

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> August 29, 2011
	<p><b>Agenda Item No.</b> MHGB2</p> <p><b>Roll Call No.</b> [ _____ ]</p> <p><b>Communication No.</b> <u>11-551</u></p> <p><b>Submitted by:</b> Douglas C. Romig, Housing Services Director</p>

**AGENDA HEADING:**

Approving Project Based Voucher (PBV) Capital Fund Agreement by and between Central Iowa Shelter & Services (CISS) and the Municipal Housing Governing Board.

**SYNOPSIS:**

Approval of the Capital Fund Agreement for the construction of 38 PBV efficiency units as a part of a CISS development project located at 1420 Mulberry Street, Des Moines, Iowa.

**FISCAL IMPACT:**

Amount:        \$3,500,000 construction  
                       \$167,000 contingency  
                       \$3,667,000 total

Funding Source: FY11-12 Recommended Operating Budget, Des Moines Public Housing Agency Fund, Section 18 (proceeds from sales) Disposed Homes, SP350, HSG021500, page 140.

**ADDITIONAL INFORMATION:**

On May 23, 2011, by Roll Call No. 11-0851, the Municipal Housing Governing Board approved issuance of 38 PBVs to CISS. Through this award, 38 efficiency units that are being developed as a part of CISS’ new shelter facility are eligible for the use of Section 18 (proceeds from sales) funds owned by the Des Moines Municipal Housing Agency (DMMHA). These funds can only be used for the construction of the 38 PBV units and common areas that the voucher tenants can utilize within the overall development project.

The funding for this project comes from the DMMHA’s proceeds from sales of its scattered site single family homes. Through various U.S. Department of Housing and Urban Development (HUD) reviews and approvals, the DMMHA Director executed a contract awarding the approved PBV.

CISS will be building a new, expanded facility to better serve those in need of their services. Not only will the new facility allow them to serve more individuals in need, but it will also allow them to provide more extensive services and programming.

The need for additional emergency shelter housing is evident. To serve the need of the chronic homeless, CISS is seeking capital support to build a new 40,000 square foot homeless shelter. The

current shelter provides for 68 men, 34 women and 14 veterans, for a total of 116. The new shelter will provide emergency housing for 207 homeless clients, including 50 women and 100 men; in addition to 38 Section 8 PBV units and another 19 units dedicated to their Veterans Program. Additional space will be provided for a day room, kitchen, kitchen storage, showers, restrooms, office, storage, clothes room, education and community room, conference room, medical room, laundry, mechanical, private court yard and parking. The projected cost is \$12,500,000. The new shelter will be constructed at 1420 Mulberry Street.

CISS will offer their facility and its services to the surrounding area of the new shelter. They also expect their outreach to expand across the community. While the shelter will always primarily serve the homeless or low-income population, they will also provide services to all in need of their programming or facilities, regardless of income level.

In addition to the programming and activities mentioned above, they have partnered with the following organizations to provide services on-site. Their partners include the following: DMACC - GED classes; Plymouth Congregational Church – provides funding for the cost of GED testing; Community Kitchen – serves 80,000 meals annually at six sites; Des Moines Health Center – Oral Health Project; Des Moines Health Center Mobile Dental Clinic; Employee & Family Resources; Behavioral Health Resources; Iowa Legal Aid; Primary Health Care; Home, Inc.; U.S. Department of Veterans Administration; Alcoholics Anonymous; Salvation Army; Polk County Health Services and AIDS Project of Central Iowa.

To further their commitment to the neighborhood, the new building will also provide space for a Des Moines Area Religious Council food distribution pantry. This will enable needy people in the area to obtain free food from the pantry, as well as clothing from the clothing room for their families. In addition to this outreach, CISS will continue its successful practice of making its showers available to non-clients. Providing a free noon meal for non-clients will also continue as part of the Community Kitchen program; evening meals will continue to be provided and served by churches, volunteers and service organizations. Laundry facilities at the new shelter will be available to non-clients.

In addition to the new services, the expanded facility will allow them to provide and continue to offer their successful core programming and services:

**Support Services** - Their target audience is homeless men and women, over the age of 18. Operating since 1992, CISS has owned the 116-bed facility in Des Moines since it was built in 1994. CISS provides emergency housing for up to 68 men and 34 women, ages 18 to 70+, in the Greater Des Moines area from 4 p.m.- 8 a.m. daily, plus a 14-bed transitional housing dormitory, for a total of 116 beds, along with the following services and programming:

- ◆ Two Nutritional Meals Daily
- ◆ Daytime Program Participants also receive lunch
- ◆ Clothing and Transit Assistance, Shower and Laundry Facilities and Guest Supervision
- ◆ Weekly On-site Medical Clinic
- ◆ Needs and Program Readiness Assessment
- ◆ Individualized Case Management, Health and Treatment Assistance
- ◆ Housing Placement and Public Benefits Eligibility Determination Assistance and Placement

**Case Management** - Working closely with clients to determine their needs, case managers guide clients toward self-sufficiency and financial independence through the following comprehensive services: Individualized Assessment, Development Plan and Case Management; Health and Treatment Management; Supplemental Lifeskills Instruction and Counseling; Job Training, Employment and

Transit Resources; Public Benefits Eligibility Determination Assistance and Affordable Housing Placement, among other services.

The CISS front line staff works closely with clients in need of case management services on a daily basis, allowing for the most efficient and effective system for the shelter and those in need. This one-on-one or group counseling increases the client's accessibility to daytime programming that addresses underlying issues of chronic chemical dependency, physical disability and mental health management, as well as additional circumstances. Left untreated or overlooked, these core issues are barriers to employment placement, public benefits accessibility and long-term self-sufficiency, particularly for the chronically homeless.

On July 19, 2011, the Homeless Coordinating Council voted to recommend approval of the Grant Fund Agreement to the Municipal Housing Governing Board. The contribution of these funds will pay for the capital cost of construction of the 38 PBV units that will be occupied by qualified individuals through the DMMHA's Section 8 application/approval process.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: June 27, 2011

Roll Call Number: 11-1063

Action: [Approving](#) amended Guiding Principles for the Affordable Housing Development Fund for use of proceeds and future proceeds from sale of Public Housing Units for capital development projects, homeownership initiatives and other HUD-approved purposes. ([Board Communication No. 11-395](#))  
**Moved by Mahaffey to approve. Motion Carried 7-0.**

Date: May 23, 2011

Roll Call Number: 11-0851

Action: [Approving](#) issuance of 50 Project-based Section 8 Vouchers and authorizing the Housing Services Director to submit a request to U.S. Department of Housing and Urban Development (HUD) for capital funding support of the energy efficient rental units as part of Central Iowa Shelter and Services Development Project. **Moved by Coleman to adopt. Motion Carried 7-0.**

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

Board: Public Housing Board

Date: June 15, 2011

Resolution Number: PH 11-41

Action: Approved recommendation to approve the amended Guiding Principles of the Affordable Housing Development Fund.

Board: Public Housing Board

Date: May 18, 2011

Resolution Number: PH 11-32

Action: Approved recommendation to award 38 Project Based Vouchers to Central Iowa Shelter & Services.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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