

★ Roll Call Number

Agenda Item Number

21A ✓

Date September 28, 2009

Communication from Jean Minahan, Chair, Neighborhood Revitalization Board (NRB), transmitting the NRB's funding recommendations for the First (2010) Year action Plan of the 2010-2014 U.S. Department of Urban Development (HUD) Consolidated Plan.

APPROVED AS TO FORM:

MOVED BY \_\_\_\_\_ TO ADOPT

*Glenna K. Frank*  
Glenna K. Frank  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLISSIS				
TOTAL				
MOTION CARRIED	APPROVED			

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Frank, Glenna K.**

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**From:** Schulte, Robert (Bob) A.  
**Sent:** Friday, September 18, 2009 11:50 AM  
**To:** Frank, Glenna K.; Rauh, Diane I.; Johansen, Chris M.; Lloyd, Jackie J.  
**Cc:** Gathright, Carolyn C.; Orewiler, Penny M.  
**Subject:** Sept. 28 roll call and exhibits for 2010 con plan  
**Attachments:** 2010 public hearing roll call.doc; 2010 con plan summary.doc; 2010 pub hearing dm register.doc; roll call re nrb recs on 2010 con plan.doc

City Manager communication on the hearing to follow later today. Also, the NRB won't finalize their recommendations until Saturday September 26, 2009. We'll have their communication to the clerk's office before noon on Monday September 28, 2009. The Council only has to receive and file and refer to the city manager. They won't take action on the plan until the hearing on 11/9/09. The City Manager's recs should be ready about Nov. 4, 2009.

# NEIGHBORHOOD REVITALIZATION BOARD

TO: The Honorable Mayor and Members of the City Council

FROM: Jean Minahan, Chair  
Neighborhood Revitalization Board

SUBJECT: 2010/2011 HUD Consolidated Plan Recommendations

DATE: September 28, 2009

21A

At their meeting on Saturday, September 26, 2009, the Neighborhood Revitalization Board (NRB) adopted the attached funding recommendations for the 2010/2011 HUD Consolidated Plan. The Plan includes the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and the Emergency Shelter Grant (ESG) Programs.

The recommended allocations are based on community development objectives, which are included in the 5-year (2010-2014) HUD Consolidated Plan recommended by the NRB and adopted by the City Council on June 22, 2009. Notices of Funding Availability (NOFAs) were developed based on the objectives and the NOFAs for the First and Second-year Action Plans were approved by the City Council on June 22, 2009 and forwarded to potential operating agencies and city departments on June 26, 2009. This was in conformance with a new procedure recommended by the NRB and approved by the City Council, to allocate Consolidated Plan funds on a two-year basis.

On September 4, 2009, the NRB received information from the Housing Services Department which included performance reports for each of the projects which covered the first six months of the 2009 program year (January 1, to June 30, 2009). Also, we received the following estimate of HUD Consolidated Plan funding to be available in 2010: \$4,262,742 in CDBG; \$1,086,850 in HOME, and \$189,094 in ESG. After deducting for planning, management, indirect costs, citizen participation, and monitoring, there is \$4,762,134 available for projects (\$3,604,330 CDBG, \$978,165 HOME, and \$179,639 ESG). The total funds available for projects include \$194,138 of unspent CDBG funds available for reprogramming at this time.

The NRB recommendations take into consideration the City-Wide Strategic Plan, the Neighborhood Revitalization Plans, the 12 City Council Goal Statements, and the goals of the CDBG, HOME, and ESG programs which, are " *to primarily benefit low- and moderate- income persons by providing decent housing; a suitable living environment; and expanding economic opportunities* ".

Most of the projects were funded at approximately the same level as last year, but in order to meet the 2010 budget projections, the NRB had to allocate less than what was requested by most agencies.

Based on performance reports and information provided by the agencies in their presentations to the NRB on September 22, 23, and 24, 2009 we have the following comments.

- Neighborhood Based Service Delivery – the NRB’s recommendation is a significant increase over the 2009 allocation and takes into account the reduced amount of program income from the salvage of abandoned vehicles.
- Economic Development programs – our recommendation for the Neighborhood Commercial Revitalization program is based on the agency’s intent to fund a project in the Sherman Hill area which will have very little commercial benefit and is more of a demonstration project for “Green” building. There are also a significant amount of unspent funds and program income available for economic development programs.
- Homeless Programs – we slightly increased several homeless programs because of economic conditions which are causing an increase in homelessness, especially among families and young persons. We are concerned with the YWCA’s performance. In 2007 the City Council adopted a policy that agencies receiving any city assistance and having annual expenditures of \$150,000 or more from all sources are required to submit an audit that meets Generally Accepted Accounting Principles. They have not completed a 2008/2009 audit which is being performed by volunteers. The NRB has recommended \$10,000 for utilities in 2010, based on the YWCA’s performance which we will review during the first 6 months of 2010, and will hopefully be able to recommend additional funding from reprogramming. We will also review the performance of Hansen House during this same period for administrative improvements and an increase in client participation.

We are also recommending that the City Council require all agencies referring clients for transitional and/or permanent housing to only refer them to landlords who participate in the Crime Free Multi-Housing Program which is a partnership between law enforcement and rental property managers to help tenants, owners, and managers keep drugs and illegal activities off rental property. It involves an eight hour seminar presented by police, city zoning personnel, and qualified managers; and certifies that the rental property has met The Crime Prevention Through Environmental Design evaluation requirements for the tenant’s safety.

Primary Health Care provides needed services and helps a significant number of homeless people through coordination and collaboration with other agencies. We are suggesting that they develop more capacity to provide information and services to encourage more people of other cultures to seek medical assistance sooner and prevent more serious health problems

- Des Moines Neighbors Resource Office – while the NRB believes this program is an important component of the Neighborhood Revitalization effort, we recommend that they expand their capacity building training to

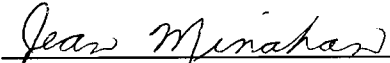
include simulation activities to allow training participants to practice leadership and communication skills.

- DART - Opportunities Thru Transit/Wages – we recommend the agency develop a sliding scale based on income that will allow more people to participate at little or no cost. This program assists low-income people to get to work and/or job training. Lack of transportation is a significant barrier to employment and training. It is our understanding that there is a waiting list for people who need this service. These people should be given passes until they start earning an income. Lost revenue cannot be made up from a waiting list. If these people become employed, they can become paying customers.

The NRB recommends that the 2011 allocations be the same as 2010, subject to the amount of federal allocations and project performance.

If there are additional 2010 CDBG, HOME, and/or ESG funds allocated by the federal government the NRB recommends that only agencies who applied for the 2010/2011 program years be considered for additional or reprogrammed funds. This insures that agencies do not by-pass the established citizen participation process and that their proposals have been reviewed.

The NRB looks forward to working with city staff, other public/private agencies, and the City Council to implement the 2010 Consolidated Plan.

  
\_\_\_\_\_  
Jean Minahan, Chair  
Neighborhood Revitalization Board

cc: City Manager  
Neighborhood Revitalization Board Members  
Housing Services Director  
Neighborhood Development Administrator

**2010 PROPOSALS**

**NRB Recommendations**

2010

Requested Amount

ACTIVITY NAME

CDBG

HOME

ESG

Total

Comments

**Code Enforcement**

NID - NH Based Service Delivery

\$1,116,684

\$1,047,500

\$1,047,500 Projected PI \$62,500

**Econ. Development - Commercial Redevelopment**

OED-Neighborhood Commercial Revit. Loan Program

\$400,000

\$100,000

\$100,000 Unspent funds \$204,122

**Economic Development - Microenterprises**

OED-Economic Development Financial Ast. Program

\$200,000

\$100,000

\$100,000 Unspent funds & PI \$222,998.66

ISED Microenterprise Development

\$60,000

\$50,000

\$50,000

**Homeless - Emergency Shelter & Support Services**

Catholic Charities-St. Joseph Emergency Family Shelter

\$27,000

\$27,000

\$27,000

Central Iowa Shelter-Community Kitchen

\$45,000

\$45,000

\$45,000

Central Iowa Shelter - Emergency Homeless Shelter

\$80,000

\$50,000

\$50,000

Central Iowa Shelter - Transit Shuttle Service

\$30,000

\$20,000

\$20,000

CFI - Family Violence Center

\$30,000

\$30,000

\$30,000

HHM - New Directions Shelter

\$45,000

\$40,000

\$40,000

IHYC - Reggie's Place

\$21,000

\$20,000

\$20,000

PHC - Clinic Operations Support

\$20,000

\$22,000

\$22,000

**Homeless-Transitional Housing & Support Services**

Beacon - Transitional Housing & Support Services

\$40,000

\$35,000

\$35,000

CFI - Compass Project

\$25,000

\$20,000

\$20,000

Criminal Justice - Hansen House

\$44,800

\$15,000

Contingent on performance during the first 6 months of 2010

Home Connection - Transitional Housing Program

\$40,000

\$23,000

\$13,639

\$36,639

IHYC - Transitional Living/St. Outreach

\$25,000

\$24,000

\$24,000

MECCA - Transitional Housing

\$22,000

\$21,000

\$21,000

YWCA - Operating Costs

\$35,000

\$10,000

Contingent on performance during the first 6 months of 2010

2010						
ACTIVITY NAME	Requested Amount	CDBG	HOME	ESG	Total	Comments
<b>Infrastructure - Street Improvements</b>						
PW - NH Infrastructure Rehabilitation Program NIRP	\$400,000	\$310,830				CDBG-R \$737,598
<b>Neighborhood Capacity Building</b>						
Des Moines Neighborhood Resource Office	\$55,000	\$25,000				
CDD-Polk County Housing Continuum	\$50,000	\$50,000				
<b>HSG/Residential Redevelopment</b>						
NCS-Housing Opportunities - HOME	\$978,165		\$978,165			
NCS-Housing Opportunities -CDBG	\$2,084,651	\$1,050,000				
NDD - Drake Neighborhood Historic Survey	\$15,000	\$5,000				
Eng - Demolition	\$150,000	\$100,000				CDBG-R \$300,000
<b>Public Service - Homebuyer Education Program</b>						
CCI - Home Ownership Project	\$65,990	\$50,000				
NFC - Homebuyer Education	\$50,000	\$50,000				
NFC - Tool Lending Library	\$50,000	\$50,000				
<b>Public Service - Community Services</b>						
CS - Site Office Service Delivery System	\$280,000	\$225,000				
<b>Public Service - SCRUB*</b>						
PW - SCRUB	\$169,649	\$135,000				
<b>Public Service - Transportation</b>						
DART - Opportunities Thru Transit/Wages	\$25,000	\$20,000				
Totals:	\$6,679,939	\$3,604,330	\$978,165	\$179,639	\$4,762,134	
Projected Totals:		\$3,604,330	\$978,165	\$179,639	\$4,762,134	