

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	December 20, 2010
	<b>Agenda Item No.</b> <b>Roll Call No.</b> <b>Communication No.</b> <b>Submitted by:</b>	<b>23</b> <u><b>10-2079</b></u> <u><b>10-742</b></u> <b>Phillip Delafield,</b> <b>Director Community</b> <b>Development</b>

**AGENDA HEADING:**

Resolutions set the date of public hearing to amend the 2010-2014 Consolidated Plan and amend the 2010 program allocations for the Home Investments Partnership Program (HOME) to operate a Tenant Based Rental Assistance Program for Homeless Individuals/Households

**SYNOPSIS:**

These actions set the date of public hearing to add a Tenant Based Rental Activity (TBRA) to the Consolidated Plan and amend Roll Call 10-927 that approved the 2010 Program Allocations for HOME in order to reprogram \$150,000 of program dollars and \$15,000 of administrative dollars to operate a rental assistance program for homeless individuals/households. The TBRA program will be operated by Anawim Housing as a subrecipient of the City for those persons living along the river.

**FISCAL IMPACT:**

Amount: \$165,000

Funding Source: HOME Investment Partnership (HOME) funds, SP036, CDD4900, FY2010-11 Recommended Operating Budget, page 72.

**ADDITIONAL INFORMATION:**

On November 22, 2010 by Roll Call 10-1967, the City Council approved the recommendation of the Homeless Coordinating Council that the City of Des Moines develop a pilot program to transition individuals from camps along the river to private rental units and require the individuals to participate in case management/social services. Federal regulations require the City to amend its Consolidated Plan whenever it decides to eliminate or add an activity. The City will provide citizens with reasonable notice of, and opportunity to comment on, such proposed changes in its use of funds by holding a public hearing at its regular City Council meeting.

This one time funding from the City of Des Moines will complement funding contributed by Polk County, United Way of Central Iowa, Greater Des Moines Community Foundation and donations from church congregations which will be provided to the Polk County Housing Trust Fund as a fiscal agent. Anawim Housing and JOPPA will work with individual clients to secure rental units similar to the Shelter Plus Care model and use this funding as rental subsidies.

Because of the complexity of the federal HOME dollars, the City will contract only with Anawim as a

sub recipient to provide the tenant based rental assistance. The City will provide program dollars of \$150,000 of HOME funds for Anawim to provide rental subsidies. An additional \$15,000 of administrative HOME funds will be provided to Anawim because of the complexity of the documentation and monitoring of the HOME TBRA funds. Close monitoring of the program will be provided by City staff to ensure that HUD requirements are met and documented.

Under HOME regulations, prior to moving an individual or household into a unit, City staff must complete an Environmental Review and inspection to determine that it satisfies Housing Quality Standards. Anawim staff must determine that the rent is reasonable and verify the income of the individual/household using source documentation and/or third party verification.

HOME funds will also be available to provide a security deposit of first and last month's rents (if necessary) and utility deposits, if these are needed to rent an apartment to a homeless individual.

The HOME funding for TBRA is available because on July 28, 2010 by Roll Call 10-1220 thru 1223 the City Council withdrew funding from four Low Income Housing Tax Credit Projects that had received a preliminary allocation of HOME funding. As staff reviewed the final underwriting it was determined the City's HOME funds were not needed because of an allocation of Community Development Block Grant-Disaster Relief funds that had been committed to the projects.

HOME Adopted 2010 Program		HOME Adjusted 2010 Program	
Administrative Costs		Administrative Costs	
NCS	\$211,391	NCS	\$196,391
Anawim	\$ 0	Anawim	\$ 15,000
Subtotal	\$211,391	Subtotal	\$211,391
Program Costs		Program Costs	
TBRA	\$ 0	TBRA	\$150,000
Rental (LIHTC)	\$250,000	Rental (LIHTC)	\$ 0
Rental NC	\$260,000	Rental NC	\$360,000
Homebuyer NC	\$149,999	Homebuyer NC	\$149,999
CHDO Projects	\$160,000	CHDO Projects	\$160,000
CHDO Operating	\$ 50,000	CHDO Operating	\$ 50,000
Subtotal	\$869,999	Subtotal	\$869,999
TOTAL	\$1,081,390	TOTAL	\$1,081,390

**PREVIOUS COUNCIL ACTION(S):**

Date: November 22, 2010

Roll Call Number: 10-1967

Action: **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. Sponsor: Council Member Coleman. ([Council Communication No. 10-712](#)) **Moved by Coleman to adopt. Motion Carried 7-0.**

Date: August 9, 2010

Roll Call Number: 10-1327 thru 1330

Action: Withdrawing commitment of \$100,000 of Home Funds for new construction from the following:

(A) Christ the King Senior Housing, LLC for 28 units of low-income senior housing at 5601 SW 9<sup>th</sup> Street. **Motion by Meyer defer to August 23, 2010 meeting. Motion Carried 6-1. Nays: Hensley.**

(B) Curly Top, LLC for 40 units of low-income senior housing at 1900 SE 6<sup>th</sup> Street. **Moved by Meyer to defer to August 23, 2010 meeting. Motion Carried 6-1. Nays: Hensley.**

(C) Fort Des Moines Senior Housing, LLC for 60 units of low-income senior housing between SW 5<sup>th</sup> and SW 6<sup>th</sup> on Army Post Road. **Moved by Meyer to defer to August 23, 2010 meeting. Motion Carried 6-1. Nays: Hensley.**

(D) Olive Street Brickstone, LLP for 21 units of low-income housing for families at 18<sup>th</sup> Street and Olive Avenue. **Moved by Meyer to defer to August 23, 2010 meeting. Motion Carried 6-1. Nays: Hensley.**

Date: June 14, 2010

Roll Call Number: 10-927

Action: [Amending](#) 2009 Program Allocations and approving 2010 Program Allocations for The Home Investments Partnerships Program (HOME) operated by the Community Development Department. ([Council Communication No. 10-324](#)) **Moved by Hensley to adopt and approve. Motion Carried 7-0.**

#### **BOARD/COMMISSION ACTION(S):**

Board: Neighborhood Revitalization Board

Date: December 1, 2010

Action: Approval to amend the 2010-2014 Consolidated Plan and amend the 2010 program allocations for the Home Investments Partnership Program (HOME) to operate a Tenant Based Rental Assistance Program for Homeless Individuals/Households

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Hold public hearing on amendment to Consolidated Plan

Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).