

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	November 9, 2015
	<b>Agenda Item No.</b>	<b>32</b>
	<b>Roll Call No.</b>	<b><u>15-1871</u></b>
	<b>Communication No.</b>	<b><u>15-591</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Resolution that authorizes submittal of a grant request of \$100,000 to the Polk County Housing Trust Fund for the City of Des Moines Minor Home Repair Loan Program and authorizes the City Manager to execute the grant agreement and implement the program, if funding is awarded.

**SYNOPSIS:**

The Polk County Housing Trust Fund (PCHTF) has issued a request for proposals for its Owner-Occupied Home Repair program. This action allows the submittal of a grant application for \$100,000 to PCHTF to supplement funding for the City’s existing Minor Home Repair Loan Program. The Minor Home Repair Loan Program provides assistance to low and very low income owner-occupants. The repairs focus on the five (5) major systems including such repairs as roof, mechanical, water line, foundation, and plumbing.

**FISCAL IMPACT:**

Amount: \$100,000

Funding Source: The Grant requires a 1:1 match met through the following sources:

- FY2015-16 Operating Budget, Community Development Block Grants (CDBG), CDB01415.
- FY2015-16 Operating Budget Transition Grants, PHT00216.

**ADDITIONAL INFORMATION:**

The City’s Minor Home Repair Loan Program targets low-income owner-occupant households at risk of leaving their home because of the inability to make repairs. The majority of low-income households served are unable to afford the cost of emergency repairs such as a roof, waterline or furnace failure. Handicapped bathrooms or ramps are also a part of the program. The program has been offered by the City for over 35 years and is currently operated by the Neighborhood Conservation Services, a division of the Community Development Department.

Approximately 25 housing units will be served through the program in 2016. Due to diminished CDBG funding, the program focuses on those repairs, which if not addressed, would cause a family to leave the house. The program does not provide funding for items such as window replacement or siding.

A maximum subsidy of \$9,000 per house allows the household to mitigate the immediate problem and to remain in the house. Community Development staff searches for grants to allow the City to supplement funding for the Minor Repair Loan Program. The City applies for Federal Home Loan Bank grants, the (PCHTF) grants and other grants that become available. The City provides direct match and administration through the CDBG Program.

This resolution also gives authorization for the City Manager to execute necessary documents and administer the grant, its terms and conditions after review by the Legal Department, if the application is successful.

**PREVIOUS COUNCIL ACTION(S):**

Date: September 24, 2012

Roll Call Number: [12-1501](#)

Action: [Submittal](#) of grant request to Polk County Housing Trust Fund for the Minor Home Repair Program and authorizing the City Manager to execute and implement, \$175,000. ([Council Communication No. 12-511](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 7, 2012

Roll Call Number: [12-0706](#)

Action: [Grant](#) application submission by City of Des Moines and West Bank to Federal Home Loan Bank (FHLB) for Affordable Housing Program, Memoranda of Understanding with Neighborhood Finance Corporation and Home Opportunities Made Easy (HOME), Inc. for supportive services and Sub-agreement with West Bank as the partner FHLB Member Bank, \$300,000. ([Council Communication No. 12-208](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: September 26, 2011

Roll Call Number: [11-1683](#)

Action: Approving grant requests to Polk County Housing Trust Fund for the following: Sponsor: Council Member Hensley. ([Council Communication No. 11-614](#)).

(B) [Minor](#) Home Repair Loan Program, \$175,000. Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 10, 2011

Roll Call Number: [11-0035](#)

Action: [Grant](#) Request from Polk County Housing Trust Fund for the City's Emergency Repair Loan Program, \$175,000. ([Council Communication No. 11-012](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: November 23, 2009

Roll Call Number: [09-2116](#)

Action: [Authorizing](#) \$175,000 grant request to Polk County Housing Trust Fund for City of Des Moines Minor Repair Loan Program. ([Council Communication No. 09-833](#)) Moved by Coleman to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

City Manager or designee to execute grant agreement and implement program.

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