



Council Communication

Office of the City Manager

Date	December 3, 2007
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Agenda Item No.	23B
Roll Call No.	<u>07-</u>
Communication No.	<u>07-723</u>
Submitted by: Larry Hulse, Community Development Director	

AGENDA HEADING:

Authorizing a \$175,000 grant request to the Polk County Housing Trust Fund for the City of Des Moines' Owner-Occupied Housing Rehabilitation Program for a Lead-Based Paint Control Program with the Polk County Health Department.

SYNOPSIS:

Recommend to authorize staff to submit a \$175,000 grant request to the Polk County Housing Trust Fund for a program jointly administered by the City and the Polk County Health Department that will target owner-occupied houses in Des Moines for Lead-Based Paint Interim Control measures. These homes are identified as the primary residence of a child under the age of six with elevated blood lead (EBL). If the grant is received, the City Manager or his designee is authorized to execute the terms of the agreement through the City's Owner-Occupied Housing Rehabilitation Loan Program.

FISCAL IMPACT:

Amount: \$302,500 matching funds for \$175,000 grant request to the Polk County Housing Trust Fund.

Funding Source: This grant application will be matched by \$302,500 of 2008 Community Development Block Grant (CDBG) funds (approved by Council on November 19, 2007, by Roll Call No. 07-2231). These grant funds will enable the City's Owner-Occupied Housing Rehabilitation Loan Program to proceed with lead-based paint control measures for eligible low-income homeowners that are targeted for assistance.

ADDITIONAL INFORMATION:

In 2004 Polk County Health Department approached the Community Development Department to explore how the City and County could work together to help families with children who have identified elevated blood levels due to lead paint. It was mutually agreed that a pilot project would be developed. Polk County Health Department would provide eligible referrals. The City would accept the lead inspection report provided by the County. Polk County referrals would be given first priority in the NCS Owner-Occupied Housing Rehabilitation Program. Because of the successes of this program, Polk County and the City NCS Division have made this a standing program and have agreed upon guidelines for the roles and responsibilities of each entity.

The City has a component within the current Owner-Occupied Housing Rehabilitation Loan Program for undertaking major rehabilitation projects (greater than \$25,000). The Lead-Based Paint Control program is intended to complete the necessary rehabilitation work for eligible low-income homeowners who have

homes identified as the primary residence of a child under the age of six with elevated blood lead (EBL) at a cost of approximately \$41,000 per unit.

Federal regulations enacted in 2000 require Housing and Urban Development (HUD) funded programs to treat and/or abate lead hazards. About 27% of the homes in Des Moines were built before 1950, compared to 22% nationwide. Studies have shown that virtually all pre-1950 homes contain lead hazards. Within Des Moines, the Enterprise Community (bordered by MLK Jr. Parkway on the west, Des Moines River on the east, Hickman Road on the north and I-235 on the south) has shown to have the highest concentration (19%) of tested children, six years of age and under, with elevated blood lead greater than 10 micrograms per deciliter - levels where children's intelligence, hearing and growth are affected and can cause developmental deficits and learning disorders.

The Polk County Health Department is required to test and maintain a list of children with elevated blood lead (EBL) by address. The City had partnered with the County to target addresses with children at the highest risk for the Program for Lead-Based Paint Controls.

This year, the Polk County Housing Trust Fund (PCHTF) reduced the maximum funding available for program applications from \$250,000 to \$175,000. They have asked applicants to include an additional statement with their applications that indicates if additional funding, up to \$250,000 per program, were available, for how much additional funding would they apply and the number of additional housing units that would be added. The NCS Owner-Occupied Housing Rehabilitation Loan Program – Lead-Based Paint Control has the capacity to request an additional \$75,000 of PCHTF funding to meet the full grant amount of \$250,000, and this would increase the number of housing units repaired from 9 to 13.

PREVIOUS COUNCIL ACTION(S):

Date: November 6, 2006

Roll Call Number: 06-2184

Action: [Grant](#) Application to the Polk County Housing Trust Fund for City of Des Moines' Owner-Occupied Housing Rehabilitation Program for Lead-based Paint Control Program with Polk County Health Department. ([Council Communication No. 06-700](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE