


## COUNCIL COMMUNICATION

	Number:	<b>19-331</b>	Meeting:	<b>August 5, 2019</b>
	Agenda Item:	<b>73</b>	Roll Call:	<b>19-1278</b>
	Submitted by:	<b>Chris Johansen, Community Development Director</b>		

### AGENDA HEADING:

Public hearing for the approval of the 2019 Analysis of Impediments to Fair Housing (AI) for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan.

### SYNOPSIS:

Every five (5) years, the City of Des Moines reviews fair housing issues and creates a strategy to address those issues as part of the requirements for receiving entitlement grant funding from HUD. The AI is the document that dives into those fair housing issues and outlines the affirmatively furthering fair housing strategy the City will implement now through December 31, 2024.

### FISCAL IMPACT: NONE

### ADDITIONAL INFORMATION:

- In 2017, local recipients of HUD funding (including the City of Des Moines, the City of West Des Moines, and the Des Moines Municipal Housing Agency {DMMHA}) agreed to collaborate and create a regional AI. Per HUD's requirements, the study area defined for the analysis is the Des Moines-West Des Moines Community-Based Statistical Area (CBSA), which includes the five (5) counties of Dallas, Guthrie, Madison, Polk, and Warren.
- The AI was written by City staff with technical assistance provided by HUD-appointed consultants and oversight and leadership from the Fair Housing Steering Committee. The Fair Housing Steering Committee was composed of representatives from the City of Des Moines, City of West Des Moines, DMMHA, Polk County Housing Trust Fund, the Des Moines/Polk County Continuum of Care, Capital Crossroads, and Des Moines Area Regional Transit.
- Fair housing issues and solutions were determined by the following methods:
  - Reviewing current plans or initiatives that include housing and social equity issues from across the region including PlanDSM, Bridging the Gap series, City of West Des Moines Housing Needs Assessment, and the One Economy Report
  - Quantitative data and map analysis
  - Community conversations and interviews with residents and service providers
  - Guidance and input from the steering committee members

- There are higher concentrations, meaning significantly higher percentages compared to the overall local population, of people of color and low-income people who live in neighborhoods surrounding the downtown Des Moines core. Residents of those neighborhoods are exposed to more poverty, schools with lower proficiency, poorer environmental health, more housing cost burden, and more substandard housing. The most common contributing factors that create difficulty for certain populations to access housing include:
  - Bias and discrimination
  - Availability or location of affordable housing
  - Access to financial resources
  
- After reviewing the barriers, the Steering Committee reviewed a list of goals that would help the program participants overcome those barriers and contributing factors. There are four (4) major themes and nine (9) goals within those themes. A matrix outlining the themes, selected goals, measurements, responsible entities, and timeframe are included in the last section of analysis. In summary, the themes and goals are:

Theme - Advance equity with education:

1. Encourage fair housing training for elected city officials, government staff, landlords, etc.
2. Encourage program partners to provide financial literacy and homebuyer education.

Theme - Promote affordable housing:

3. Encourage development or preservation of affordable housing units in locations that improve health and quality of life.
4. Encourage development or preservation of affordable housing units with consideration to the needs of protected classes.
5. Support more service-enriched housing models.

Theme - Implement local government policies to encourage social equity and mitigate disparate impacts:

6. Establish lawful source of income as a locally protected class.
7. Improve communication and representation in government staff, boards, and commissions to reflect the diversity of the program participants' demographics.
8. Address zoning and city codes that limit housing choices.

Theme - Implement other policies and practices that reduce disparate impacts:

9. Promote current, and research new, creative financing or ownership tools.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 24, 2019

Roll Call Number: [19-0993](#)

Action: [On](#) proposed 2019 Analysis of Impediments to Fair Housing for the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan, (8-5-19). Moved by Boesen to adopt. Motion Carried 6-1. Absent: Cownie.

Date: December 18, 2017

Roll Call Number: [17-2183](#)

Action: [Intergovernmental](#) 28E Agreement for Assessment of Fair Housing (AFH). ([Council Communication No. 17-850](#)) Moved by Gatto to adopt. Motion Carried 7-0.

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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