



DMMHA NEWSLETTER

Summer 2009

HAVE A SAFE & HAPPY FOURTH OF JULY!

Inside this issue:

- Rule Changes 2
- Renovations 2
- Units Available 2
- FSS 3
- Maintenance Team 3
- Homeownership 4

What is the Resident Advisory Board?

The Resident Advisory Board (RAB) is comprised of individuals who reflect and represent the residents assisted by DMMHA. Currently there are ten RAB members who are either residents of Public Housing or participants in the Section 8 rental assistance program. All members are appointed by Chris Johansen, DMMHA Director. The RAB provides DMMHA and residents with a forum for sharing information about the Agency's Annual Plan. The RAB meets quarterly with DMMHA staff and the Agency Director to make recommendations for the development of the annual Agency Plan and to provide channels for outreach to other Public Housing residents or Section 8 participants.

The partnership between

residents and DMMHA is of benefit to both parties. Residents are provided with an opportunity to voice their concerns so that their needs are addressed and they can become involved in the planning process. DMMHA also gains essential information from the residents about the improvements that need to be made at the Public Housing developments and of the residents' needs. This information helps DMMHA to set priorities for capital improvements and advises resident services programming. The two most recent RAB ideas that residents are benefitting from are the Job Skills Presentation held in April 2009, and the creation of this quarterly newsletter.

Make sure to thank your

RAB members for their hard work and for the time they volunteer! The Resident Advisory Board members are: Mary Gregory and T. Anthony Welch from Royal View Manor; Rodney Anderson and Ernestine Judkins from Highland Park Plaza; Larry & Barbara Robins from East View Manor; Dale Graphenteen from Oak Park Plaza; and Section 8 participants include Shonnae Lundy, John Warrington, and Pam Hedges.



Service Coordinator News

DMMHA employs two full time service coordinators to coordinate needed services for public housing residents. Kim Carlson works at Highland Park Plaza, Oak Park Plaza, South View Manor and East View manor. Amelia Marchant works at Royal View Manor. The Service Coordinators are at the manors to help public housing residents with medical services, coordinate transportation, and coordinate other services that might help public housing residents live independently.

Summer Tips from Amelia

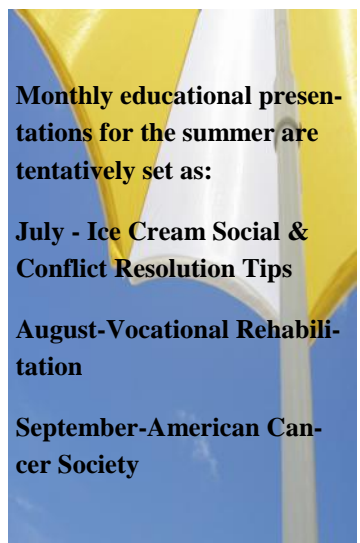
Summer is quickly approaching and the warm weather usually means people are spending more and more time out of doors. Be sure to remember sunscreen, lightweight, light-colored clothing and plenty of water to stay hydrated. Also, please be considerate of neighbors and the noise level while enjoying the outdoors!

Monthly educational presentations for the summer are tentatively set as:

July - Ice Cream Social & Conflict Resolution Tips

August-Vocational Rehabilitation

September-American Cancer Society



Occupancy Rule Changes Effective July 1st

On July 1st, 2009 the following changes in the Occupancy Rules and Regulations will go into effect for the residents. Please review each section to see which changes affect you.

The following apply to all public housing residents: *All tenants are prohibited from feeding or harboring stray domesticated animals. The feeding of stray domesticated animals anywhere on or near the property shall constitute having a pet without the written permission of the DMMHA. No pets of friends or family may visit any public housing unit. *All public housing residents may not be away from the unit for more than 180 consecutive calendar

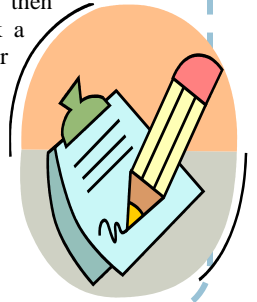
days. An absence greater than 180 consecutive calendar days will result in termination of the dwelling lease. *Charcoal Grills will not be allowed within 50 feet of the leased premises. Tenants may use a gas grill on balconies and/or decks, however; gas grills can not be operated with more than a 20 pound gas cylinder. Gas cylinders may not be stored inside the leased premises or anywhere inside DMMHA owned property.

Tenants of Royal View Manor will be required to sign in their guests using the guest sign in book and escort the guest into the building. Royal View Manor guests must also be signed out of the building by the tenant.

Satellite dish installation will not be allowed at the Manors.

Each resident will be mailed a copy of these new rules and regulations and asked to mail a signed copy back to DMMHA. When you receive your copy, please return the signed copy in a timely manner.

DMMHA will then mail you back a copy for your records.



In an effort to help keep you safe, DMMHA has seven staff members that have completed an eight hour Crime Free Multi-Housing Program seminar.

Upcoming and Recent Manor Renovations

Recent renovations at Oak Park & Highland Park Plazas include new refrigerators, electric stoves and exhaust fan/lights being installed in both the buildings at the beginning of June. All of the refrigerators are energy star rated to help reduce electrical consumption.

The South View Manor modernization is scheduled to begin July 1st. Koester Construction Company is the general contractor for the project. The estimated cost is \$1,907,206. Of this total, \$1.4 million is from the American Recovery and Revitalization Act (ARRA). To read more about the American Recovery and Revitalization Act (ARRA) please go to www.recovery.gov.

New windows will be installed throughout the building. New high efficiency water heaters will be installed as well as new countertops, appliances, carpeting, vinyl flooring, and all new doors. In order to achieve greater energy efficiency, new heating/cooling fan coil units will be installed, the chiller will be replaced, and a new air handling system will be installed for the hallways and other common areas. The community room kitchen will also receive a complete make-over. South View Manor's exterior will be cleaned, sealed and tuck pointed and new awnings will be installed.



Units Available

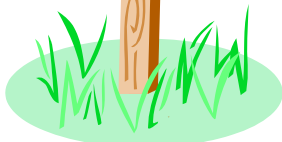
Do you know someone who is tired of paying almost all of their income for rent? Would they rather be paying 30% of their income for rent? Would they like the owner to pay for water, heat, sewer, trash, and electric?

If you answered YES

to all of the questions above, then the DMMHA's Public Housing Program could be perfect for them. They could be paying less for rent in as little as 6 weeks (wait time may be longer for persons under age 62). Applications are available three ways: 1) for pick up at 100 E. Euclid, Suite 101; 2) on the website at www.dmgov.org

under the Housing Services Department tab; or 3) by calling 515-323-8950 to request an application be mailed to them.

For more information regarding the Public Housing Program and the locations of the available units, call 515-323-8950. Must meet eligibility requirements to participate.



FAMILY SELF SUFFICIENCY PROGRAM



Successful graduation from the FSS program can result in a financial benefit to you!!

The Family Self-Sufficiency (FSS) program assists families leasing DMMHA Public Housing units in working on goals towards becoming financially independent. This voluntary program is designed to help people get the support and skills necessary to become employed. The program can last

up to 5 years. (A 2 year program extension may apply in extenuating circumstances). The FSS program is designed to assist program participants in all aspects of becoming more self-sufficient. Examples are connecting with employment opportunities, education, childcare, transportation, healthcare, and social services. You will work one on one with a coordinator to figure out what career goals you want to accomplish. By setting

and accomplishing self-sufficiency goals, participants become eligible for a successful graduation from the FSS program. Successfully graduating from the program can result in a financial benefit called an "Escrow Check". This is similar to a savings account that will be issued to you upon program completion. This check can be used for whatever you want. Participating in FSS does not jeopardize your Public Housing assistance. For more information, contact the FSS Coordinators: Denise Carrington at 323-8973 or Brian Dennis at 323-8969.

Welcome Nick Woolsey, our new Maintenance employee at Royal View. Prior to working with the City, Nick was a maintenance engineer for Embassy Suites.

Meet Our Maintenance Team

The maintenance division handles everything from routine service calls to vacant unit turn-around and preventative maintenance. Routine service is provided during business hours (8am to 5pm) Monday through Friday. There is an "after hours" on-call maintenance staff person to handle emergency needs. The "after hours" maintenance phone number is 515-202-2876.

South View & East View Manors



Jeff Ridgeway

Highland Park & Oak Park Plazas



Shawn Adair

Royal View Manor



Gene Hatfield

Project Specialist



Mark Gregory

Inventory Control Specialist



Steve Beeman

Rehab Team and Manor Mowing



Thongdeng Xaykose "Mr. Mom"



Chris Kruse

Scattered Sites & Manor Mowing



Bryan Carter

Rehab Team and Manor Mowing



Des Moines Municipal Housing Agency
100 E Euclid Ave Suite 101
Des Moines, Iowa 50313
Phone: 515-323-8950
Fax: 515-242-2844

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



Know Anyone Interested In Owning A Home?

The Des Moines Municipal Housing Agency (DMMHA) is currently accepting applications for the 5(h) Affordable Homeownership Program. Through this program, homebuyers could be eligible to purchase a house owned by DMMHA for 2/3 of the appraised value, after DMMHA rehabs the house.

Eligibility is based on the household's annual income. The individual or family must earn at least \$20,000 per year and may not exceed 80% of the area median income limits. Qualified buyers must be able to obtain a mortgage from a DMMHA approved lender.



5316 South Union

Applications are open to the public!
Applications may be picked up at the following address:

100 E. Euclid Suite 101
(Park Fair Mall)
Des Moines, IA 50313-4534
Phone: (515) 323-8950

Or, visit our website at: <http://www.dmgov.org/departments/HS/property.htm>

On the website you can print off an application and view current property listings.

Questions? Please call Kara Nees-Anderson at 323-8988 or email klnees@dmgov.org.

