



Council Communication

Office of the City Manager

Date:	November 22, 2010
Agenda Item No.	Extra Item 1
Roll Call No.	<u>10-1967</u>
Communication No.	<u>10-712</u>
Submitted by:	Richard A. Clark, City Manager

AGENDA HEADING:

Approving a pilot program to transition homeless individuals from camps to housing and authorize staff to develop a HOME Tenant Based Rental Assistance (TBRA) program.

SYNOPSIS:

Recommend approval for a pilot program to transition homeless individuals from camps to housing and authorize staff to develop a HOME Tenant Based Rental Assistance (TBRA) program. The City’s Consolidated Plan will need to be amended to include the provision of this program. This amendment will be reviewed by the Neighborhood Revitalization Board and on the December 20, 2010 City Council agenda for approval.

FISCAL IMPACT:

Amount: \$305,000 to house 42 individuals for 12 months and provide transportation assistance for 10-12 individuals to be reunited with families.

Funding Source:

	Funding	Available	Distribution
CDM 2010 HUD HOME Funds	\$ 165,000	2/1/2011	City of Des Moines Contract
DMARC	\$ 30,000	2/1/2011	PCHTF
United Way	\$ 25,000	12/1/2010	PCHTF
Catholic Churches	\$ 20,000	12/1/2010	PCHTF
Des Moines Community Foundation	\$ 40,000	12/1/2010	PCHTF
Polk County	\$ 25,000	12/1/2010	PCHTF
Total	\$ 305,000		

ADDITIONAL INFORMATION:

Representatives from the City of Des Moines Housing Services Department, City Manager’s Office, Primary Health Care, Des Moines Area Religious Council, Polk County Housing Trust Fund, Anawim Housing, Hope Builders, and Joppa met on Wednesday, October 20, 2010 to discuss in concept transitioning homeless individuals from the camps and into housing.

The group decided that securing scattered site, private rental units and requiring case management, similar to the shelter plus care model, would be the best model to use. The case management would

require individuals to follow a self improvement program. This housing assistance would be needed for 12 months, during in which case management would be assisting with securing continued assistance. Assistance from the City of Des Moines would be needed to conduct HQS inspections to make sure the units are decent, safe, and sanitary. For individuals needing transportation assistance to be reunited with family, assistance would be available.

The group decided that there are approximately 60 individuals in camps that would accept housing and case management if offered to them. The Polk County Housing Continuum will conduct a vulnerability index resulting in a prioritization of the homeless individuals based on medical or mental health issues prioritized. This prioritization will create a list of individuals that will receive any assistance that is available.

Funding contributed from Polk County, United Way of Central Iowa, Greater Des Moines Community Foundation, and donations from church congregations will be provided to the Polk County Housing Trust Fund to serve as a fiscal agent. The Polk County Housing Trust Fund will enter into memorandums of understandings with HOPE Builders to provide assistance to individuals needing transportation assistance to be reunited with their families, and JOPPA and Anawim Housing to work with individuals to secure rental units similar to the Shelter Plus Care model. The amount of assistance from each Anawim Housing and JOPPA will depend upon their capacity, case management available, and the individual clients.

Anawim Housing has a long history of operating a shelter plus care program of approximately 100 units. The Polk County Housing Continuum recently approved a new application for additional shelter plus care units in the Supportive Housing Program (SHP) application. Anawim Housing has indicated that they have the capacity to handle 30 additional units. The total cost for Anawim Housing to provide 30 units of housing with case management being provided by Primary Health Care is \$265,000 (\$8,833/unit).

Joppa Outreach began in the summer of 2008 and has recently begun assisting individuals into housing. Joppa Outreach has a case manager on staff that can provide case management. Joppa Outreach has indicated that they would be willing to provide housing assistance for 30 additional units. The total cost for Joppa Outreach to provide 30 units of housing with case management is \$175,000 (\$5,833/unit).

Funding from the City of Des Moines will be for the one time implementation of a HOME Tenant Base Rental Assistance (TBRA) Program. The City will contract with Anawim Housing to implement this program. This program is similar to the Section 8 Housing Choice Voucher Program, but can target a specific population and establish its own screening criteria. The Anawim Tenant Based Rental Assistance Program will rely upon Anawim Housing leveraging their relationships with landlords, as this program provides rental subsidy directly to the client.

The following is the proposed budget for this pilot program:

	Funding	Available	Approximate # Assisted
Transportation	\$ 2,000	12/1/2010	10-12*
Direct Client Assistance	\$ 5,000	12/1/2010	--
Shelter Plus Care Model	\$ 103,000	12/1/2010	16
Shelter Plus Care Model	\$ 30,000	2/1/2011	5
Anawim TBRA	\$ 150,000	2/1/2011	21
Anawim Administration costs	\$ 15,000	2/1/2011	--
Total	\$ 305,000		50-52

PREVIOUS COUNCIL ACTION(S): NONE**BOARD/COMMISSION ACTION(S):**

Board: Homeless Coordinating Council

Date: November 18, 2010

Action: Recommended approval of this pilot program and recommendation to the City of Des Moines to amend its HUD Consolidated Plan to include the HOME TBRA program and reallocate HOME funding for this program.

Board: Homeless Coordinating Council

Date: October 25, 2010

Action: Approved conceptual plan and referred to the City Manager to develop a budget for the pilot program.

Board: Homeless Coordinating Council

Date: October 18, 2010

Action: Requested local service and housing providers and homeless outreach agencies work together to develop a strategy to provide housing assistance to as much of the homeless individuals living unsheltered and develop a budget for this coming winter months.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reports will be made to the Homeless Coordinating Council on the status of the assisted clients and program effectiveness.

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