

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 96-337
AUGUST 5, 1996 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
APPROVAL OF NEIGHBORHOOD CONSERVATION SERVICES WORK PROGRAM	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JIM GRANT COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS —

The Work Program for the 1996 Neighborhood Conservation Services Program Project has been prepared.

FISCAL IMPACT —

1996 Community Development Block Grant funds in an amount not to exceed \$1,115,135 and 1996 HOME funds in an amount not to exceed \$763,500 will be utilized to fulfill the objectives of the Work Program.

RECOMMENDATION —

Approval.

BACKGROUND —

On the August 5, 1996, Council agenda is a roll call to approve the Neighborhood Conservation Services (NCS) Work Program. This program was a component of the 1996 Consolidated Plan that was recommended for approval by the Neighborhood Advisory Board on September 20, 1995 and approved by the City Council on November 20, 1995, by Roll Call No. 95-4403.

The NCS Work Program combines CDBG funding, HOME funding, and private funding with program income to fund eight housing programs:

1. Emergency Repair Loan Program (\$350,000 in CDBG funds). This program address immediate health or safety hazards of low-income homeowners and handicapped households by processing 80 Emergency Repair/Architectural Barrier Removal Loans (generally not to exceed \$4,500 for ERLs and \$5,500 for ABRs).
2. Home Improvement Loan Program (\$260,000 in CDBG funds). The goal of HILP is to extend the economic life of 10 housing units by at least 20 years through the provision of home improvement loans to owner-occupants, each not to exceed \$25,000 construction and loan closing costs.
3. Home Owner Occupied Loan Program (\$267,000 in HOME funds). This program extends the life of 11 housing units by at least 20 years by administering HOME funds for the completion of major home improvement rehabilitation loans.

4. HOME Rental Rehabilitation Loan Program (\$350,000 in HOME funds). This program extends the economic life of 30 rental housing units by at least 20 years by administering HOME funds for completion of rehabilitation loans at a maximum subsidy of \$14,999 per unit. Owners are required to provide a minimum of 25 percent match from other sources or private funds on each project.
5. HOME New Construction of Infill Housing (\$143,500 in HOME funds). The HOME funds are utilized in conjunction with match funds from a nonprofit agency to construct Infill Housing in a Designated Neighborhood recognized as needing Infill Housing Projects.
6. HOME Tenant-Based Rental Assistance (\$20,000 in HOME funds). This program provides Rental Assistance for approximately 10 rental housing units by administering HOME funds at a variable subsidy per unit in accordance with the 1995/1996 Rehabilitation Handbook.
7. Housing Assistance Programs: Loan Delinquency Counseling (CDBG funds). The goal of this program is to serve 400 families by providing information and referrals, by assisting clients to meet a counseling Case Plan, and by providing technical assistance to families requiring limited counseling services.
8. Housing Assistance Programs: Technical Assistance/Inspection Services/Construction Management. The program provides six types of assistance to approximately 1,200 households.

Neighborhood Conservation Services follows all HUD requirements and guidelines in administering these programs. All phases of the construction projects are carefully monitored to ensure that quality work is completed and that all costs are reasonable.