


COUNCIL COMMUNICATION

	Number:	24-436	Meeting:	November 4, 2024
	Agenda Item:	40	Roll Call:	24-1529
	Submitted by:	Chris Johansen, Neighborhood Services Department Director		

AGENDA HEADING:

Public hearing for the approval of the 2024 Analysis of Impediments (AI) to Fair Housing 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, 2029.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- In 2023, local recipients of HUD funding (including Polk County, 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 six (6) counties of Dallas, Guthrie, Jasper, Madison, Polk, and Warren.
- The AI was written by City staff with oversight and leadership from the Fair Housing Steering Committee. The Fair Housing Steering Committee was composed of representatives from Polk County, City of Des Moines, City of West Des Moines, DMMHA, Polk County Housing Trust Fund, Homeward, United Way, Evelyn K Davis Center, Mid-Iowa Health Foundation, 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, and the One Economy Reports;
 - Quantitative data and map analysis;
 - Listening sessions and interviews with service providers;

- Barriers to Housing and Community Needs Survey to residents in the six (6)-county CBSA; and
- 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 residents 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 resource
- 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.

Goal 1: Advance equity with education through fair housing training for tenants, landlords, board/commission members, and City/County staff.

Goal 2: Engage with program partners to provide financial literacy, rental, and homebuyer education, counseling, and resources.

Theme: Preserve and promote affordable housing.

Goal 3: Promote the preservation of affordable housing units in locations that improve health and quality of life with consideration to the needs of protected classes.

Goal 4: Promote the development of affordable housing units, either through new construction or rehabilitation of units, in locations that improve health and quality of life with consideration to the needs of protected classes.

Goal 5: Support more service-enriched housing models.

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

Goal 6: Implement local government policies and practices to encourage social equity and mitigate disparate impacts.

Goal 7: Improve communication and representation in government staff, boards, and commissions to reflect the diversity of the program participants' demographics.

Goal 8: Address zoning, city codes, and policies that limit housing choices.

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

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

PREVIOUS COUNCIL ACTION(S):

Date: September 16, 2024

Roll Call Number: [24-1247](#)

Action: [Set](#) hearing for Assessment of Fair Housing (AFH) Analysis of Impediments. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: December 4, 2023

Roll Call Number: [23-1690](#)

Action: [Intergovernmental](#) 28E Agreement for AFH. ([Council Communication No. 23-536](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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