

★ Roll Call Number

Agenda Item Number

24A

Date October 8, 2007

Communication from Frank Owens, Chair, Neighborhood Revitalization Board (NRB), transmitting the NRB's funding recommendations for the Fourth (2008) and Fifth (2009) Year Action Plans of the 2005-2009 U.S. Department of Housing and Urban Development (HUD) Consolidated Plan.

APPROVED AS TO FORM:

*Glenna K. Frank*

Glenna K. Frank  
Assistant City Attorney

MOVED BY \_\_\_\_\_ TO RECEIVE AND  
FILE AND REFER TO  
CITY MANAGER

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

**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.

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

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

# NEIGHBORHOOD REVITALIZATION BOARD

24A

TO: The Honorable Mayor and Members of the City Council

FROM: Frank Owens, Chair  
Neighborhood Revitalization Board

SUBJECT: 2008/2009 HUD Consolidated Plan Recommendations

DATE: October 3, 2007

At their meeting on Saturday, September 22, 2007, the Neighborhood Revitalization Board (NRB) adopted the attached funding allocations for the 2008/2009 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 were included in the 5-year (2005 - 2009) Strategy for the Consolidated Plan recommended by the NRB and adopted by the City Council on May 17, 2004. Notices of Funding Availability (NOFAs) were developed based on the objectives and the NOFAs for the Fourth and Fifth- year Action Plans were approved by the City Council on May 21, 2007 and forwarded to potential operating agencies and city departments on June 4, 2007. Proposals were due in the Housing Services Department on July 12, 2007. The proposals were reviewed and rated by committees made up of city staff and public/private agencies who were not seeking 2008/2009 funding. The proposals, project ratings, estimated 2008 grant amounts, and staff recommended allocations were distributed to NRB members and the City Council on September 5, 2007.

From September 18 - 20, the NRB reviewed and heard presentations from 22 agencies and city departments on 36 proposed activities totaling \$5,806,159 in funding requests. The projected 2008 resources total \$4,750,000 in CDBG; \$1,175,000 in HOME (including \$25,000 for the American Dream Downpayment Initiative - ADDI program) \$195,000 in ESG; and \$75,000 in reprogramming funds. After deducting for planning, management, indirect costs, citizen participation, and monitoring, there is \$5,171,207 available for projects.

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* ".

The following are comments on projects where there are differences between the staff and NRB recommendations, or no funding is recommended.

- Neighborhood Based Service Delivery - Neighborhood Inspection Division: Staff recommendation - \$732,500. The NRB recommendation for this project is \$732,500 along with the estimated \$300,000 of CDBG program income from the vehicle impoundment component of the NBSD program. This would bring the total available for the program in 2008 to \$1,032,500.
- Office of Economic Development - Neighborhood Commercial Revitalization Loan Program: Staff recommendation - \$150,000. The NRB recommends \$125,000 plus carryover of \$74,122, and \$46,000 of program income for a total of \$245,122 available for 2008. To date, the project has made one loan for \$192,150 for a financial services company in the downtown area. The NRB wishes to point out that this loan is outside the scope of a program aimed at neighborhood commercial revitalization. The Board suggests that there be increased outreach to neighborhood businesses and that the program be restricted to low/mod income neighborhoods other than downtown.
- ISED - Micro-enterprise: Staff recommendation - \$30,000. The NRB recommends \$40,000 for this project. The micro-enterprise development services provided by ISED have assisted several new small businesses to start up and others to expand. ISED targets minorities and low-income persons, and coordinates with the City's Economic Development Department to help micro-enterprises develop business plans and obtain financing.
- Homeless Emergency Shelter Programs: The NRB agrees with the staff recommendations for most of these projects. However, the NRB recommends \$50,500 for the Emergency Shelter Program operated by Central Iowa Shelter & Services instead of the \$44,000 recommended by staff. The NRB also recommends that the agency's board increase their efforts to obtain funding from the other municipalities in Polk County who direct homeless persons to this facility, and that the City Council support the board's efforts.
- Homeless Transitional Housing Programs: The NRB agreed with the staff recommendations for all but one of these programs. The Board recommends \$40,000 for the Criminal Justice Ministries - Hansen House instead of the \$34,000 recommended by staff.
- CHDC - SeniorWise Home Repair: Staff recommended \$145,000 for this program and the NRB raised it to \$170,000. The agency assists over 1,200 elderly residents annually, to safely remain in their own homes.
- Drake & Sherman Hill Neighborhood Historic Studies: The NRB agrees with the staff recommendation not to fund these historic studies from CDBG. If the studies are necessary, they should be funded from the City budget or fund raising in the affected neighborhoods.
- Engineering Department - Demolition: The NRB agrees with the staff recommendation for \$85,000 for this program. The Department requested \$100,000 but for the past few years there has been an average of \$60,000 of CDBG program income that can be used for this activity. Also, at the end of

June the financial report shows that there was \$406,131 unspent. This amount, if carried over to 2008 and added to the recommended allocation and the program income, would provide \$548,131 for Demolition in 2008. Also, it is the NRB's understanding that there is no City funding allocated for this activity and the Board recommends that the City supplement the considerable investment of CDBG funds if the 2008 funding is not sufficient.

- Neighborhood Development Department - South Park Neighborhood Sidewalk Installation: Staff recommendation \$-0-, and the NRB recommends \$32,500 of CDBG funds with the remaining balance of \$32,500 coming from the Capital Improvements Program and the City's Special Assessment Subsidy program. However, the NRB wishes to point out that the most efficient way to do this project would be with 100% City funding, which would eliminate the environmental review and the Davis - Bacon requirements, and the project could probably be completed yet this year.
- Des Moines Neighbors Resource Office: Staff recommendation - \$20,000 and the NRB recommends \$25,000. The program has provided important training and technical assistance to increase neighborhood leadership capacity.
- Des Moines Human Rights Commission - Fair Housing Investigator: Staff recommendation - \$60,000. The NRB recommends zero funding for this position. Between 2003 and 2004 the City eliminated 4 investigator positions in the Human Rights Commission. The NRB believes that HUD would seriously question the city's "maintenance of effort" compliance if they now sought to transfer the cost of one or more of these positions to the CDBG program. Fair Housing enforcement is an important part of the city's efforts to develop an Inclusive Community, which is one of the 12 City Council Goals. We recommend that the City demonstrate their commitment to this goal by allocating general funds to increase the capacity of the Human Rights Commission to protect the rights of all people to seek and obtain the housing of their choice in a fair and equitable manner.
- Creative Visions - Project Turnaround: Staff recommendation - \$50,000. The NRB agrees with the staff recommendation. As the Council is aware, the City Manager's recommendation for 2007 funding for this agency was contingent on Creative Visions maintaining a 90% or better rate of accuracy and compliance in their client files. The monitors report that in the first quarter of 2007 the files were 97% accurate and in the second quarter they were 100% accurate. However, monitors also reported that there appeared to be very little board involvement in the operation of the agency, and they provided Creative Visions with several suggestions on how this could be increased in the coming months. The NRB has asked to be kept informed of the status of board involvement at the agency.
- DART - Opportunities Thru Transit: Staff recommendation - \$20,000. The NRB agrees with the staff recommendation, but wants the transit company to provide service to qualified clients 365 days a year and not cut them off during the year when the funding runs out. The client pays part of the cost of

the transportation and the transit company would be losing that money if they were not on the bus at all.

At this time, the NRB is recommending that the 2009 funding be the same as what the NRB is recommending for 2008. However, these recommendations could change depending on the projections for federal funding and/or project performance. While the agencies will not have to submit applications for 2009 funding, their performance will be reviewed in August/September of next year and the NRB's recommendations for any changes will be forwarded to the City Council for approval.

In adopting the 2007 plan the City Council approved a recommendation from the City Manager to review the funding for the CCI and NFC Homebuyer Assistance Programs to determine if the programs could be combined under one contract. It is the NRB's understanding that staff met several times with both agencies and also the Iowa Housing Education Program, which also funds both agencies. Staff recommended that both programs continue to operate under the current structure. Apparently additional funding from HUD and/or the Neighborhood Works program could be lost or reduced by combining the agencies, it would not be feasible to reduce staff and provide the same level of service, and the overhead savings, if any, would be minimal.

If there are additional 2008 CDBG, HOME, and/or ESG funds allocated by the federal government the NRB recommends that only agencies who applied for the 2008/2009 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 2008 Consolidated Plan.

  
Frank Owens, Chair  
Neighborhood Revitalization Board

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

2008 PROPOSALS

ACTIVITY NAME	2008 Requested Amount	2008 Staff Recommendations			2008 NREB Recommendations			Comments					
		ODEG	HOME	ESG	ODEG	HOME	ESG		Total	Total			
<b>Code Enforcement</b>													
NID - NH Based Svc Delivery	\$732,500	\$732,500			\$732,500			\$732,500				\$732,500	\$300,000 Program Income
<b>Econ. Dvlpmt. - Comm. Redvlpmt.</b>													
OED - Neigh. Comm. Revit. Loan Program	\$200,000	\$150,000			\$150,000			\$125,000				\$125,000	
<b>Econ. Dvlpmt. - Microenterprises</b>													
OED - Econ. Develop. Financial Ast. Program	\$100,000	\$50,000			\$50,000			\$50,000				\$50,000	
ISED Microenterprise Development	\$40,000	\$30,000			\$30,000			\$40,000				\$40,000	
<b>Homeless - Emergency Shelter &amp; Support Svcs</b>													
CaC - St. Jph Emrgncy Family Shelter	\$30,000												
Central Iowa Shelter-Community Kitchen	\$45,000	\$35,500		\$27,000	\$35,500		\$27,000	\$40,000				\$27,000	
Central Iowa Shelter - Emergency Homeless Shel	\$80,000	\$44,000		\$4,500	\$44,000		\$4,500	\$50,500				\$4,500	
Central Iowa Shelter - Transit Shuttle Service	\$30,000			\$24,000			\$24,000					\$24,000	
CFI - Family Violence Center	\$30,000			\$26,000			\$26,000					\$26,000	
IHM - New Directions Shelter	\$42,000			\$40,000			\$40,000					\$40,000	
IHYC - Reggie's Place	\$20,000	\$20,000			\$20,000			\$20,000				\$20,000	
PHC - Clinic Operations Support	\$27,000	\$20,000			\$20,000			\$20,000				\$20,000	
<b>Homeless - Transitional Hsg &amp; Support Svcs</b>													
Beacon of Life - Trmstnl Hsg & Support Srv	\$82,600	\$35,000			\$35,000			\$35,000				\$35,000	
CFI - Compass Project	\$23,676	\$20,000			\$20,000			\$20,000				\$20,000	
Criminal Justice - Hansen House	\$40,000			\$34,000			\$34,000					\$34,000	
Home Connection - Transitional Housing Program	\$40,000	\$35,000			\$35,000			\$6,000				\$35,000	
IHYC - Transltnl Living/St. Outreach	\$24,000	\$24,000			\$24,000			\$24,000				\$24,000	
MECCA - Transltnal Housing	\$25,000			\$20,000			\$20,000					\$20,000	
YWCA - Operating Costs	\$50,000	\$35,000			\$35,000			\$35,000				\$35,000	

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2008 ACTIVITY NAME	Requested Amount	ESG	HOME	Total	ESG	HOME	Total	Comments
<b>Special Needs - Maint./Chore Services</b>								
CHDC - SeniorWise/Home Repair	\$170,000		\$145,000	\$145,000		\$170,000	\$170,000	
<b>HSG/Residential ReDvlpmt</b>								
NCS - Housing Opportunities - CDBG	\$1,343,694		\$1,194,707	\$1,194,707		\$1,194,707	\$1,194,707	
NCS - Housing Opportunities - HOME	\$1,035,000		\$1,060,000	\$1,060,000		\$1,060,000	\$1,060,000	
NDD - Drake & Sherman Hill Neigh Historic Study	\$8,000			\$0			\$0	
NDD - King Irving Affordable Housing Consortium	\$200,000		\$175,000	\$175,000		\$175,000	\$175,000	
<b>Housing Residential ReDvlpmt - Demolition</b>								
Eng. - Demolition	\$100,000		\$85,000	\$85,000		\$85,000	\$85,000	\$406,131 remaining as of 6/30
<b>Infrastructure - Street Improvements</b>								
NDD - South Park Neighborhood Sidewalk Installation	\$65,000			\$0		\$32,500	\$32,500	CIP and City Subsidy Program
PW - NH Infrastrc. Rehab. Program NIRP	\$400,000		\$375,000	\$375,000		\$375,000	\$375,000	
<b>Neighborhood Capacity Building</b>								
Des Moines Neighbors Resource Office	\$25,000		\$20,000	\$20,000		\$25,000	\$25,000	
<b>Other Capacity Building</b>								
CDD - Polk County Housing Continuum	\$50,000		\$50,000	\$50,000		\$50,000	\$50,000	
DMHRC - Fair Housing Educator/Investigator	\$85,000		\$60,000	\$60,000			\$0	
<b>Public Service - Homebuyer Education Program</b>								
CCI - Home Ownership Project	\$69,175		\$50,000	\$50,000		\$50,000	\$50,000	
NFC - Homebuyer Education	\$55,000		\$50,000	\$50,000		\$50,000	\$50,000	
NFC - Tool Lending Library	\$50,000		\$50,000	\$50,000		\$50,000	\$50,000	
<b>Public Service - Community Services</b>								
CS - Site Office Srv Delivery System	\$268,514		\$260,000	\$260,000		\$260,000	\$260,000	

Agency Name	2008 Requested Amount	Q1/08	Q2/08	Q3/08	Q4/08	YTD	ESG	Q1/08	Q2/08	Q3/08	Q4/08	YTD	Comments
Public Service - Employee Training													
CV - Project Turnaround	\$75,000	\$50,000				\$50,000		\$50,000				\$50,000	
Public Service - SCRUB*													
PW - SCRUB	\$120,000	\$120,000				\$120,000		\$120,000				\$120,000	
Public Service - Transportation													
DART - Opportunities Thru Transit	\$25,000	\$20,000				\$20,000		\$20,000				\$20,000	
<b>Totals:</b>	<b>\$5,806,159</b>	<b>\$3,935,707</b>	<b>\$1,060,000</b>	<b>\$175,500</b>	<b>\$5,171,207</b>	<b>\$3,935,707</b>	<b>\$175,500</b>	<b>\$3,935,707</b>	<b>\$1,060,000</b>	<b>\$175,500</b>	<b>\$5,171,207</b>	<b>\$5,171,207</b>	

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2009 PROPOSALS		2009 Requested Amount	2009 Staff Recommendations	2009 NRB Recommendations			
ACTIVITY/NAME				CDBC	HOME	ESG	Total
Code Enforcement							
NID - NH Based Svc Delivery	\$766,056	\$750,000	\$732,500				\$732,500
Econ. Dvlpmt. - Comm. Redvlpmt.							
OED - Neigh. Comm. Revit. Loan Program	\$200,000	\$150,000	\$125,000				\$125,000
Econ. Dvlpmt - Microenterprises							
OED - Econ. Develop. Financial Ast. Program	\$150,000	\$50,000	\$50,000				\$50,000
ISED Microenterprise Development	\$40,000	\$30,000	\$40,000				\$40,000
Homeless - Emergency Shelter & Support Svcs							
CaC - St. Jph Emrgncy Family Shelter	\$30,000	\$27,000				\$27,000	\$27,000
Central Iowa Shelter-Community Kitchen	\$45,000	\$40,000	\$35,500			\$4,500	\$40,000
Central Iowa Shelter - Emergency Homeless Shelter	\$80,000	\$44,000	\$50,500				\$50,500
Central Iowa Shelter - Transit Shuttle Service	\$30,000	\$24,000				\$24,000	\$24,000
CFI - Family Violence Center	\$30,000	\$26,000				\$26,000	\$26,000
HHM - New Directions Shelter	\$42,000	\$40,000				\$40,000	\$40,000
IHYC - Reggie's Place	\$20,000	\$20,000	\$20,000				\$20,000
PHC - Clinic Operations Support	\$27,000	\$20,000	\$20,000				\$20,000
Homeless - Transitional Hsg & Support Svcs							
Beacon of Life - Trnstnl Hsg & Support Srv	\$89,700	\$35,000	\$35,000				\$35,000
CFI - Compass Project	\$24,218	\$20,000	\$20,000				\$20,000
Criminal Justice - Hansen House	\$45,000	\$34,000	\$6,000			\$34,000	\$40,000
Home Connection - Transitional Housing Program	\$40,000	\$35,000	\$35,000				\$35,000
HYC - Transntl Living/St. Outreach	\$24,000	\$24,000	\$24,000				\$24,000
MECCA - Transntional Housing	\$26,000	\$20,000				\$20,000	\$20,000
YWCA - Operating Costs	\$55,000	\$35,000	\$35,000				\$35,000

ACTIVITY NAME	2009 Requested Amount	2009 Projected Allocation	CDBG	HOME	ESG	Total
Special Needs - Maint./Chore Services						
CHDC - SeniorWise/Home Repair	\$170,000	\$145,000	\$170,000			\$170,000
HSG/Residential ReDvlpmt						
NCS - Housing Opportunities - CDBG	\$1,645,694	\$1,500,000	\$1,194,707			\$1,194,707
NCS - Housing Opportunities - HOME	\$1,060,000	\$1,060,000		\$1,060,000		\$1,060,000
NDD - Drake & Sherman Hill Neigh Historic Study	\$25,000					\$0
NDD - King Irving Affordable Housing Consortium	\$300,000	\$250,000	\$175,000			\$175,000
Housing Residential ReDvlpmt - Demolition						
Eng. - Demolition	\$100,000	\$80,000	\$85,000			\$85,000
Infrastructure - Street Improvements*						
NDD - South Park Neighborhood Sidewalk Installation	\$0					\$0
2PW - NH Infrastrc. Rehab. Program NIRP	\$400,000	\$375,000	\$375,000			\$375,000
Neighborhood Capacity Building						
Des Moines Neighbors Resource Office	\$25,000	\$25,000	\$25,000			\$25,000
Other Capacity Building						
CDD - Polk County Housing Continuum	\$0					\$0
DMHRC - Fair Housing Educator/Investigator	\$85,000	\$61,800				\$0
Public Service - Homebuyer Education Program						
CCI - Home Ownership Project	\$73,851	\$50,000	\$50,000			\$50,000
VFC - Homebuyer Education	\$55,000	\$50,000	\$50,000			\$50,000
VFC - Tool Lending Library	\$50,000	\$50,000	\$50,000			\$50,000
Public Service - Community Services*						
SS - Site Office Srv Delivery System	\$279,225	\$260,000	\$260,000			\$260,000

ACTIVITY NAME	2009 Requested Amount	2009 Projected Allocation	CDBG	HOME	ESG	Total
Public Service - Employee Training						
CV - Project Turnaround	\$75,000	\$50,000	\$50,000			\$50,000
Public Service - SCRUB*						
PW - SCRUB	\$125,000	\$120,000	\$120,000			\$120,000
Public Service - Transportation						
DART - Opportunities Thru Transit	\$25,000	\$20,000	\$20,000			\$20,000
<b>Totals:</b>	<b>\$6,257,744</b>	<b>\$5,520,800</b>	<b>\$3,853,207</b>	<b>\$1,060,000</b>	<b>\$175,500</b>	<b>\$5,088,707</b>