



Council Communication

Office of the City Manager

Date

November 10, 2008

Agenda Item No. 54A
Roll Call No. 08-
Communication No. 08-681
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Resolution 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 Polk County Health Department.

SYNOPSIS:

Resolution authorizing 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).

FISCAL IMPACT:

The grant application is for \$175,000. This will be matched by Community Development Block Grant (CDBG) and HOME funds. 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.

Amount: \$175,000

Funding Source: Polk County Housing Trust Fund

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 who have children that 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 Neighborhood Community Services (NCS) Division have made this a standing program and have agreed upon guidelines for the roles and responsibilities of each entity.

Since the inception of the program, 34 households (see attached map) have participated in the program with project costs ranging from \$24,000 to \$60,000. Of those households 32% had a household income below 30% of Area Median Income (AMI); 44% were between 30-50% AMI; and 23% were between 50-80% AMI. There are also an additional 17 cases currently in process.

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 that have homes identified as the primary residence of a child under the age of six with elevated blood lead (EBL) at a cost of on average of \$40,000 to \$50,000 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 boundaries (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 resolution gives authorization for the submission of the grant application, which is required by the Polk County Housing Trust Fund. 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.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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