO PHA PLAN ELEMENTS GOVERNING ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES, AND WAIT LIST PROCEDURES:

Section 8 Administrative Plan Revisions

Added clarification under Family Break Up as to who will retain the Housing Choice Voucher if it is not able to be determined by Court order or Domestic Violence reasons. The determination will be made as follows:

In the event that a court has not made a determination which family members will retain the Housing Choice Voucher, the DMMHA in making the determination looks at the Housing Assistance Payments (HAP) Contract. Part B of the HAP Contract: Body of Contract, paragraph 4 Termination of HAP contract, b. When HAP contract terminates (8) If the family breaks up, the PHA may terminate the HAP contract, or may continue housing assistance payments on behalf of family members who remain in the contract unit.

In the event that all family members have moved from the unit or the family is on the waiting list (i.e. in the middle of a relocation with assistance, in the application process), the determination will be made based on the family member who was head of the household at the time of application unless the family made a decision to request, in writing, that a different eligible household member become the head of the household throughout the course of tenancy. If no such request was made, the head of household at the time of application will retain the housing choice voucher.

Under Absence from unit, revising language to delete language regarding absences for thirty days and having it read that the family may not be absent from the unit for a period of more than 180 consecutive calendar days, except where permitted under federal regulations for members of the armed forces serving in active duty under federally declared hostile action.

Added language under Social Security Numbers to be in compliance with PIH Notice 2010 – 3 to state the following:

In addition, each participant who has not previously disclosed an SSN, has previously disclosed an SSN that HUD or the SSA determined was invalid, or has been issued a new SSN must submit their complete and accurate SSN and the documentation required to verify the SSN at the time of the next interim or annual reexamination or recertification. Participants age 62 or older as of January 31, 2010, whose determination of eligibility was begun before January 31, 2010, are exempt from this requirement and remain exempt even if they move to a new assisted unit.

The DMMHA must deny assistance to an applicant family if they do not meet the SSN disclosure and documentation requirements contained in 24 CFR 5.216.

Clarifying language and adding timeframes under Other Permitted Reasons for Denial as follows:

The DMMHA may deny an application if the applicant household is currently engaged in, or has engaged in during a reasonable time before admission, (1) drug-related criminal activity, (2) violent criminal activity, (3) other criminal activity which may threaten the health, safety or right to peaceful enjoyment of the premises by other residents; or (4) other criminal activity which may threaten the health or safety of the owner, property management staff, or persons performing a contract

administration function or responsibility on behalf of the DMMHA (including a DMMHA employee or a DMMHA contractor, subcontractor or agent).

The DMMHA defines a reasonable period of time to be within the last ten years from the date of eligibility review, unless otherwise noted in this Chapter, or unless the applicant family has committed a sexually related offense, murder, attempted murder, homicide, attempted homicide or other violent act against another person. Applicants who have committed a sexually related offense, murder, attempted murder, homicide, or attempted homicide will be denied. Applicants who have committed violent acts against another person may also be denied.

Failure to disclose criminal history by any applicant is grounds for automatic denial of participation in any Section 8 program.

Under Drug Related Criminal Activity:

The DMMHA will determine persons ineligible for the Housing Choice Voucher Program for any drug-related activity that occurred within the last two (2) years.

The DMMHA will determine persons ineligible for the Housing Choice Voucher Program for any drug-related activity that occurred while participating in a federally subsidized housing program within the last ten (10) years.

The DMMHA will determine persons ineligible for the Housing Choice Voucher Program for a pattern of drug-related activity that may threaten the health, safety or right to peaceful enjoyment of the premises by other residents. Consideration of Circumstances will be reviewed in these cases.

Under Violent Criminal Activity:

The DMMHA will determine persons ineligible for the Housing Choice Voucher Program for violent criminal activity that includes, but is not limited to, any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

DMMHA will deem ineligible sex offenders that are on the registry at the time of application or have a criminal record that indicates that such activity has occurred.

In other cases where a violent act has occurred against another person, the DMMHA reserves the right to deny the application for the violent criminal activity. Consideration of Circumstances will be reviewed in these cases.

The DMMHA will determine persons ineligible for the Housing Choice Voucher Program for a pattern of violent criminal activity that may threaten the health, safety or right to peaceful enjoyment of the premises by other residents. Consideration of Circumstances will be reviewed in these cases.

Under Previous Behavior in Assisted Housing:

The DMMHA will deny assistance if any family member has been evicted or terminated from federally subsidized housing for drug-related activity, violent criminal activity or other criminal activity within the last ten (10) years of the date the application is being reviewed for final eligibility.

The DMMHA will deny assistance if any family member has been evicted or terminated from federally subsidized housing for unreported income, HQS breach caused by the family, or

unauthorized persons within the last two (2) years of the date the application is being reviewed for final eligibility.

The DMMHA will deny assistance if a family member has previously been terminated or evicted from any federally subsidized housing program for other reasons not previously listed if the eviction or termination was within two (2) years of the date the application is being reviewed for final eligibility.

Deleted language regarding applicants owing money to other federally subsidized programs under Monies Owed to DMMHA or other PHA's. The DMMHA will only look at monies owed to DMMHA or other Public Housing Authorities.

Added language regarding clients porting in to DMMHA to state that they will not be permitted 60 days to re-pay any monies owed to DMMHA due to the timelines that must be met to be in compliance with HUD portability regulations and that the portability request will be denied for the monies owed.

Added under Consideration of Circumstances that the DMMHA may take into consideration recent participation in a recognized supportive services program.

Under the Application Process Overview the DMMHA is adding language stating that this Chapter does not apply to the Veterans Administration Supportive Housing (VASH) Program. See Chapter 18 for policies regarding the VASH Program.

Added the following language under Application Interview:

All household members age 18 or older are encouraged to attend the interview together. If all adult household members cannot attend at the same time, the adult household members that could not attend will be asked to schedule an appointment to sign all required documents.

Assistance cannot be provided to the family until all SSN documentation requirements are met. However, if the DMMHA determines that an applicant family is otherwise eligible to participate in the program, the family may retain its place on the waiting list for a period of time determined by the DMMHA [Notice PIH 2010-3].

Pending disclosure and documentation of social security numbers, the DMMHA will allow the family to retain its place on the waiting list for ninety (90) calendar days. If not all household members have disclosed their SSNs at the next time a Housing Choice Voucher becomes available, the PHA will offer a unit to the next eligible applicant family on the waiting list. If not all household members have disclosed their SSNs within the ninety (90) calendar days, the applicant will be retired/removed from the waiting list.

AGENCY PLAN

6.0 (a)

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

ELEMENT 1: REVISIONS TO PHA PLAN ELEMENTS GOVERNING ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES, INCLUDING DECONCENTRATION AND WAIT LIST PROCEDURES:

Public Housing Program Plan Revisions

Deleted language regarding Home Visits when determining eligibility.

Added clarification under Family Break Up as to who will retain the Public Housing unit if it is not able to be determined by Court order or Domestic Violence reasons. The determination will be made as follows:

This determination will be made based on the family member who was head of the household at the time of application unless the family made a decision to request, in writing, that a different eligible household member become the head of the household throughout the course of tenancy. If no such request was made, the head of household at the time of application will retain the Public Housing Assistance.

If a family on the waiting list breaks up, the family member who is listed as the head of household at the time of application will retain the position on the waiting list and the other family member(s) must make a new application when the waiting list is open.

Added language regarding Absent Students to state: Students living out of town, but living in the assisted unit for a minimum of three months per year, will be considered a family member.

Added language regarding Absent Head or Spouse to state that the head or spouse could be absent for more than 180 days where permitted under federal regulations for members of the armed forces serving in active duty under federally declared hostile action.

Added language regarding Family Members Permanently Confined for Medical Reasons to state: If a family member is confined to a nursing home or hospital on a permanent basis, that person is no longer considered a family member and the income of that person is not counted.

The DMMHA will request verification from a responsible medical professional and will use this determination. If the responsible medical professional cannot provide a determination, the person generally will be considered temporarily absent unless absent from the unit for more than 180 consecutive calendar days. If absent for more than 180 consecutive calendar days, the family member will no longer be considered a family member.

Added language regarding the Return of Permanently Absent Family Members to state: The family must request, in writing, DMMHA approval for the return of any adult family members that the DMMHA has determined to be permanently absent. The individual is subject to the eligibility and screening requirements.

Revised language under Organization of the Waiting List to reflect a change from 5 Sites to four Zones to state: Applicants will be assigned to the Site-Based waiting list based on preferences, ~~site~~ zone choice, occupancy standards, and the date and time of application.

Applicants will be placed on the largest waiting list that they are eligible for based on the DMMHA Occupancy Standards in outlined in Chapter 5 of this Policy, unless the applicant requests, in writing, to be

placed on a smaller list that they are eligible for (i.e. a parent and one child will be placed on the two bedroom waiting list, unless they request, in writing, to be placed on the one bedroom waiting list).

There are four (4) Zones for applicants to choose from. The Zone locations are as follows:

Zone 1: North of University Avenue and West of N.E. 14th Street
(includes Highland Park Plaza and Oak Park Plaza)

Zone 2: North of E. University and East of N.E. 14th Street
(includes East View Manor)

Zone 3: South of University Avenue and West of S.E. 14th Street
(includes Royal View Manor and Southview Manor)

Zone 4: South of E. University and West of S.E. 14th Street

Applicants who do not have a Zone preference selected on the pre-application will be placed on the shortest Zone waiting lists that they may be eligible for based on age or family composition.

Added language Under Tenant Selection to state: When an applicant or resident family requests a copy of the DMMHA’s tenant selection policies, the DMMHA will provide copies to them in accordance with the City of Des Moines fees for copies policy.

Changed the timeframe regarding requests to review a denial of preference status from four (4) days to ten (10) business days of the date the written notice informing the applicant of the denial was mailed.

Added language regarding notification of selection and the ability to “hold” their place on the waiting list if they are participating in a transitional housing program and need to complete that program prior to being offered a unit as follows:

In the event that an applicant is selected from the waiting list and the applicant notifies the DMMHA that they are a participant in a recognized transitional housing program, the DMMHA may, at its sole discretion, allow the applicant to hold their current position on the waiting list while completing the approved program.

The DMMHA will require the applicant to submit written verification of participation in the program and the approximate date of completion from the Program prior to holding the applicants position on the waiting list.

Upon receipt of the required verification, the DMMHA will notify the applicant, in writing, of its decision to approve or deny the request to hold their position on the waiting list until participation in the approved program is completed.

Applicants who are approved to hold their position on the waiting list must inform DMMHA when they have completed the approved Program. Upon written notification from the applicant that the approved Program has been completed, the DMMHA will begin processing the pre-application in accordance with the policies set forth in this plan.

Applicants who are approved to hold their position on the waiting list must comply with the same requirements as all other Public Housing applicants, including but not limited to, supplying any information that is required and submitting address changes in writing. Such applicants that do not respond within the required timeframe or have correspondence that is returned by the post office will be removed from the waiting list.

Revised the Occupancy Standards to accommodate larger unit sizes as follows:

BEDROOM SIZE	MINIMUM NUMBER OF	MAXIMUM NUMBER
--------------	-------------------	----------------

	PERSONS	OF PERSONS
0	1	1
1	1	2
2	2	4
3	3	6
4	4	8

Added language regarding Occupancy Standards as follows:

Adults of opposite gender (other than married couples) will not be required to share a bedroom.

A family that consists of a pregnant woman (with no other persons) will be treated as a two -person family.

Two children of the same gender will be required to share a bedroom unless there is five **numerical** years difference in age.

Children of the same gender that are not five numerical years apart will be required to share a bedroom until such time as the oldest child turns 18 years of age.

Children of the opposite gender shall be required to share a bedroom until such time as the oldest child turns 5 (five) years of age.

Added language under Unit Offers to state: When an applicant rejects the final unit offer without good cause, to include missing scheduled appointments to view apartments and/or sign lease documents, the DMMHA will retire the application and remove the applicant’s name from the waiting list and send notice to the family of such removal.

Site Based Waiting Lists - Revised charts to reflect current statistics. Current statistics reflect a slight increase in the number of Hispanic applicants for all sites and an increase in the number of disabled applicants for the designated elderly sites from the original base numbers from 2005. Current statistics reflect an increase in the number of white applicants and a slight increase in the number of Hispanic applicants for the elderly sites and a slight decrease in the number of white applicants and disabled applicants for the Royal View Manor site.

Deconcentration - Revised the charts to reflect current statistics. Current statistics verify that all DMMHA covered projects are within the deconcentration guidelines of being at or below 30% of the average median income which is \$21,960. DMMHA is currently in the process of placing previously approved Public Housing Disposition units and 5(h) Homeownership units back into our ACC to be rented as Public Housing units. Therefore, the DMMHA will begin marketing efforts to seek out lower income participants for these additional units in the near future.

The following additional revisions are the same revisions that were made in the Section 8 Administrative Plan:

Added language under Social Security Numbers to be in compliance with PIH Notice 2010 – 3 to state the following:

In addition, each participant who has not previously disclosed an SSN, has previously disclosed an SSN that HUD or the SSA determined was invalid, or has been issued a new SSN must submit their complete and accurate SSN and the documentation required to verify the SSN at the time of the next interim or annual reexamination or recertification. Participants age 62 or older as of January 31, 2010, whose determination of eligibility was begun before January 31, 2010, are exempt from this requirement and remain exempt even if they move to a new assisted unit.

The DMMHA must deny assistance to an applicant family if they do not meet the SSN disclosure and documentation requirements contained in 24 CFR 5.216.

Clarifying language and adding timeframes under Other Permitted Reasons for Denial as follows:

The DMMHA may deny an application if the applicant household is currently engaged in, or has engaged in during a reasonable time before admission, (1) drug-related criminal activity, (2) violent criminal activity, (3) other criminal activity which may threaten the health, safety or right to peaceful enjoyment of the premises by other residents; or (4) other criminal activity which may threaten the health or safety of the owner, property management staff, or persons performing a contract administration function or responsibility on behalf of the DMMHA (including a DMMHA employee or a DMMHA contractor, subcontractor or agent).

The DMMHA defines a reasonable period of time to be within the last ten years from the date of eligibility review, unless otherwise noted in this Chapter, or unless the applicant family has committed a sexually related offense, murder, attempted murder, homicide, attempted homicide or other violent act against another person. Applicants who have committed a sexually related offense, murder, attempted murder, homicide, or attempted homicide will be denied. Applicants who have committed violent acts against another person may also be denied.

Failure to disclose criminal history by any applicant is grounds for automatic denial of participation in any Section 8 program.

Under Drug Related Criminal Activity:

The DMMHA will determine persons ineligible for the Public Housing Program for any drug-related activity that occurred while participating in a federally subsidized housing program within the last ten (10) years.

The DMMHA will determine persons ineligible for the Public Housing Program for a pattern of drug-related activity that may threaten the health, safety or right to peaceful enjoyment of the premises by other residents. Consideration of Circumstances will be reviewed in these cases.

Under Violent Criminal Activity:

The DMMHA will determine persons ineligible for the Public Housing for violent criminal activity that includes, but is not limited to, any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be reasonably likely to cause, serious bodily injury or property damage.

DMMHA will deem ineligible sex offenders that are on the registry at the time of application or have a criminal record that indicates that such activity has occurred.

In other cases where a violent act has occurred against another person, the DMMHA reserves the right to deny the application for the violent criminal activity. Consideration of Circumstances will be reviewed in these cases.

The DMMHA will determine persons ineligible for the Public Housing for a pattern of violent criminal activity that may threaten the health, safety or right to peaceful enjoyment of the premises by other residents. Consideration of Circumstances will be reviewed in these cases.

Under Previous Behavior in Assisted Housing:

The DMMHA will deny assistance if any family member has been evicted or terminated from federally subsidized housing for drug-related activity, violent criminal activity or other criminal activity within the last ten (10) years of the date the application is being reviewed for final eligibility.

The DMMHA will deny assistance if any family member has been evicted or terminated from federally subsidized housing for unreported income, HQS breach caused by the family, or unauthorized persons within the last two (2) years of the date the application is being reviewed for final eligibility.

The DMMHA will deny assistance if a family member has previously been terminated or evicted from any federally subsidized housing program for other reasons not previously listed if the eviction or termination was within two (2) years of the date the application is being reviewed for final eligibility.

Deleted language regarding applicants owing money to other federally subsidized programs under Monies Owed to DMMHA or other PHA's. The DMMHA will only look at monies owed to DMMHA or other Public Housing Authorities.

Added under Consideration of Circumstances that the DMMHA may take into consideration recent participation in a recognized supportive services program.

Added the following language under Application Interview: Pending disclosure and documentation of social security numbers, the DMMHA will allow the family to retain its place on the waiting list for **ninety (90) calendar days**. If not all household members have disclosed their SSNs at the next time a unit becomes available, the DMMHA will offer a unit to the next eligible applicant family on the waiting list. If not all household members have disclosed their SSNs within the ninety (90) calendar days, the applicant will be retired/removed from the waiting list.

**DECONCENTRATION CALCULATIONS
FOR
ESTABLISHED INCOME RANGE
Agency Plan 2010**

Family Projects Only

Project (AMP) - 5(h) Program and Disposition Projects only

5 16,194

6 14,406

TOTAL AVERAGE INCOME = \$30,600 divided by 2 projects = \$15,300

**85% of Average Project Income = \$13,005 = LOW END OF RANGE
(\$15,300 x 85%)**

**115% of Average Project Income = \$17,595 = HIGH END OF RANGE
(\$15,300 x 115%)**

ESTABLISHED INCOME RANGE IS EITHER:

\$ 13,305 LOW

\$ 17,595 HIGH

OR:

At or below 30% of the Average Median Income: \$73,200

Average Median Income: \$73,200 x 30% = \$21,960

**ALL COVERED PROJECTS ARE AT OR BELOW 30% OF THE
AVERAGE MEDIAN INCOME**

The DMMHA is currently in the process of placing previously approved Public Housing Disposition units and 5(h) Homeownership units back into our ACC to be rented as Public Housing units. Therefore, the DMMHA will begin marketing efforts to seek out lower income participants for these additional units in the near future.

**ASSESSMENT OF SITE-BASED WAITING LIST DEVELOPMENT
DEMOGRAPHICAL CHARACTERISTICS**

	<u>SITE</u>	% Change	<u>SITE</u>	% Change	<u>SITE</u>	% Change	<u>SITE</u>	% Change	<u>SITE</u>	% Change
	<u>HPP</u>		<u>OPP</u>		<u>EVM</u>		<u>RVM</u>		<u>SVM</u>	
	<u>1BR</u>	From Base	<u>1BR</u>	From Base	<u>1BR</u>	From Base	<u>1BR</u>	From Base	<u>1BR</u>	From Base
White	87%	34%	75%	11%	83%	7%	52%	-12%	92%	42%
Black	7%	-40%	17%	-19%	5%	-19%	46%	12%	8%	-42%
Indian/Alaskan	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%
Asian	5%	5%	8%	8%	11%	11%	2%	1%	0%	0%
Hispanic	7%	7%	0%	0%	0%	0%	3%	2%	0%	0%
Non-Hispanic	93%	-7%	100%	0%	100%	0%	97%	-2%	100%	0%
Disabled	32%	32%	31%	31%	17%	12%	12%	-22%	31%	31%
	<u>SITE</u>	% Change	<u>SITE</u>	% Change	<u>SITE</u>	% Change	<u>SITE</u>	% Change	<u>SITE</u>	% Change
	<u>HPP</u>		<u>OPP</u>		<u>EVM</u>		<u>RVM</u>		<u>SVM</u>	
	<u>2BR</u>	From Base	<u>2BR</u>	From Base	<u>2BR</u>	From Base	<u>2BR</u>	From Base	<u>2BR</u>	From Base
White	75%	75%	100%	100%	0%	0%	44%	44%	0%	0%
Black	25%	25%	0%	0%	0%	0%	49%	49%	0%	0%
Indian/Alaskan	0%	0%	0%	0%	0%	0%	2%	2%	0%	0%
Asian	0%	0%	0%	0%	0%	0%	5%	5%	0%	0%
Hispanic	0%	0%	25%	25%	0%	0%	6%	6%	0%	0%
Non-Hispanic	75%	75%	75%	75%	0%	0%	94%	94%	0%	0%
Disabled	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

HPP = Highland Park Plaza
OPP = Oak Park Plaza

EVM = East View Manor SVM = Southview Manor
RVM = Royal View Manor

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund	\$757,357	Includes continuation of full-time elderly service coordinators
b) Public Housing Capital Fund(2011)	\$638,026	Modernization and/or rehab activities
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$16,529,080	Housing assistance payments and administrative fees earned
Other Federal Grants (list below)		
HCV FSS Coordinator Grant	\$132,973	Coordinator for FSS program
PH FSS Coordinator Grant	\$31,483	½ time coordinator for PH FSS program
VASH	\$224,727	Hap and Admin for Homeless Veterans
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2010 Capital Fund Grant	\$457,654	
2009 Capital Fund Grant	\$123,780	
2005 Replacement Housing Funds	\$13,346	Acquisition of new Public Housing units
2006 Replacement Housing Funds	\$81,812	Acquisition of new Public Housing units
2007 Replacement Housing Funds	\$161,367	Acquisition of new Public Housing units
2008 Replacement Housing Funds	\$387,218	Acquisition of new Public Housing units
2009 Replacement Housing Funds	\$480,379	Acquisition of new Public Housing units
2010 Replacement Housing Funds	\$504,609	Acquisition of new Public Housing units
3. Public Housing Rental Income		
Dwelling Rent	\$1,091,221	Public Housing operations
Fees (Maint., late, etc.)	\$42,719	Public Housing operations
4. Other income (list below)		
Gain on Sale of Capital Asset	\$0	
Miscellaneous Income	\$8,000	Public Housing operations
Laundry Income	\$13,440	Public Housing operations
5. Non-federal sources (list below)		
<i>Disposition Funds reserved for improvements (25%)</i>	\$500,000	Modernization and/or rehab of existing properties
<i>Development Funds</i>	\$3,500,000	Acquisition and/or development of Affordable Housing
Total resources	\$25,679,191	

**Rent determination plan changes since the last submission– Public Housing/Housing
Choice Voucher**

Housing Choice Voucher – clarified that a companion animal is not a service animal and therefore costs associated are not eligible as a medical expense.

Housing Choice Voucher – Changed the payment standards when the FMR was published. DMMHA will again visit the payment standards for any need for revision when the FMR's are published in 2011.

Housing Choice Voucher – Changed interim policy for zero income participants. No longer meeting with them quarterly, changed to meeting with them every six months.

Housing Choice Voucher – Removed language from the interim policy regarding doing an interim if the agency had to use tenant documents and third party documents are now available. This change was made to coincide with the HUD hierarchy change.

Housing Choice Voucher & Public Housing – DMMHA reviewed the utility allowances as required. The review resulted in a change in the utility allowances effective for the calendar year of 2011. DMMHA will review the allowances again for the calendar year of 2012.

Public Housing – Adding language to seasonal income; changing methods for calculation: Annualizing the current income and conducting an interim reexamination when DMMHA is notified by the family in writing that the income has changed.

Public Housing – Adding language: DMMHA will decrease family portion of rent by removing wages from the file for employed participants who take a medical leave of absence from employment when the medical leave of absence is 6 weeks or more. It is the family's responsibility to report to DMMHA in writing when the employment continues.

Public Housing – Adding companion animal expenses under medical expenses.

Public Housing – DMMHA changed the way Flat Rents are determined. DMMHA is now using a rent reasonableness software rather than the FMR for bedroom size. Flat rent amounts are listed below:

Royal View Manor, 1101 Crocker Street (DMMHA pays all utilities)

- Efficiency Unit - \$496.00
- One Bedroom Unit - \$570.00
- Two Bedroom Unit - \$615.00

East View Manor, 3700 E. 31st Street (DMMHA pays all utilities)

- One Bedroom Unit - \$647.00
- Two Bedroom Unit - \$727.00

South View Manor, 2417 SW 9th Street (DMMHA pays all utilities)

- One Bedroom Unit – \$657.00

Highland Park Plaza, 3717 6th Avenue (DMMHA pays all utilities)

- One Bedroom Unit – \$595.00
- Two Bedroom Unit – \$695.00

Oak Park Plaza, 3400 8th Street (DMMHA pays all utilities)

- One Bedroom Unit – \$595.00
- Two Bedroom Unit – \$695.00

Scattered Sites (Tenant pays all utilities)

- 1120 13th Street (4 BR single family)- \$1,131.00
- 1158 MLK Pkwy (4 BR single family) - \$1,178.00
- 1172 9th Street (2 BR Duplex)- \$532.00
- 1338 Clark Street (4BR Single Family) - \$1,084.00
- 1400 10th Street (4 BR Single Family) - \$1,046.00
- 1404 10th Street (4 BR Single Family)- \$1,020.00
- 1432 62nd Street (3 BR Single Family)- \$963.00
- 1440 4th Street (3 BR Single Family) - \$787.00
- 1525 4th Street (4 BR Single Family) - \$1,032.00
- 1604 23rd Street (3 BR Single Family) - \$684.00
- 1615 E. Glenwood Drive (3 BR Single Family) - \$858.00
- 1624 Lincoln Avenue (2 BR Single Family)- \$644.00
- 1632 Searle Street (3 BR Single Family)- \$795.00
- 1655 Garfield Avenue (3 BR Single Family) - \$780.00

- 1721 Carpenter Avenue (3 BR Single Family) - \$786.00
- 2004 E. 27th Street (2 BR Single Family) - \$695.00
- 2014 SE 8th Street (3 BR Single Family) - \$787.00
- 2509 Arthur Avenue (3 BR Single Family) - \$769.00
- 2600 E. 39th Court (3 BR Single Family) - \$781.00
- 3026 Hubbell Avenue (2 BR Single Family) - \$603.00
- 3029 Indianapolis Avenue (2 BR Single Family) - \$733.00
- 345 SE Creston Avenue (2 BR Duplex) - \$642.00
- 3703 E. 9th Street (2 BR Duplex) - \$579.00
- 4228 Leyden Avenue (3 BR Single Family) - \$818.00
- 4239 E. Euclid Avenue (3 BR Single Family) - \$818.00
- 5912 SW 12th Street (2 BR Duplex) - \$619.00
- 903 E. Douglas Avenue (2 BR Duplex) - \$587.00

Operation and Management 2011

1. History of DMMHA and organizational chart attached
2. Following is a list of the management and maintenance policy documents that contain the Agency's rules, standards and policies:

Public Housing:

- Admissions & Continued Occupancy Policy
- Maintenance Plan
- Schedule of Maintenance Charges
- Resident Charges Policy
- Occupancy Rules
- Fraud Policy
- Lease Agreement

Section 8:

- Administrative Plan
- Fraud Policy

DMMHA personnel policies, procurement policies, asset disposition policies and any other management policies are included in the City of Des Moines Administrative Manual or DMMHA procedure manuals.

3. Programs administered by the DMMHA:

- Public Housing
- Section 8 Housing Choice Vouchers
- Section 8 Moderate Rehabilitation Program
- VA Supportive Housing Program (VASH)
- DHAP-IKE
- Elderly/Disabled Service Coordinators
- Family Self-Sufficiency Program
- 5H Homeownership Program
- Non-Elderly Disabled Designated Voucher program
- Family Unification Program
- HCV Homeownership
- Project-Based Vouchers

The History of DMMHA

1965- The Housing Agency was created by Articles of Incorporation in September of 1965.

1973- By Ordinance Number 7241, the Housing Agency became a Municipal Housing Agency.

April 1, 1994- The City of Des Moines revested its authority as the Municipal Housing Agency and is operated by City staff.

Section 8 Housing

1969- Through amendments to contracts with the Federal Housing administration, now known as HUD, the Section 23 Leased Housing Program provided over 600 homes within the community.

1976- As a result of Congressional revisions to housing laws, officially titled the Housing and Community Development Act of 1974, the Section 8 Housing Assistance Program replaced the Section 23 Leased Housing program beginning with federal fiscal year 1976.

1979- The Section 8 Program nearly tripled in size from 460 homes in 1976 to 1,264 in 1979.

1981- The Department added the Section 8 Housing Assistance Payment Program – Moderate Rehabilitation. This was specifically designed to provide assistance to those properties which required substantial rehabilitation.

1995- In 1995 there were 280 dwellings under a Moderate Rehabilitation contract. Over the past several years, the contracts have expired or have not been renewed. There is only one contract left providing 14 units to participants in the Moderate Rehabilitation program.

1984- The Housing Choice Voucher Program began and provided an opportunity for families to move out of low-income neighborhoods and offered families an expanded choice of housing opportunities.

2005- Beginning with the Hurricane Katrina in August 2005, DMMHA has administered several disaster housing assistance programs. Approximately sixteen displaced families have been assisted through one of the disaster housing assistance programs. Currently DMMHA has one family receiving disaster housing assistance due to Hurricane IKE.

2008- DMMHA initially received funding from HUD to assist 35 participants for the Veteran’s Affairs Supported Housing (VASH) in June 2008. The HUD- VASH Program is a collaborative partnership between the Department of Housing and Urban Development (HUD) and the Department of Veterans Affairs (VA). In this partnership, HUD provides Housing Choice vouchers for permanent housing to homeless veterans while the VA provides veterans with case management and supportive services to promote and maintain recovery and housing.

2009- In October 2009, DMMHA received 35 more vouchers providing for a total number of 70 veterans and their families housing assistance.

2009- In June 2009, DMMHA received 53 housing choice vouchers that are designated for non-elderly persons with disabilities. This program will allow an additional 53 individuals or families that are non-elderly and disabled to receive a housing choice voucher.

2010 – On June 1, 2010 DMMHA received 25 more VASH vouchers for a total number of 95 vouchers to be used by veterans and their families for housing assistance.

In October DMMHA was awarded 100 Family Unification vouchers (FUP). DMMHA will work with DHS through a Memorandum of Understanding to provide housing assistance for families whose inadequate housing is the primary cause of their children being placed in foster care or being returned from foster care or young adults (ages 18-22) who are aging out of the foster care system.

The following shows the growth of the families served by Section 8 assistance.

1976	1979	1995	2001	2003	2004	2005	2009
400	1264	2300	2415	2524	2688	2934	3169
2010							
3279*							

*includes all Section 8 programs as of 9/24/10
(HCV, VASH ,DHAP-IKE, Mod Rehab)

Public Housing

1971- The Housing Agency began developing public housing homes in 1971.

1973- The 200 unit multi-housing high rise, known as Royal View Manor was readied for occupancy. Over the next several years, elderly and handicap accessible buildings known today as South View Manor and East View Manor were built.

1977-1979- The Department acquired single family homes and built duplexes and row house to further meet the needs of the Des Moines community. At the close of 1979, the Department owned and managed 300 units of elderly and handicap accessible housing.

1980's- 306 family homes were completed. Oak Park and Highland Park Plazas were constructed. These buildings provided 90 apartments for elderly and handicapped individuals and/or families. At the end of the 1980's an additional 258 properties were available for lease creating a new total of 864 elderly and family dwellings.

1990's- The Department built 60 new homes throughout the city of Des Moines. The Department also received approval to acquire 32 existing properties for rehabilitation and brought them into compliance with all existing federal and local housing codes.

1993- Drug Elimination Grant Program provided residents and staff with several drug elimination strategies. With assistance from the Des Moines Police Department, patrols were increased in and around owned housing high crime areas. The 1993 Drug Elimination Grant program also established a learning center offering assistance to residents of all ages and increased levels of self-esteem and confidence through education and skill development in computers and through job seeking training. The open house for the learning center was held on March 30, 1994, and in addition to computer training, offered role models and mentors.

1993- Section 5(h) Affordable Homeownership Program began in collaboration with HOME INC. and Citizens for Community Improvement to provide homeownership counseling, down payment and closing cost assistance, and mortgage loan processing for residents. The agencies made mortgage loans to residents under 65 percent of median income and made homeownership a reality for many families. Early in 1995, the homeownership program was restructured to enable more residents to participate. In 2000 the program was opened to the general public to apply but preference is given to public housing residents, section 8 program participants, individuals on the waiting list for either housing assistance programs, and other eligible low-moderate income families. There have been ~~81~~ 79-properties sold over the years of the initial 142 homes.

On October 13, 2010 DMMHA received approval to amend the 5h Affordable Homeownership Program to remove 24 units that have yet to be sold.

1994-Elderly Independence Demonstration Program- On May 2, 1994, the Agency received approval of the Elderly Independence Demonstration Program grant which provided rental assistance and social services to frail elderly. The program targeted 25 frail elderly persons who required housing plus supportive services in order to remain independent.

August 2001- Service Coordinators- The Department of Housing Services began providing resident service coordination for the elderly and disabled non-elderly public housing participants. The contract to provide services is currently with Wesley Community Services which includes ~~two~~ **one** full time and **one part-time** service coordinator.

2001-2004- ROSS Grant- The Resident Opportunities and Self-Sufficiency grant in the amount of \$149,500 for three years was received to use in conjunction with the Family Self –Sufficiency Program participants. The grant money assisted with a program coordinator's salary, assisted in alleviating

participants' barriers to employment, assisted with job readiness training, job skills training and literacy training.

2003- Disposition- In August 2003 the Department of Housing Services received approval to begin the disposition process of 394 scattered sites due to the lack of adequate resources to operate the aging units. The units may be sold by negotiated bid to nonprofit agencies at an amount less than 25% of the fair market value or sold by sealed bid to the public. Units sold to nonprofit agencies must remain accessible to low income individuals for five years by restrictive covenant. A portion of the proceeds from the disposition of these units are used for physical improvements to the remaining public housing stock. The following indicates the number of units sold by calendar year through the disposition process.

2004	2	16
2005	5	28
2006	98	40
2007	26	40
2008	32	28
2009	4	4
2010	2	0

Family Self-Sufficiency

The Family Self Sufficiency Program is a voluntary program that residents or participants may enroll in to assist their family in becoming self sufficient. Originally the program was called Project Self Sufficiency and the case management for the program was contracted to outside agencies. Case Management services in the past have been handled by Polk County and by Des Moines Area Community College. Currently DMMHA employs two Family Self Sufficiency coordinators to provide case management services to individuals receiving Section 8 Housing Choice Voucher assistance and Public Housing residents.

DMMHA is in the process of hiring a Family Self Sufficiency/Section 8 Homeownership Coordinator to further expand the Family Self Sufficiency Program.

1985- The Housing Choice Voucher FSS Program began in 1985. DMMHA can assist a maximum of 80 families receiving Section 8 Housing Choice Voucher rental assistance each year. The following shows the growth of the program since 2000.

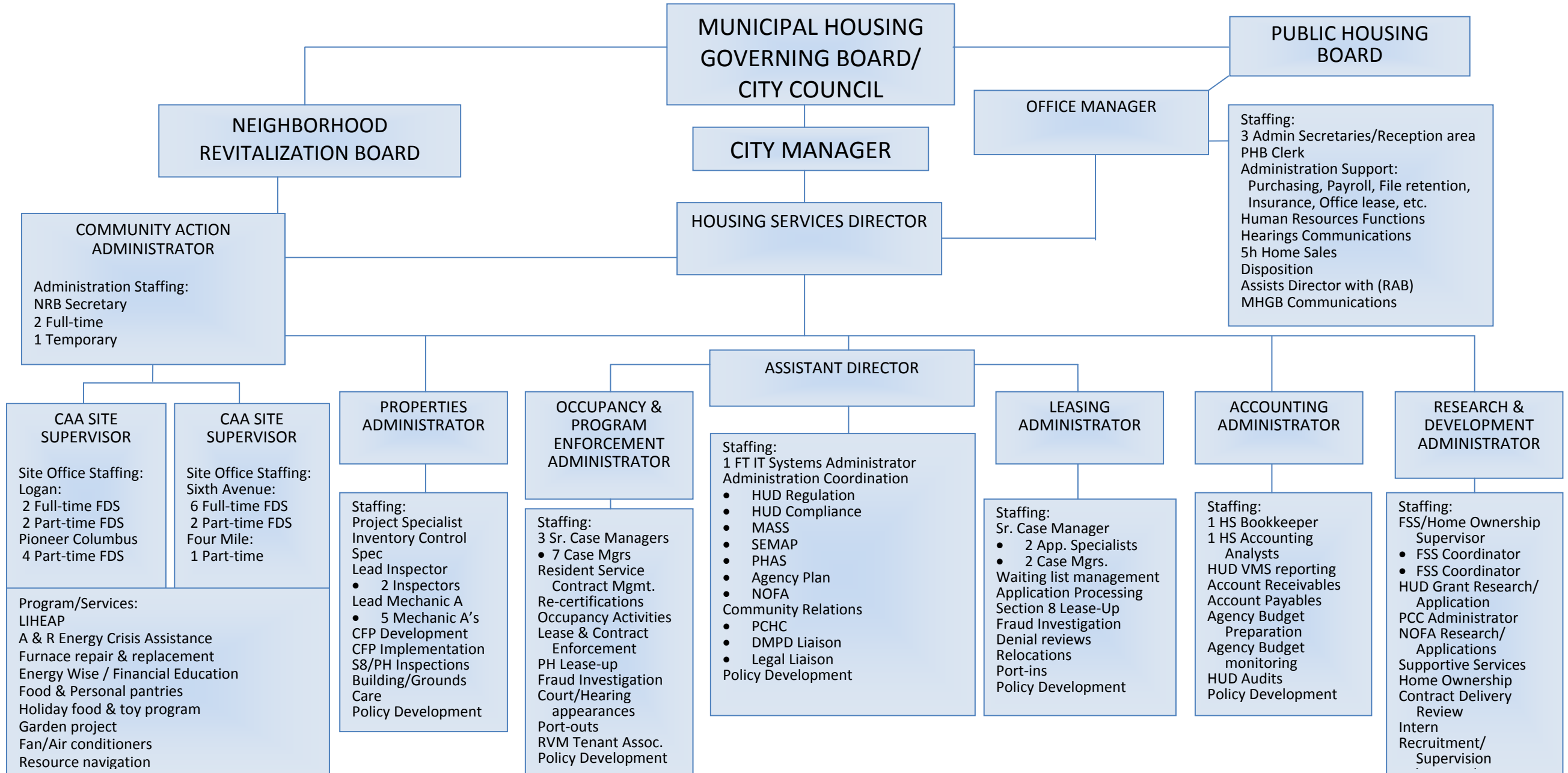
Section 8	New Participants	Number of Graduates		New Participants	Number of Graduates
2000		1	2010	22	10
2001	28	4			
2002	18	6			
2003	23	10			
2004	6	2			
2005	0	7			
2006	11	6			
2007	23	2			
2008	37	5			
2009	27	4			

1995- The Public Housing FSS Program began in 1995. DMMHA can assist a maximum of 25 public housing residents each year. The growth of the program since 2000 is shown below.

Public Housing	New Participants	Number of Graduates		New Participants	Number of Graduates
1999		2	2010	15	0
2000		3			
2001	0	1			
2002	4	0			
2003	7	1			
2004	3	0			
2005	0	1			
2006	0	0			
2007	4	1			
2008	8	0			
2009	4	1			

DES MOINES HOUSING SERVICES DEPARTMENT

(Des Moines Municipal Housing Agency/Des Moines Community Action Agency)



Public Housing and Housing Choice Voucher Grievance Procedures Changes Since Last Submission

Housing Choice Voucher Informal Reviews – Removing denying listing on PHA wait list as a decision subject to a review (DMMHA places all pre-applications on the wait list); adding language regarding allowing the applicant to review any DMMHA documents related to the review or DMMHA may not use the document.

Housing Choice Voucher Informal Hearings – No changes since last submission

Public Housing Informal Reviews – Removing hearing officer must render the decision within 10 calendar days after the review to within a reasonable time period after the review.

Public Housing Informal Hearings –Remove reference to the City Council and insert Municipal Housing Governing Board.

**Designated Housing for Elderly and Disabled Families
2011**

The following developments have been designated for occupancy by the elderly:

Development name, number & number of units:

SouthView Manor –IA020000003	50 units
East View Manor – IA020000002	50 units
Highland Park Plaza – IA020000004	50 units
Oak Park Plaza – IA020000004	40 units

DMMHA's designation was last approved by the U.S. Department of Housing & Urban Development on December 17, 2009 and was effective March 9, 2010. This was a two year extension ending on March 9, 2012.

DMMHA will need to review the Designated Housing plan for an extension of the current plan or revisions in December 2011.

Community Service and Self-Sufficiency

1. Any programs relating to services and amenities provided or offered to assisted families.
 - a. DMMHA employs two elderly/disabled service coordinators for Public Housing participants.
 - b. The elderly/disabled service coordinators conduct ~~monthly~~ **quarterly** educational workshops for Public Housing participants.
 - c. DMMHA conducts quarterly resident meetings with Public Housing participants. These meetings enhance the communication between the participants and the PHA.
 - d. **DMMHA may provide quarterly social activities/events in an attempt to improve communication and cooperation between residents within our manors. These will be conducted either by the elderly/disabled service coordinators or Sr. Case Managers within Public Housing upon approval of funding from the Resident Advisory Board.**
 - e. DMMHA employs two full-time Family Self-Sufficiency coordinators.
 - f. **DMMHA will hire an additional Family Self Sufficiency staff person to identify any gaps in supportive services and will be responsible for assisting in the creation of needed supportive services to fill those identified gaps. DMMHA anticipates this expansion will broaden the service delivery to non-FSS participants as well.**
 - g. DMMHA distributes a monthly newsletter to all Family Self-Sufficiency (FSS) participants.
 - h. **DMMHA distributes a quarterly newsletter to all public housing residents.**
 - i. DMMHA coordinates homeownership education for FSS participants and 5h participants.
 - j. DMMHA offers a fire safety plan for Public Housing participants located in the assisted unit and also in the administrative offices.
 - k. DMMHA coordinates budget counseling for FSS participants and 5h participants.
 - l. DMMHA coordinates credit report counseling for FSS participants and 5h participants.
 - m. **DMMHA is collaborating with the Des Moines Community Action Agency to increase the availability of numerous community supportive services to all assisted families such as, but not limited to LIHEAP assistance, financial education, weatherization assistance, and personal and food pantries.**

2. Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS.
 - a. Public Housing rent determination policies
 - b. Public Housing admissions policies

- c. **Section 8 Homeownership vouchers are targeted to Family Self Sufficiency participants.**
 - d. **DMMHA has assembled a team responsible for re-evaluating the Section 3 policies, procedures and practices of the Agency in an attempt to increase the economic opportunities for all residents and participants.**
3. How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements.
- a. DMMHA requires all Public Housing participants to execute a self-certification form as to his or her status and sign a lease addendum for community service.
 - b. DMMHA informs each Public Housing participant who is not exempt from the community service requirement of pertinent information regarding community service to enable the participant to perform the requirement.
 - c. DMMHA monitors community service compliance on a yearly basis for each public housing participant.
 - d. DMMHA notifies participants whose circumstances have changed their exemption status of the community service requirement.
 - e. DMMHA has adopted appropriate changes to the rent determination policies in regards to income changes resulting from welfare program requirements and has trained staff to carry out those policies.
 - f. DMMHA informs participants of the rent determination policies on admission and reexamination.
 - g. DMMHA has established a cooperative agreement with the local TANF agency regarding the exchange of information and coordination of services.

Safety and Crime Prevention – Public Housing

Des Moines Municipal Housing Agency (DMMHA) works together with the local police enforcement to ensure the safety of public housing residents.

1. Describe the need for measures to ensure the safety of public housing residents:
 - a. DMMHA takes a proactive approach towards the incidences of violent and/or drug – related crime in all of the developments.

2. Description of any crime prevention activities conducted or to be conducted by DMMHA:
 - a. DMMHA obtains the arrest histories for new participants as part of screening.
 - b. DMMHA obtains the arrest histories annually for all participants to ensure no violations of the lease have occurred during the year.

 - c. DMMHA receives from Des Moines Police Department trip reports and related case reports regarding owned property on a monthly basis.**
 - d. DMMHA participates in the Crime Free Multi-Housing program along with the Des Moines Police Department. This includes property management training, inspection of buildings and meetings with the residents.
 - e. DMMHA has hired off-duty police officers to provide security on weekends and evenings at the largest DMMHA owned property.
 - f. DMMHA shall research in conjunction with the Des Moines Police Department the viability of creating a Security Officer position to assume the responsibilities currently provided by the off-duty officers.**
 - g. DMMHA has the ability through the Des Moines Police Department to initiate surveillance for suspected drug activities.
 - h. DMMHA maintains security cameras at all of the multifamily complexes. By use of these cameras, DMMHA has the ability to investigate activity that occurred in the past. This also provides DMMHA the ability to create evidence for court proceedings.

3. Description of coordination between DMMHA and the Des Moines Police Department:
 - a. DMMHA obtains from the Des Moines Police Department crime data regarding DMMHA owned property to DMMHA staff for analysis and action.
 - b. Police have established a physical presence on the largest DMMHA owned property.
 - c. Des Moines Police Department gives DMMHA information on Specified Crime properties list monthly to analyze if DMMHA owned properties are on the list and if so, to follow up.

- d. Des Moines Police Department has included DMMHA in training on the Mobile Crisis division.
- e. **The Des Moines Police Department processes requests from DMMHA for arrest histories for new applicants and program participants as needed.**
- f. **DMMHA has executed a Memorandum of Understanding with the Des Moines Police Department to provide security at the largest DMMHA owned property.**

Violence Against Women Act

Statement of Activities

In support of the Violence Against Women Act the Des Moines Municipal Housing Agency has implemented the following activities:

1. Educational flyers have been sent to all Section 8 and Public Housing participants and to all Section 8 property owners notifying them of the requirements of the Act and their rights and responsibilities.
2. Informational flyers have been included in the Section 8 briefing and leasing packets and the Public Housing leasing packets notifying new participants of the requirements of the Act and their rights and responsibilities.
3. An educational presentation will be made to Section 8 property owners at an Owner's Briefing session on an annual basis.
4. Victims of Domestic violence may qualify for a waiting list preference for the Public Housing program.
5. Both the Section 8 and Public Housing programs have developed Family break-up policies that give special consideration to victims of domestic violence.
6. Staff received training from the local community service provider to enhance awareness and increase knowledge of local resources for individuals covered under the Act.

Agency Plan July 1, 2011 through June 30, 2012

Demolition & Disposition

On August 19, 2003 HUD approved the disposition application of 394 scattered site Public Housing Units.

The DMMHA held a public hearing on January 19, 2011, regarding a Significant Amendment to the Agency Plan which will be submitted to HUD on January 20, 2011. Upon approval said plan will be implemented by the Agency on or before July 1, 2011.

Attachment 1 is a summary of the status of the units remaining in disposition status by the former project numbers as they were approved by HUD.

Additional changes to the Agency Plan for 2011/2012 are as follows:

Disposition – Planned

DMMHA will be looking to apply for a Disposition application for the sale of Royal View Manor (200 units) upon successful acquisition of 180 replacements PH units and 20 Section 8 HCV. The acquisition will be a combination of revolving units within private or mixed used developments and one (1) 30 to 50 multi-family unit to be owned and managed by DMMHA.

Attachment 1 includes a summary of the planned application.

Demolition/Development

The Des Moines Municipal Housing Agency currently has three duplexes within a cud-de-sac located at East 9th and East Douglas. These six properties (12 units) are currently located in a flood plain zone due to storm water management outflows. Due to this designation, the DMMHA is planning on submitting a demolition application and redevelopment plan, which will require raising the base property levels by two feet and constructing six single family homes. The DMMHA will research the potential of homeownership for five of these properties and retain one home as a Public Housing unit in our continued effort to de-concentrate our scattered site housing inventory.

Unit Address	Year Built	Number of Bedrooms
3701/3703 E. 9 th Street	1981	3
3709/3711 E. 9 th Street	1981	2
3717/3719 E. 9 th Street	1981	2
3725/3727 E. 9 th Street	1981	2,3
901/903 E. Douglas Avenue	1981	2
909/911 E. Douglas Avenue	1981	3

**DMMHA Agency Plan
2011/2012**

Demolition/Disposition Activity Description
1a. Development name: 5H
1b. Development (project) number: IA020000006
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Submittal February, 2011
5. Number of units affected: 19
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: February, 2011 b. Projected end date of activity: 2015

Demolition/Disposition Activity Description
1a. Development name: 5H
1b. Development (project) number: IA020000006
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) Approved Submitted, pending approval Planned Application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Submittal February, 2011
5. Number of units affected: 10
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: September, 2011 b. Projected end date of activity: October, 2013

**DMMHA Agency Plan
2011/2012**

Demolition/Disposition Activity Description	
1a. Development name: Disposition	
1b. Development (project) number: IA020000005	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition	
3. Application status (select one) Approved Submitted, pending approval Planned Application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Submittal February, 2011	
5. Number of units affected: 16	
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development Total development	
7. Timeline for activity: a. Actual or projected start date of activity: March, 2011 b. Projected end date of activity: 2013	

Demolition/Disposition Activity Description	
1a. Development name: Disposition	
1b. Development (project) number: IA020000001	
2. Activity type: Demolition Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved Submitted, pending approval Planned Application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: Submittal October 2011	
5. Number of units affected: 200	
6. Coverage of Action (select one) <input checked="" type="checkbox"/> Part of the development Total development	
7. Timeline for activity: a. Actual or projected start date of activity: December, 2011 b. Projected end date of activity: 2012	

Agency Plan July 1, 2011 through June 30, 2012

Conversion of Public Housing

The DMMHA is not currently required to convert any of its Public Housing units to tenant-based assistance. Additionally, the DMMHA is not planning to voluntarily convert any of their Public Housing units to tenant-based because removal of the development would not meet the necessary conditions of voluntary conversion.

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 2
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exceptions (e.g., elderly and/or disabled developments not general occupancy projects)? 4
- c. How many assessments were conducted for the PHA's covered developments? 1

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development	Number of Units
IA020000006	59
IA020000005	48

The identified developments include units that have been approved for disposition on August 19, 2003 and include units approved in a 5h Homeownership program

5h Homeownership Program

Since 1992, the City of Des Moines, Municipal Housing Agency has sold single family homes owned by the agency to income eligible buyers. The homes being sold are located throughout the City of Des Moines and were once rented as Public Housing. The 5h Homeownership Program is available to the public; single persons or families. The purchaser must have an annual income of at least \$20,000 per year and cannot exceed 80% of area median income. Interested buyers must fill out an application, obtain loan pre-approval from a DMMHA approved lender, and go through a screening process (rental history, criminal history check, etc.). Once a home is selected for purchase, DMMHA completes a rehab of the home. A licensed real estate appraiser appraises the home for its current market value. DMMHA sells the home to the eligible buyer for 2/3 the appraised value. A 2nd mortgage is filed against the property for the other 1/3 value. When the buyer has lived in the home for 7 years, the DMMHA office will remove the 1/3 lien.

The DMMHA shall seek to remove/reduce financial barriers and establish more options for home ownership for low income families through collaborative partnerships and funds from proceeds from the sale of Public Housing units (Affordable Housing Development Fund).

Conversion of 5(h) Affordable Home Ownership program to a Section 32 Plan

DMMHA will evaluate conversion of the existing 5(h) Affordable Home ownership to a Section 32 program allowing for more flexibility for low income families interested in home ownership. Upon review the Section 32 regulations, should it be determined that the Agency wants to pursue this change, a formal program request will be submitted to HUD for approval.

Current projects and available units are listed below:

Project IA020000006 5h – 27 units

DMMHA received approval from HUD on October 13, 2010 to rescind the following units:

Development Number	Development Name	Unit Address
IA020000006	5H	1373 Idaho St
IA020000006	5H	1545 DeWolf St
IA020000006	5H	1915 24th St
IA020000006	5H	314 Indiana Ave
IA020000006	5H	1251 E 17th St
IA020000006	5H	1817 Capitol Ave
IA020000006	5H	1223 Wade St
IA020000006	5H	1333 Mondamin Ave
IA020000006	5H	2021 Washington Ave
IA020000006	5H	1428 E 15th St

IA020000006	5H	1246 E 17th St
IA020000006	5H	1827 Allison Ave
IA020000006	5H	1239 E 17th St
IA020000006	5H	1125 11th St
IA020000006	5H	1248 McCormick St
IA020000006	5H	2033 10th St
IA020000006	5H	1423 17th St
IA020000006	5H	1515 Dixon St
IA020000006	5H	1233 E 17th St
IA020000006	5H	1618 Lincoln Ave
IA020000006	5H	1219 15th Pl
IA020000006	5H	3617 3rd St
IA020000006	5H	1227 E 17th St
IA020000006	5H	1513 Dixon St

DMMHA received approval from HUD on December 8, 2010 to rescind the following units:

Development Number	Development Name	Unit Address
IA020000006	5H	430 Orchard St
IA020000006	5H	1431 Stewart St
IA020000006	5H	106 Astor St
IA020000006	5H	1325 College Ave
IA020000006	5H	1513 E Jefferson Ave
IA020000006	5H	1533 E Jefferson Ave
IA020000006	5H	2403 Payne Rd
IA020000006	5H	1933 24th St

Section 8 Housing Choice Voucher Homeownership

The City of 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. Contingent on sufficient HUD funding, the DMMHA will allow up to 10 (ten) 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.

The DMMHA shall seek to remove/reduce financial barriers and establish more options for home ownership for low income families through collaborative partnerships and funds from proceeds from the sale of Public Housing units (Affordable Housing Development Fund).

Section 8 Project-Based Vouchers

In an effort to increase voucher utilization and create additional leasing opportunities for low and moderate income families and to leverage private resources in the community, Des Moines Municipal Housing Agency **has developed a Request for Proposals (RFP) to implement a Section 8 Project-Based Voucher program.**

Fifty vouchers are being projected for use in the program and the general location will be in census tracts with poverty rates at less than 20% within our jurisdiction. **Additional vouchers may be placed within this category depending on the need/demand identified through the RFP process, but will not exceed 20 percent of DMMHA's program budget authority.**

Des Moines Municipal Housing Agency believes this is consistent with the goals and objectives of our Agency Plan and believes our past experience in the Moderate Rehabilitation program will assist in the implementation of an effective program.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	129,680			
3	1408 Management Improvements	64,940			
4	1410 Administration (may not exceed 10% of line 21)	64,940			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	17,500			
8	1440 Site Acquisition				
9	1450 Site Improvement	15,000			
10	1460 Dwelling Structures	312,838			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	10,000			
13	1475 Non-dwelling Equipment	18,500			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	15,000			
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

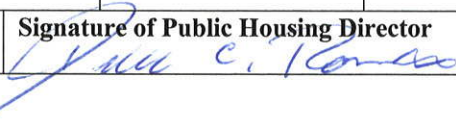
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA 50313		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	648,398				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				 3/29/11		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313			Grant Type and Number Capital Fund Program Grant No: 1A05-PO20-50110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		129,680				
PHA Wide	Management Improvements	1408		64,940				
PHA Wide	Administration	1410		64,940				
Fees & Cost	Architectural & Engineering	1430		17,500				
PHA Wide Non-	(a) computer equipment	1475.1		8,000				
Dwelling Equipment	(b) Maintenance Equipment	1475.1		10,500				
PHA Wide	Re-location Cost	1495.1		15,000				
PHA Wide Non-								
Dwelling Structures	Admin Bldg Leasehold Improvements	1470		10,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA20000001	Security Updates	1460	2	5,000				
Royal View Manor	Replace Carpeting	1460	20	45,000				
	Picnic Shelter	1450	1					
IA20000002	Security Updates	1460	2	5,000				
East View Manor	Replace Boilers & WH	1460	4	116,065				
IA20000003	Security Updates	1460	2	5,000				
South View Manor								
IA20000004	Window Replacements	1460	100	128,213				
Haven Homes	Concrete Replacement	1450	1	5,000				
PHA Wide	Replace Roofs	1460	1	8,560				
	Concrete Replacement	1450	1	10,000				
	Redevelop Scat Sites	1460	5					

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313				Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA20000001-RVM	9/14/13	9/14/15			
IA20000002-EVM	9/14/13	9/14/15			
IA20000003-SVM	9/14/13	9/14/15			
IA20000004-Haven Homes	9/14/13	9/14/15			
PHA Wide Mod	9/14/13	9/14/15			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	135,321	129,680	0	0
3	1408 Management Improvements	67,661	64,940	27,731	27,731
4	1410 Administration (may not exceed 10% of line 21)	67,661	64,940	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,750	17,500	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	15,250	15,000	0	0
10	1460 Dwelling Structures	325,713	312,838	15,385	15,385
11	1465.1 Dwelling Equipment—Nonexpendable	0	4,165	4,165	4,165
12	1470 Non-dwelling Structures	10,000	10,000	0	0
13	1475 Non-dwelling Equipment	21,250	18,500	2,684	2,684
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	15,000	15,000	0	0
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA 50313		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	676,606	648,398	49,964	49,964	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date 3/29/11		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		135,321	129,680	0	0	
PHA Wide	Management Improvements	1408		67,661	64,940	27,731	27,731	
PHA Wide	Administration	1410		67,661	64,940	0	0	
Fees & Cost	Architectural & Engineering	1430		18,750	17,500	0	0	
PHA Wide	Dwelling Equipment Non-Expendable	1465.1		0	4,164	4,164	4,164	
PHA Wide Non-	(a) computer equipment	1475.1		8,000	8,000	0	0	
Dwelling Equipment	(b) Maintenance Equipment	1475.1		13,250	10,500	0	0	
	(c) Comm. Space Equipment (RVM)	1475		0	2,684	2,684	2,684	
PHA Wide	Re-location Cost	1495.1		15,000	15,000	0	0	
PHA Wide Non-								
Dwelling Structures	Admin Bldg Leasehold Improvements	1470		10,000	10,000	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA20000001	Security Updates	1460	1	5,000	5,000	0	0	
Royal View Manor	Install sewer cleanouts	1460	12	25,000	25,000	0	0	
	Concrete Replacement	1450	1	5,000	5,000	0	0	
	Mod Rehab	1460		0	2,912	2,912	2,912	
	504 compliance	1460		0	893	893	893	
IA20000002	Replace Roof	1460	1	145,002	145,002	0	0	
East View Manor	504 compliance	1460	5	0	5,347	5,347	5,347	
			5					
IA20000003	Security Updates	1460	1	5,000	5,000	0	0	
South View Manor	Mod Rehab	1460		0	4,479	4,479	4,479	
IA20000004	Window Replacements	1460	100	137,151	124,276	0	0	
Haven Homes	Concrete Replacement	1450	1	5,000	5,000	0	0	
	Mod Rehab	1460		0	1,755	1,755	1,755	
PHA Wide	Replace Roofs	1460	1	8,560	8,560	0	0	
	Concrete Replacement	1450	1	5,250	5,000	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA20000001-RVM	9/14/12	9/14/14			
IA20000002-EVM	9/14/12	9/14/14			
IA20000003-SVM	9/14/12	9/14/14			
IA20000004-Haven Homes	9/14/12	9/14/14			
PHA Wide Mod	9/14/12	9/14/14			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	152,467	135,321	0	0
3	1408 Management Improvements	76,234	67,661	6,726	6,726
4	1410 Administration (may not exceed 10% of line 21)	76,234	67,661	67,661	67,661
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,750	8,750	8,750	8,750
8	1440 Site Acquisition				
9	1450 Site Improvement	25,250	0	0	0
10	1460 Dwelling Structures	364,651	312,136	312,136	312,136
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	18,750	0	0	0
13	1475 Non-dwelling Equipment	11,250	80,077	80,077	80,077
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	18,750	5,000	1,169	1,169
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA 50313		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	762,336	676,606	475,956	475,956
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				 Date 3/29/11	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313			Grant Type and Number Capital Fund Program Grant No: 1A05-PO20-50109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		152,497	135,321	0	0	
PHA Wide	Management Improvements	1408		76,234	67,661	6,726	6,726	
PHA Wide	Administration	1410		76,234	67,661	67,661	67,661	
Fees & Cost	Architectural & Engineering	1430		18,750	8,750	8,186	8,186	
PHA Wide Non-	(a) computer equipment	1475.1		8,000	0	0	0	
Dwelling Equipment	(b) Maintenance Equipment	1475.1		3,250	0	0	0	
	(c) Community Space Equipment	1475.1		0	80,077	80,077	80,077	
PHA Wide	Re-location Cost	1495.1		18,750	5,000	1,169	1,169	
PHA Wide Non-								
Dwelling Structures	Admin Bldg Leasehold Improvements	1470		10,000	10,000	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA20000001	Replace Fan Coil Units	1460		160,000	160,000	0	0	
Royal View Manor	Install sewer cleanouts	1460		15,000	15,000	0	0	
	Security Updates	1460		5,000	896	896	896	
	Mod Rehab	1460		0	3,744	3,744	3,744	
IA20000002								
East View Manor	Replace Chiller	1460		60,000	0	0	0	
IA20000003								
South View Manor	Replace Shower Stalls	1460		72,151	0	0	0	
	Update Community Room	1460		40,000	0	0	0	
	Mod Rehab	1460		0	307,496	307,496	307,496	
IA20000004								
Haven Homes	Site Improvements	1450		20,000	0	0	0	
	Security Updates	1460		5,000	0	0	0	
PHA Wide								
Scattered Sites	Concrete Replacement	1450		5,250	0	0	0	
	Roof Replacement	1460		7,500	0	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Des Moines Municipal Housing Agency 100 E. Euclid - #101 Des Moines, IA, 50313				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA20000001-RVM	9/14/11	9/14/13			
IA20000002-EVM	9/14/11	9/14/13			
IA20000003-SVM	9/14/11	9/14/13			
IA20000004-Haven Homes	9/14/11	9/14/13			
PHA Wide Mod	9/14/11	9/14/13			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: City of Des Moines Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50108 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2008 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0		0	0
2	1406 Operations (may not exceed 20% of line 21) ³	201,879	152,467	152,467	152,467
3	1408 Management Improvements	100,939	76,234	76,234	76,234
4	1410 Administration (may not exceed 10% of line 21)	100,939	76,234	76,234	76,234
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	25,000	73,750	73,750	73,750
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	27,000	0	0	0
10	1460 Dwelling Structures	478,637	339,514	339,514	339,514
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	0	0	0
12	1470 Non-dwelling Structures	25,000	0	0	0
13	1475 Non-dwelling Equipment	15,000	25,387	25,387	25,387
14	1485 Demolition	0	0		
15	1492 Moving to Work Demonstration	0	0		
16	1495.1 Relocation Costs	25,000	18,750	11,128	11,128
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,009,394	762,336	754,714	754,714
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: City of Des Moines Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50108 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date 3/29/11	

Part II: Supporting Pages									
PHA Name: City of Des Moines Iowa Municipal Housing Agency			Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50108 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA Wide <input checked="" type="checkbox"/>	Operations	1406		201,879	152,467	152,467	152,467		
PHA Wide	Management Improvements	1408		100,839	76,234	76,234	76,234		
PHA Wide	Administration	1410		100,839	76,234	76,234	76,234		
Fees & Cost	Architectural & Engineering	1430		24,500	73,750	73,750	73,750		
	A & E Misc. Expense	1430		500	0	0	0		
PHA Wide Non- <input checked="" type="checkbox"/>	Expendable equipment	1475		0	399	399	399		
Dwelling Equip	Maintenance Vehicle	1475		0	24,988	24,988	24,988		
PHA Wide	Appliance Replacements	1465.1		10,000	0	0	0		
	Re-Location Cost	1495.1		25,000	18,750	11,128	11,128		
PHA Wide non-dwelling structures	Admin Bldg Leasehold Improvements	1470		15,000	18,750	0	0		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: City of Des Moines Iowa Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05-PO20-50108 CFFP (X) No: Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
IA020000001	Replace Fan Coil Units	1460		244,000	0	0	0	
Royal View Manor	Install Sewer Cleanouts	1460		20,000	0	0	0	
	Security Updates	1460		5,000	1,838	1,838	1,838	
	Entry System	1460		0	5,682	5,682	5,682	
	Mod Rehab	1460		0	20,086	20,086	20,086	
IA020000002	Security Updates	1460		5,000	0	0	0	
East View Manor	Concrete Replacement	1450		0	0	0	0	
						0	0	
IA020000003	Tuckpoint Exterior	1460		179,637	0	0	0	
South View Manor	Security Updates	1460		5,000	645	645	645	
	Mod Rehab	1460		0	309,152	309,152	309,152	
	Concrete Replacement	1450		0	0			
IA020000004	Security Updates	1460		5,000	1,245	1,245	1,245	
Haven Homes	Mod Rehab	1460		0	865	865	865	
	Concrete Replacement	1450		17,000	0	0	0	
PHA Wide	Concrete Replacement	1450		10,000	0	0	0	
Scattered Sites	Roof Replacement	1460		15,000	0	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Iowa Municipal Housing Agency					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IA020000001-RVM	6/12/10		6/12/12		
IA020000002-EVM	6/12/10		6/12/12		
IA020000003-SVM	6/12/10		6/12/12		
IA020000004-Haven	6/12/10		6/12/12		
PHA Wide Mod	6/12/10		6/12/12		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-05 Date of CFFP:		FFY of Grant: 2005 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,335			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,335			
8	1440 Site Acquisition				
9	1450 Site Improvement	2,670			
10	1460 Dwelling Structures	8,006			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

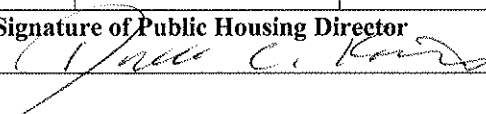
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-05 Date of CFFP:			FFY of Grant:2005 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	13,346				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
						
				Date 3/29/11		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-05			Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		1,335				
PHA Wide	Fees & Cost	1430		1,335				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-05			Federal FFY of Grant: 2005			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA020000007	Site Improvements for redeveloped scattered sites	1450		2,670				
IA020000007	Redevelopment of scattered site units	1460		8,006				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Municipal Housing Agency				Federal FFY of Grant: 2005	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	10/29/11		7/30/13		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-06 Date of CFFP:			FFY of Grant: 2006 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	8,423				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	8,423				
8	1440 Site Acquisition					
9	1450 Site Improvement	16,846				
10	1460 Dwelling Structures	50,537				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-06 Date of CFFP:			FFY of Grant:2006 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	84,229				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				 Date 3/29/11		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-06			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		8,423				
PHA Wide	Fees and Cost	1430		8,423				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-06			Federal FFY of Grant: 2006			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA020000007	Site improvements for redeveloped scattered sites	1450		16,846				
IA020000007	Redevelopment of scattered site units	1460						

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Municipal Housing Agency				Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	10/29/11	10/29/13			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: City of Des Moines Municipal Housing Agency	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-07 Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	16,137	16,137		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,137	16,137		
8	1440 Site Acquisition				
9	1450 Site Improvement	32,274	32,274		
10	1460 Dwelling Structures	96,819	96,819		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

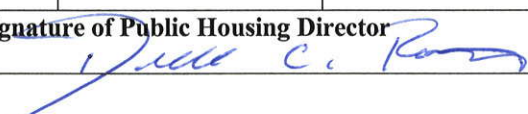
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-07 Date of CFFP:			FFY of Grant:2007 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	161,367	161,367			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				 Date 3/29/11		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: 1A05R020501-07			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		16,137				
PHA Wide	Fees and Cost	1430		16,137				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: A05R020501-07			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA020000007	Site improvements fo redeveloped scattered sites	1450		32,274				
IA020000007	Redevelopment of scattered site units	1460		96,819				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Municipal Housing Agency				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	10/29/11	10/29/13			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: City of Des Moines Municipal Housing Agency	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-08 Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval:	

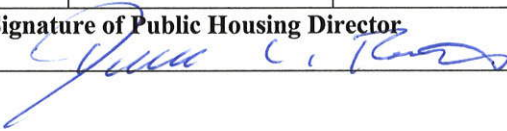
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	38,722			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,722			
8	1440 Site Acquisition				
9	1450 Site Improvement	77,444			
10	1460 Dwelling Structures	232,330			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-08 Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	387,218				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				 Date 3/29/11		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-08			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		38,722				
PHA Wide	Fees and Cost	1460		38,722				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-08			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA020000007	Site improvements for redeveloped scattered sites	1450		77,444				
IA020000007	Redevelopment of scattered site units	1460		232,330				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Municipal Housing Agency				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	10/29/11	10/29/13			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-09 Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	48,038			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	48,038			
8	1440 Site Acquisition				
9	1450 Site Improvement	96,076			
10	1460 Dwelling Structures	288,227			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-09 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	480,379				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-09			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		48,038				
PHA Wide	Fees and Cost	1430		48,038				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No: A05R020501-09			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA020000007	Site improvements for redeveloped scattered sites	1450		96,076				
IA020000007	Redevelopment of scattered site units	1460		288,227				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Municipal Housing Agency				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	10/29/11	10/29/13			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: City of Des Moines Municipal Housing Agency	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-10 Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

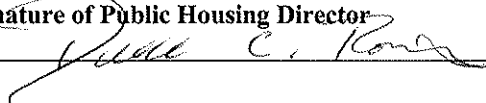
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	50,461			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,461			
8	1440 Site Acquisition				
9	1450 Site Improvement	100,922			
10	1460 Dwelling Structures	302,765			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: IA05R020501-10 Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	504,609				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				 Date 3/29/11		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-10			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		50,461				
PHA Wide	Fees and Cost	1430		50,461				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: City of Des Moines Municipal Housing Agency		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: IA05R020501-10			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
IA020000007	Site improvements for redeveloped scattered sites	1450		100,922				
IA020000007	Redevelopment of scattered site units	1460		302,765				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: City of Des Moines Municipal Housing Agency				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	7/1/2012		7/1/2014		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/20011

Part I: Summary						
PHA Name/Number City of Des Moines IA Municipal Housing Agency –IA05-PO20			Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	327,838	327,838	327,838	327,838
C.	Management Improvements		64,940	64,940	64,940	64,940
D.	PHA-Wide Non-dwelling Structures and Equipment		28,500	28,500	28,500	28,500
E.	Administration		64,940	64,940	64,940	64,940
F.	Other		32,500	32,500	32,500	32,500
G.	Operations		129,680	129,680	129,680	129,680
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing -- Debt Service		0	0	0	0
K.	Total CFP Funds		648,398	648,398	648,398	648,398
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		648,398	648,398	648,398	648,398

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
		Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)							
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY:2012			Work Statement for Year: 3 FFY: 2013			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	IA02000001 RVM			IA02000001 RVM			
	Security Updates	2	5,000	Security Updates	2	5,000	
	Update Kitchens	10	150,000	Replace Appliances	70	55,000	
	Install Cleanouts	50	25,338	Install Cleanouts	50	30,000	
	Closet door replace			Replace Canopy	1		
	Repair/Re-Stripe Lot	2		Install deadbolts	50		
	Install deadbolts	50		Landscaping			
	IA02000002 EVM			IA02000002 EVM			
	Security Updates	2	5,000	Landscaping	1	20,000	
	Repair/Re-Stripe Lot	1	25,000	Security Updates	1	5,000	
	Replace Chiller	1	65,000	IA02000000 SVM			
	Install New Signs	1		Security Updates	1	5,000	
	IA02000000 SVM			Landscaping			
	Security Updates	2	5,000	IA02000004 Haven Homes			
	Concrete Replacement	1	5,000	Install New Signs	2	10,000	
	Install deadbolts	50		Update Air Handler	1	30,000	
	Install New Signs	1		Replace Generators	2	105,088	
	IA02000004 Haven Homes			Replace Shower Valves	50	50,000	
	Security Updates	2	5,000	Replace Hallway Carpet	1		
	Elevator Controls	1		Landscaping			
	Update Community Room Kitchen	1	25,000	PHA Wide			
	Maintenance Shed			Concrete Replacement	2	5,250	
	PHA Wide			Replace Roofs	1	7,500	
	Concrete Replacement	2	5,000	Motion sensor switches			
	Replace Roofs	1	7,500				
	504 doorbells/Bldg Alarms	6					
	Subtotal of Estimated Cost			\$ 327,838	Subtotal of Estimated Cost \$ 327,838		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY:2014			Work Statement for Year: 5 FFY: 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	IA02000001 RVM			IA02000001 RVM		
	Security Updates	2	5,000	Security Updates	2	5,000
	Replace Appliances	65	60,000	Replace Appliances	65	60,000
	Entry Door Replace Closet door replace	2	55,000	Replace generator	1	70,000
	Install Cleanouts	50	30,000	Install Cleanouts	50	30,000
	Install New Signs	2	14,500	Elevator Controls	2	
	IA02000002 EVM			Trash Chute Update	1	
	Security Updates	2	5,000	IA02000002 EVM		
	Appliance Replace	50	5,000	Security Updates	2	5,000
	Install New Signs	1	5,000	Install deadbolts	50	
	IA02000000 SVM			North End Addition Landscaping		
	Security Updates	1	5,000	IA02000000 SVM		
	Trash Chute Update	1		Security Updates	1	5,000
	Install New Signs	1	9,000	Elevator Controls	2	
	Replace Boilers	2	71,588			
	IA02000004 Haven Homes			IA02000004 Haven Homes		
	Security Updates	2	5,000	Security Updates	2	5,000
	Install deadbolts	40		Install deadbolts	50	
	Replace Shower Valves	40	35,000	Trash Chute Update	1	
	Trash Chute Update	1		Replace Hall Carpet	3	25,000
Install New Signs	2	10,000	Elevator Controls	1		
PHA Wide			Replace Generators	2	110,088	
Concrete Replacement	2	5,250	PHA Wide			
Replace Roofs	1	7,500	Concrete Replacement	2	5,250	
Redevelop Scat Sites	30		Replace Roofs	1	7,500	
	Subtotal of Estimated Cost		\$ 327,838	Subtotal of Estimated Cost		\$ 327,838

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year : <u>2</u> FFY: 2012		Work Statement for Year: <u>3</u> FFY: 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual	HA Wide		HA Wide	
Statement	Management Improvements	64,940	Management Improvements	64,940
	Administration	64,940	Administration	64,940
	Operations	129,680	Operations	129,680
	Architectural & Engineering	17,500	Architectural & Engineering	17,500
	Office/Computer Equipment Replacement	8,000	Office/Computer Equipment Replacement	8,000
	Maintenance Equipment	10,500	Maintenance Equipment	10,500
	Re-Location Cost	15,000	Re-Location Cost	15,000
	Admin Leasehold Improvements	10,000	Admin Leasehold Improvements	10,000
	Subtotal of Estimated Cost	\$ 320,560	Subtotal of Estimated Cost	\$ 320,560

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year: <u>4</u> FFY : 2014		Work Statement for Year: <u>5</u> FFY : 2015	
	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cost
	General Description of Major Work Categories		General Description of Major Work Categories	
<i>See</i>				
<i>Annual</i>	HA Wide		HA Wide	
<i>Statement</i>	Management Improvements	64,940	Management Improvements	64,940
	Administration	64,940	Administration	64,940
	Operations	129,680	Operations	129,680
	Architectural & Engineering	17,500	Architectural & Engineering	17,500
	Office/Computer Equipment Replacement	8,000	Office/Computer Equipment Replacement	8,000
	Maintenance Equipment	10,500	Maintenance Equipment	10,500
	Re-Location Cost	15,000	Re-Location Cost	15,000
	Admin Leasehold Improvements	10,000	Admin Leasehold Improvements	10,000
	Subtotal of Estimated Cost	\$ 320,560	Subtotal of Estimated Cost	\$ 320,560

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs.

The DMMHA gathered statistics from the 2000 Comprehensive Housing Affordability Strategy (CHAS) "Housing Problems Output", US Census Bureau, American Fact Finder 2008 American Community Survey 1-Year Estimates, the City of Des Moines Consolidated Plan and the 2007 Polk County Housing Continuum Affordable Housing Report to assess this element.

After analyzing the above sources, the DMMHA has found that the main barrier that renters encounter in our jurisdiction of Polk County, Iowa is the affordability of rental units. Regardless of age, race, ethnicity or disability, 29,988 renters in the jurisdiction have incomes of less than 80% of the area median income (AMI). Of those, 9,336 have incomes of less than 30% of AMI. The 2010 AMI for Des Moines MSA is \$73,200.

According to the Comprehensive Housing Affordability Strategy (CHAS) special tabulation of the 2000 Census, approximately 43% of Des Moines households who had an income of 0-80% of the HUD area Median Family Income were paying more than 30% of their income on housing costs and 19% were paying more than 50% which is considered a severe housing cost burden.

According to the 40th Annual Metro Des Moines Apartment Survey prepared by Carlson, Gunderson & Associates, Inc. in January of 2010, the average rents by unit type for Greater Des Moines were: Efficiency - \$507, 1 bedroom - \$620, 2 bedrooms - \$711, and 3 bedrooms - \$938. The current HUD Fair Market Rents as of October 1, 2009 are: Efficiency - \$506, 1 bedroom - \$604, 2 bedrooms - \$737, 3 bedrooms - \$944 and 4 bedrooms - \$1,052. The average contract rents approved for participants in the Section 8 Program through our Agency are: Efficiency - \$550, 1 bedroom - \$516, 2 bedrooms - \$635, and 3 bedrooms - \$780.

According to the 2010 Out of Reach Report prepared by the National Low Income Housing Coalition (NLIHC), in Polk County, a minimum wage worker earns an hourly wage of \$7.25 per hour. In order to afford the Fair Market Rent for a two-bedroom apartment, a minimum wage earner must work 78 hours per week, 52 weeks per year. Or a household must include 2 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom Fair Market Rent affordable.

The DMMHA participates in the Polk County Housing Continuum (PCHC), a collaboration of several housing and social service providers in the community that works to identify and address various needs of families in our community, including affordable housing issues. The Continuum began gathering data from each participating Agency in 2007 in an effort to obtain an overall view of the needs of the community and ways of addressing those needs. One of the goals of the PCHC is to increase the number of affordable housing units and housing subsidies. The PCHC has identified that Polk County faces an ongoing affordable housing challenge as the demand for affordable housing continues to greatly outweigh the supply of units available for all households. Contributing factors identified were a shortage in the supply of affordable units due to deterioration, units aging out of funding programs, changes in federal housing program guidelines and layering of existing subsidies required to bring new affordable units on line.

The DMMHA maintains waiting lists of eligible applicants for its Section 8 and Public Housing Programs. The Public Housing waiting list for efficiency, one and two bedroom units is open at all times. The Section 8 waiting list opens for a two week period of time approximately once every 18 months. During that two week period of time the Agency receives an average of 3,200 applications for the Section 8 Program. Average turnover for the Section 8 waiting list was 1,558 from 7/1/09 – 6/30/10. The waiting list for the Public Housing Program is open and averaged around 700 applicants throughout the past fiscal year which is an increase of 450 over previous years. Average turnover for the Public waiting list was 385 from 7/1/09 – 6/30/10. Average turnover for participants in the Section 8 Program is 35 families per month. Average turnover for participants in the Public Housing Program is 4 families per month.

An analysis of our Agency's waiting list found that the main barriers are not only the affordability of rental units but the lack of subsidized housing that would make units affordable. Opportunities to apply for affordable units are limited and the wait times for units with rental assistance are extremely long.

The DMMHA maintains a referral listing of other subsidized housing opportunities in the area, which is provided to all families and individuals inquiring about rental assistance. As of June, 2009, the average wait time reported by those affordable housing providers was between 6 months to one year. The average wait time for DMMHA's Section 8 program is approximately a year and a half to two years. The average wait time for DMMHA's Public Housing program for a family that does not qualify for a one bedroom is two years.

The DMMHA uses the City of Des Moines web-site for additional outreach and monitoring of the waiting lists. Applicants are able to obtain information regarding their position on the waiting list through the web-site as well. Applications for the Public housing Program are available at our Administrative offices, at local service provider agencies and available through the City of Des Moines web-site. The DMMHA sends flyers and notices to local service providers whenever there are available units and each time the Section 8 waiting list is open for applicants to apply.

According to the US Census Bureau, American Fact Finder "2008 American Community Survey 1-Year Estimates" for Polk County, Iowa there are 7782 families with disabilities in the rental market with incomes of less than 80% of AMI.

The DMMHA includes a listing of properties with accessible units in the briefing packet given to applicants at the time they receive their voucher. The DMMHA also has 26 units in its Public Housing Program that are 504 accessible units.

To identify and address the needs of individuals with Limited English Proficiency (LEP), the DMMHA conducted the four factor analysis recommended by Housing and Urban Development to determine which LEP groups should be addressed to ensure meaningful access to our programs and activities. This analysis, based on data received from the US Census American Community Survey for Polk County, Iowa, showed that the number of Spanish speaking people in the DMMHA jurisdiction was 5.4% with 2.6% that speak English "less than very well". HUD's recommended guideline for considering translating documents into another language is 5.0% of the population served by the Agency.

The DMMHA works closely with local language interpretation service providers to ensure program access and understanding by the special populations. The DMMHA has also

implemented the Language Line Interpretation service to aid in communications with persons with Limited English Proficiency. As a result of the above analysis, the DMMHA is investigating translation software for printed material and is monitoring HUD's web-site for translated documents.

The barriers identified by DMMHA are consistent with the findings of the City of Des Moines Consolidated Plan and are consistent with what we are seeing in the applicants for our Programs.

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.

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 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.

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 5h Homeownership Program. The homes being sold are located throughout the City of Des Moines and were once rented as Public Housing. The 5h Homeownership Program is available to the public; single persons or families. The purchaser must have an annual income of at least \$20,000 per year and cannot exceed 80% of area median income. Interested buyers must fill out an application, obtain loan pre-approval from a DMMHA approved lender, and go through a screening process (rental history, criminal history check, etc.). Once a home is selected for purchase, DMMHA completes a rehab of the home. A licensed real estate appraiser appraises the home for its current market value. DMMHA sells the home to the eligible buyer for 2/3 the appraised value. A 2nd mortgage is filed against the property for the other 1/3 value. When the buyer has lived in the home for 7 years, the DMMHA office will remove the 1/3 lien. Currently there are 59 units available for sale under this program.

The City of Des Moines Municipal received HUD approval to implement a Section 8 Housing Choice Voucher Homeownership Program in July 2010 with the approval of the Agency Plan. Contingent on sufficient HUD funding, the DMMHA will allow up to 10 (ten) 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.

The DMMHA continues to consider affordable housing resources in the community such as mixed-finance housing and pursues housing resources other than Public Housing and Section 8 tenant-based assistance as they become available.

The DMMHA has a designated housing program to assist the elderly population through Public Housing. The DMMHA will also apply for special-purpose vouchers targeted to the elderly, should they become available.

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 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.

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 95 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 21 transitioning from foster care.

In June, 2010, the DMMHA applied for 200 vouchers under the Rental Assistance for Non-Elderly Persons with Disabilities NOFA.

The DMMHA will continue to apply for additional Section 8 Vouchers should they become available.

The DMMHA also has Replacement Housing Factor (RHF) funding which is a public housing development fund from U.S. Department of Housing and Urban Development (HUD) due to the sale of the Des Moines Municipal Housing Agency (DMMHA) scattered site housing units. These funds can only be used to develop or acquire new public housing units or the funding must be returned to HUD.

The DMMHA is in the process of dedicating these Replacement Housing Factor (RHF) funds for the purpose of developing supportive housing units which will be rented in the Agency's Public Housing rental assistance program. The intent of current development proposal is to inventory the remaining Agency owned property (disposition and 5h units) with the intent to demolish the most blighted properties and then construct new single family homes with two (2) to four (4) bedrooms, one (1) to one and a half (1 ½) baths, unfinished basement and/or a single car garage.

The DMMHA assists in landlord outreach for the Section 8 Program by using the GoSection8.com web-site. 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 QuickMatch 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 is also a member of the Iowa Landlord Association and gives presentations at landlord meetings and the Iowa Realtor's Association upon request.

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 to aid in communications with persons with Limited English Proficiency. Special outreach is provided for the community's Hispanic population to include providing Spanish language flyers to organizations serving the Hispanic community. The DMMHA also participates in a monthly Service Provider Fair coordinated by the HOLA Foundation which serves the Hispanic community. Upon availability, the Agency contacts service providers serving the Hispanic community to inform them of the availability of our programs.

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 intends on opening the Section 8 waiting list for a two week period of time in early 2011. The Section 8 Waiting list for applicants eligible for the Family Unification Program only will be opened at the time when the DMMHA is unable to fill the 100 vouchers received (or utilize all of the funding received) from the regular Section 8 waiting list.

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 Family Self-Sufficiency, Polk County Housing Continuum, and several other community agencies. 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.

Moving to Work Program

In an effort to expand housing choices for low-income families, to give incentives to families with children where the heads of household are either working, seeking work or are participating in job training, education or other programs that assist in obtaining employment and becoming economically self-sufficient and to reduce cost and achieve greater cost effectiveness in federal expenditures, Des Moines Municipal Housing Agency may create a Moving to Work program and apply to the U.S. Department of Housing & Urban Development for approval to implement a Moving to Work Program.

The Moving to Work Program offers DMMHA the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant based Housing Choice Voucher rules and permitting DMMHA to combine operating, capital and tenant-based assistance funds into a single agency-wide funding source, as approved by HUD.

**STATEMENT OF PROGRESS
FIVE YEAR PLAN MISSION AND GOALS
2011 Agency Plan**

Des Moines Municipal Housing Agency (DMMHA) mission is to:

Provide quality affordable housing opportunities within Des Moines and Polk County, and to facilitate, where possible, home ownership and self-sufficiency for its customers.

This is accomplished through the evaluation of 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.

The Agency has identified the following Goals:

- I. Manage DMMHA's Programs in an efficient and effective manner
- II. Development of Affordable Housing
- III. Increase Assisted Housing Choices
- IV. Promote Self-Sufficiency
- V. Serve the needs of Child and Adult Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking

In order to meet the above established goals, the DMMHA 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 (PCHC), Homeless Coordinating Council (HCC), the City of Des Moines' Community Development Department and with local developers who will be submitting tax credit applications for the development of affordable housing. As a part of the City of Des Moines reorganization the City's Community Action Agency has come under the Housing Services Department. Adding this Division to our Agency shall enable a better cooperation and collaboration between the two Divisions (Des Moines Municipal Housing Agency and Des Moines Community Action Agency) to better serve low income residents in Des Moines and Polk County.

I. Manage DMMHA's Program in an efficient and effective manner:

The Des Moines Municipal Housing Agency (DMMHA) is actively pursuing various options to both decrease expenses and increase revenues. Some examples of these changes that occurred this past year include reducing our lease space (size and costs) for centralized maintenance storage, new lease agreement for copiers, printers and faxes. Regarding diversifying revenues, the DMMHA is receiving payments from the City of Des Moines' Community Action Agency (CAA) for administrative office support and receiving a pro-rated portion of the Director's salary. Additionally, the Agency is researching the cost/benefits of establishing a corporate campus whereby we would be the landlord and majority user of the owned space, but would also provide opportunities for others to lease additional space.

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.

In regards to operations, division management staff has worked to streamline and reduce procedural issues to increase the efficiency within their respective area of operations. This includes the Agency transitioning from DMMHA model leases to using Landlord Leases thereby reducing internal paperwork work and increasing efficiency. DMMHA is also revising the lease agreement for the Public Housing program.

II. Development of Affordable Housing:

Des Moines Municipal Housing Agency has continued activity in the Public Housing 5h Homeownership program. Since its inception, the DMMHA has sold 81 homes through this program. Applications and program materials are being printed in Spanish to increase outreach to this targeted population. The DMMHA shall seek to remove/reduce financial barriers and establish more options for home ownership for low income families through collaborative partnerships and funds from the proceeds from the sale of Public Housing units (Affordable Housing Development Fund).

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 2011. The residents and surrounding neighbors have supportive this designation and staff shall evaluate the viability of maintaining the Designated Housing plan into the future through a reconfiguration of maintaining the total number of public housing units while exploring opportunities to de-concentrate large Public Housing owned units.

III. Increase Assisted Housing Choices:

Des Moines Municipal Housing Agency is actively working to increase our lease-up 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 continues to be focused on the leasing of vacant units. Another item under consideration for the Housing Choice Voucher Program is to provide for limited pro-rated rents with occupancy occurring on the 1st or 15th of the month.

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 initially received 35 housing vouchers for this program. Additionally, DMMHA received an additional 35 vouchers and another 25 vouchers bringing this program up to 95 housing vouchers available for homeless veterans.

In September 2010, the DMMHA received official notice that it was awarded 100 Family Unification Program Vouchers (FUP). This effort, in cooperation with the Department of

Human Services, provides rental assistance to family's facing separation due to housing issues and also supports youth exiting the foster care system between the ages of 18 and 21 years of age.

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. This past year, the City of Des Moines/Polk County experienced a flood disaster. Temporary relocation housing was provided to one Public Housing resident, while the Agency made the needed repairs and the Agency received approval to provide pro-rated rents to victims of emergencies beyond their control. Additionally, approval was sought and granted for the Agency to use proceeds from the sale of Public Housing units to provide temporary housing for flood victims while they worked to secure permanent housing.

The Agency is working on creating a Request For Proposals (RFP) to provide for project based vouchers for permanent supportive housing opportunities within Des Moines/Polk County. This initiative is designed to provide for a gap in the housing continuum which has been identified as a need from the Homeless Coordinating Council (a joint Des Moines City Council and Polk County Board of Supervisors task force) to aid in transiting individuals from shelter care services to permanent supportive housing.

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. The Des Moines Municipal Housing Agency has sold 347 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. Since 2005, Des Moines Municipal Housing Agency has utilized \$3.6 million from the sale of Public Housing units to make needed capital repair improvements to its remaining Public Housing inventory. Des Moines Municipal Housing Agency is also vetting the program uses for the remaining funds from the sale of Public Housing units entitled Affordable Housing Development Fund. These public input processes begin in the fall of 2010, with the goal of submittal of a set of Guiding Principles to the U.S. Department of Housing and Urban Development (HUD) Special Application Center (SAC) office by the end of the calendar year.

IV. Promote Self-Sufficiency:

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. The DMMHA is focusing additional resources towards self-sufficiency programs and services by creating a new FSS/Home Ownership Supervisor position. This position shall provide the administrative oversight of the current FSS program, improve local networking relationships, seek and apply for grants and provide case management for the Agency's S8 Home Ownership program initiative.

Des Moines Municipal Housing Agency has been researching and working with local service providers to develop a Section 8 Homeownership plan (noted above) to work as an additional incentive for our Family Self-sufficiency program participants. Des Moines Municipal Housing Agency has designated ten Housing Choice Vouchers for utilization in the Section 8 Housing Choice Voucher Homeownership Program.

V. Serve the needs of Child and Adult Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking:

The DMMHA in support of the Violence Against Women Act has implemented changes that can be found in section 13 of this Agency Plan.

Criteria for Substantial Deviations and Significant Amendments:

Substantial Deviation from the 5 year plan:

Creation of new activities not contained in the current goals or elimination of goals unless mandated by the Department of Housing and Urban Development.

Significant Amendment or Modification to the Annual Plan:

Changes to rent or admission policies or organization of waiting list; deletions of dwelling structure work items under the Capital Fund that will not be funded from another source or change in use of replacement reserve funds; any change with regard to demolition or disposition, designation, homeownership programs or conversion activities that are not mandated by the Department of Housing and Urban Development.

**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 7/1/2011, 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

IA020

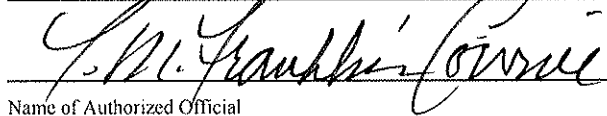
PHA Name

PHA Number/HA Code

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

xxxx Annual PHA Plan for Fiscal Years 20¹¹ - 20¹²

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

Title

T.M. Franklin Cownie

Board Chair

Signature

Date

3-28-11

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

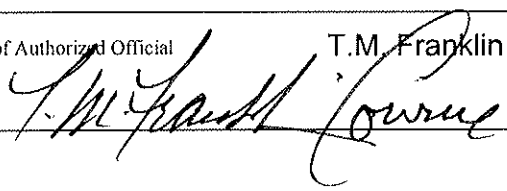
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

City of Des Moines Municipal Housing Agency

IA020

PHA Name

PHA Number/HA Code

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	Board Chair
Signature	Date 3.28.11

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

City of Des Moines Municipal Housing Agency

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

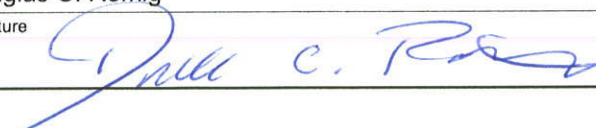
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

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 Douglas C. Romig	Title Housing Services Director
Signature 	Date 4/1/11

X

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Applicant Name

City of Des Moines Municipal Housing Agency

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.


(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

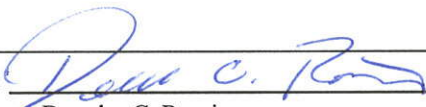
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Douglas C. Romig	Title Housing Services Director
Signature 	Date (mm/dd/yyyy) 4/1/11

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: #3 of Iowa	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: Department of Housing & Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: <u>N/A</u>	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Douglas C. Romig</u> Title: <u>Housing Services Director</u> Telephone No.: <u>515-323-8987</u> Date: <u>3/10/2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



March 10, 2011

To: U.S. Department of Housing and Urban Development

From: Douglas C. Romig
Des Moines Municipal Housing Agency Director

Re: Disclosure of Lobbying Activities

This communication is to inform you that I will be applying with the State of Iowa as a registered Lobbyist. This registration is in relation to my voluntary Iowa Park and Recreation Board (IPRA) Board position as the Legislative Chair. My primary function for IPRA is to provide member agencies communications related to pending legislation that could impact the park and recreation departments throughout the State of Iowa.

In no way will this registration, to my knowledge have any direct or indirect impact to my current position as the Director of the Des Moines Municipal Housing Agency, but felt that it warranted bringing this to your attention.

Sincerely,


Douglas C. Romig
Housing Services Director

The following comments were received from the Resident Advisory Board. These comments were considered and no changes were made to the Plan or policies.

Agency Plan presentations

Resident Advisory Board comments

Public Housing Board November 17, 2010

Operations and Managements:

Ms. Judkins:

“Is all of this information public information?”

“This is something that other residents may be interested in.”

“Will the residents be invited to the presentation meetings?”

FSS Plan:

Mr. Warrington:

“Are you notifying Section 8 participants of all of these changes, all of things written in red?”

“Not everyone participates in FSS.”

“I have talked to a lot of people that bypass the FSS program.”

“A lot of people don’t know what is available; they don’t know the program is there.”

“There are over 2000 Section 8 people on Section 8.”

“You should do a mailing to Section 8 people once a year about the programs.”

“I have a neighbor that asks me all the time about the meetings and trainings I am going to and says she wants to go to them.”

“She always asks me why I get to go and she doesn’t and says she wants what I have.”

“She should have started 50 years ago if she wanted to keep up with me.”

“I’m sorry but she just wants to get her voucher and do nothing else for herself, then she shouldn’t worry about what I am doing.”

“There has to be over 3000 people on Section 8.”

Maintenance Procedures:

Ms. Judkins:

“Can I have a copy of the maintenance charges?”

“I know I have a copy but I can’t find one.”

“Did you change policy on that? Do different people evaluate move outs now?”

Agency Plan presentations

Resident Advisory Board comments

Public Housing Board January 19, 2011

Public Housing Admissions & Continued Occupancy:

Ms. Judkins:

“Are you going to send out notice ahead of time about the lease changes?”

“Can I have a copy of the pet policy?”

“Several years ago people heard about big changes to the policy and a lot of them came to the meetings.”