

**Date** March 24, 2014

**PUBLIC HEARING FOR APPROVAL OF THE  
2013 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

WHEREAS, on February 24, 2014 by Roll Call No. 14-0287, in compliance with the provisions of HUD regulations set forth at 24 CFR 570.507(a)(iii), the City Council set a public hearing for March 24, 2014 at 5:00 p.m. to obtain citizen comments regarding the Consolidated Annual Performance and Evaluation Report (CAPER) to the 2013 Program Year; and

WHEREAS, due notice of the public hearing was published in the Des Moines Register on March 5, 2014; and

WHEREAS, the public hearing on this date has been opened and those seeking to comment on the CAPER for the 2013 HUD Consolidated Plan Program Year have been afforded the opportunity to do so.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that all public comments have been received and the hearing is hereby closed and the CAPER for the 2013 HUD Consolidated Plan Program Year, on file with the City Clerk and by this reference made a part hereof, is hereby approved.

BE IT FURTHER RESOLVED, that the City Manager or his designee is hereby authorized and directed to submit the CAPER for the 2013 HUD Consolidated Plan Program Year to the U.S. Department of Housing and Urban Development.

FORM APPROVED:

  
\_\_\_\_\_  
Lawrence R. McDowell,  
Deputy City Attorney

MOTION CARRIED COUNCIL ACTION	YEAS	NAYS	APPROVED	
			PASS	ABSENT
COWNIE				
COLEMAN				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
GATTO				
<b>TOTAL</b>				

**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



# Fourth Program Year CAPER (2013)

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

## GENERAL

### Executive Summary

Provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the fourth year.

## GENERAL ADMINISTRATION

The program year for City of Des Moines entitlement funds starts on January 1 of a given year and ends on December 31 of the same year. Some projects under the Community Development Block Grant Program and the HOME programs are multi-year in scope. The City received their HUD entitlement allocations for the 2013 program year on September 11, 2013.

The City uses a two-year funding cycle for CDBG, HOME and ESG contracts. This report is a summary of the fourth year of a Five-Year Strategic Plan (2010-2014) and the second year of a 2012/2013 contract term. There were no program changes in 2013 and it is anticipated that for the final year of the current Strategic Plan current contracts are to be extended through 2014, to complete the strategic plan cycle.

The U.S. Department of Housing and Urban Development (HUD) initiated an online version – the eConPlan - of the Consolidated Plan in 2012. All entitlement cities are to comply with the electronic submission process at the beginning of their next Five-Year Strategic Plan. For Des Moines, the next Strategic Planning cycle will run from 2015 through 2019. In 2013, City staff participated in HUD sponsored webinars to train and prepare for the next Strategic Plan needs assessment, CPD mapping tool, and regulatory updates for the Homeless Assistance Programs.

The Community Development Department: Neighborhood Planning Division staff oversees the city-wide Neighborhood Revitalization Program within the City of Des Moines. The planning staff will begin the analysis of housing-related data in the community and review the performance data for activities in the 2010-2014 Consolidated Plan in preparation for the next 5year Strategic Plan.

### Funding Allocation Process

The budget for the 2013 program year for CDBG and HOME funds was frozen at the 2012 funding levels in anticipation of less funding to entitlements after the sequestration cuts were applied. The final 2013 Des Moines allocations were: \$3,516,865 CDBG; \$770,203 HOME; and \$243,429 for the ESG program.

Extreme budget constraints have limited the capacity of some programs. The City is in the process of evaluating and focusing on "core mission" activities. The breadth of program assistance that can be offered may be curtailed during times of severe budget reductions and loss of personnel.

**PROGRAM ADMINISTRATION: NEIGHBORHOOD REVITALIZATION PROGRAM**

The Neighborhood Revitalization Program (NRP) is a City-Wide program that has operated for more than twenty years through the City's Community Development Department. Planning staff work directly with Des Moines residents who have applied on behalf of their neighborhood to complete a Neighborhood Plan that is adopted by the City Council as an amendment to the City Strategic Plan. The Polk County Supervisors also receive and approve the Des Moines Neighborhood Plans as a part of the County strategy for affordable housing.

The primary focus of the NRP revitalization efforts is to maintain and/or stabilize existing affordable housing. The HUD entitlement funds are key resources to achieve these goals.

**HOUSING Component:**

**Community Development Dept. /Neighborhood Conservation Services Div.**

❖ **HOME funds (City)**

The Neighborhood Conservation Services (NCS) Division of Des Moines' Community Development Department manages the Affordable Housing Programs with HOME and CDBG funds. In 2013, NCS coordinated these two sources with additional HUD funding from the State of Iowa and Polk County. The additional sources came from State administered CDBG-DR, HOME, and NSP funding awards. Polk County Health Department partnered with the City for their HUD Healthy Homes Grant funds. Programming through these projects provided additional housing and housing rehabilitation to low income homeowners, homebuyers and rental clients within the City of Des Moines.

❖ **LIHTC Program (State of Iowa)**

The City of Des Moines worked closely with developers on the Low Income Housing Tax Credit Program (LIHTC) administered by the Iowa Finance Authority (IFA). The LIHTC program provides a federal tax credit as an incentive for the development of affordable rental housing projects. Tax credits available to investors under the Low Income Housing Tax Credit program represent an increasingly larger funding proportion of affordable rental housing construction. In a few projects the City provided HOME funds and Enterprise Zone Credits. In all projects, the City assisted with zoning analysis and tax abatement.

❖ **CDBG Funds (City)**

Housing Opportunities: Acquisition of property for rehabilitation and/or development and the Emergency Repair Loan (ERL) program for low-income homeowners

❖ **CDBG-DR (State of Iowa)**

The City received \$1.2M in federal disaster funds from the State of Iowa to create rental units in Des Moines. Nearly \$9M was under contract by the end of 2012 with the final project contracted by early 2013.

NCS staff is administering four CDBG-DR funded rental projects that are currently under construction in Des Moines that total over 300 units of mixed-income housing. Staff continues to work with local non-profit housing providers on completion of single family housing with down payment assistance provided by CDBG-DR as replacement for housing lost throughout the state.

❖ **NSP Funds (State of Iowa)**

The State of Iowa awarded supplemental CDBG "Neighborhood Stabilization Program" (NSP3) funds to the City to assist with property foreclosure and abandonment within the jurisdiction. The City program works with local nonprofit and for-profit housing developers in property acquisition, rehabilitation or demolition and reconstruction of affordable housing that will preserve neighborhood integrity.

**Other Divisions that participate in the Neighborhood Revitalization Program**

❖ **CDBG Funds (City)**

CDBG funds were allocated to programs that provided expanded services for the City's Neighborhood Revitalization Program (NRP): supportive services for low-income households through the Des Moines Community Action Agency, small business loans through the Office of Economic Development and targeted city services through the Neighborhood Inspections Division, Engineering and Public Works Departments.

**COMMUNITY DEVELOPMENT Component:**

**Office of Economic Development:**  
Revolving Loan Programs

Micro-Loan Fund, Des Moines Action Loan Fund, Revolving Loan Fund, and the Neighborhood Commercial Revitalization Loan Fund.

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**CD/Neighborhood Inspections Div.:**  
Neighborhood-Based Service Delivery (NBSD)

Code Enforcement in targeted neighborhoods.

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**Engineering Dept.:**  
Demolition

Public Nuisance properties in program eligible areas.

**PUBLIC SERVICES Component:**

**Des Moines Community Action Agency (DMCAA)**

Community Service programs targeting low- and extremely low-income households

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**Public Works Dept.:**  
SCRUB Program

Targeted neighborhood clean-up program for yard waste and debris.

**PROGRAM ADMINISTRATION: Homeless Assistance Grants**

**Des Moines/Polk County Continuum of Care (City ESG)**

In the current five-year Strategic Plan (2010-2014), the goal for the Des Moines Emergency Solutions Grant (ESG) funds was framed in anticipation of significant regulatory changes to the suite of HUD Homelessness Grant programs (SHP, S+C and ESG) triggered by the passage of the 2009 Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act.

Beginning with the 2013 program year, the City issued a Request for Proposals (RFP) on October 17, 2013 for a 2013/2014 contract period. Subgrants were announced at the December 6, 2013 City Council meeting.

City staff continues to work with the Des Moines/Polk Co. Continuum of Care members to establish new policies and procedures that will be in compliance with the HUD Homelessness Grant programs. The mandatory Homeless Management Information System (HMIS) reporting for homelessness and rapid rehousing activities are incorporated into the 2013/2014 ESG contracts and will be provided to the area Continuum of Care.

ACTIVITY NAME	2012 Funded Amount		2013 & 2014 Staff Recommendations		2013 & 2014 NRB Recommendations		2013 & 2014 City Manager Recommendations		TOTAL
	CDBG	HOME	CDBG	HOME	CDBG	HOME	CDBG	HOME	
<b>Code Enforcement</b>									
NID - NH Based Service Delivery	\$1,416,184		1,416,184		\$1,416,184				\$0
<b>Econ. Development - Commercial Redevelopment</b>									
OED-Neighborhood Commercial Revit. Loan Program	\$75,000		75,000		\$75,000				\$0
<b>Economic Development - Microenterprises</b>									
OED-Economic Development Financial Ast. Program	\$75,000		75,000		\$75,000				\$0
<b>HSG/Residential Redevelopment</b>									
NCS-Housing Opportunities - HOME	\$665,586			\$693,277		\$693,277			\$0
NCS-Housing Opportunities - CDBG	\$633,816		633,816		\$633,816				\$0
CDD- Neighborhood Revitalization Plan Implementation			318,650		\$318,650				\$0
SW 9th Corridor			50,000		\$50,000				
Birdland			25,000		\$25,000				
Eng - Demolition	\$146,965		146,965		\$146,965				\$0
<b>Public Service - Community Services</b>									
CS - Site Office Service Delivery System	\$150,000		200,000		\$200,000				\$0
<b>Public Service - SCRUB*</b>									
PW - SCRUB	\$100,000		100,000		\$100,000				\$0
<b>Totals:</b>	\$3,262,551		\$3,040,615	\$693,277	\$3,040,615	\$693,277	\$0	\$0	\$0
2013 Totals available for allocation:			3,040,615	\$693,277	\$3,040,615	\$693,277			\$0

**2013-2014 Emergency Solutions Grant Allocations**

**Emergency Services and Street Outreach**

Agency	2012 Allocations	2013 Request		2013 Recommended	
1) New Directions (Hawthorn Hill Ministries)	\$15,000.00	\$15,000.00	90%	\$13,500.00	
2) Beacon of Life	\$28,135.00	\$30,000.00	92%	\$26,000.00	
3) CISS Operations	\$35,000.00	\$54,210.00	68%	\$41,438.21	for all 3 Programs
CISS Community Kitchen	\$21,250.00	\$20,000.00			
CISS Transit	\$5,000.00	\$12,345.00			
4) Catholic Charities	\$22,000.00	\$37,000.00	63%	\$13,963.21	
5) Children & Families of Iowa	\$24,000.00	\$100,000.00	64%	\$15,363.20	
6) Iowa Homeless Youth Center	\$15,000.00	\$27,296.00	64%	\$9,563.21	
<b>Total Amount Requested/Allocated</b>	\$165,385.00	\$295,851.00		\$119,827.83	
<b>Total Amount Available</b>		\$119,827.83			
<b>Difference</b>	(\$45,557.17)	(\$176,023.17)			

**Homeless Prevention and Rapid ReHousing**

Agency	2013 Request	2013 Recommended
7) Polk County Community, Family and Youth Services		
Homelessness Prevention Only	\$98,041.00	\$66,541.13
8) Primary Healthcare	\$98,000.00	\$31,500.00
Homelessness Prevention	> \$35,000.	
Rapid ReHousing	> \$63,000.	
Children & Families of Iowa	\$90,000.00	\$0.
Homelessness Prevention	> \$45,000.	
Rapid ReHousing	> \$45,000.	
<b>Total Amount Requested/Allocated</b>	\$286,041.00	\$98,041.13
<b>Total Amount Available</b>	\$98,041.13	
<b>Difference</b>	(\$187,999.87)	

U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 PRO2: List of Activities By Program Year And Project  
 DES MOINES, IA

DATE:  
 TIME:  
 PAGE:

CPD PROGRAM CDBG, HOME, HESG  
 PGM YR 2013

IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount
1	ADMIN: CDBG GENERAL 13	1731	CDBG - Admin	Open	CDBG	\$703,332.00	\$558,835.12
	<b>Project Total</b>					<b>\$703,332.00</b>	<b>\$558,835.12</b>
2	HS: NCS HOMEOWNER 13	1728	NCS Homeowner TA	Open	CDBG	\$469,297.58	\$222,326.71
		1729	NCS Homeowner Rehab	Open	CDBG	\$185,004.00	\$62,476.10
	<b>Project Total</b>					<b>\$654,301.58</b>	<b>\$284,802.81</b>
3	HS: NCS RENTAL 12	1736	NCS Rental TA	Open	CDBG	\$23,816.00	\$14,724.78
		1742	2005 Ingersoll - Newbury	Open	HOME	\$350,000.00	\$0.00
	<b>Project Total</b>					<b>\$373,816.00</b>	<b>\$14,724.78</b>
4	ADMIN: HOME GENERAL & CHDO ADMIN 12	1730	NCS HOME Admin	Open	HOME	\$92,720.75	\$17,424.40
	<b>Project Total</b>					<b>\$92,720.75</b>	<b>\$17,424.40</b>
5	CD: CODE ENFORCEMENT 13	1732	CD: Code Enforcement 2013	Open	CDBG	\$1,646,056.40	\$1,411,491.88
	<b>Project Total</b>					<b>\$1,646,056.40</b>	<b>\$1,411,491.88</b>
6	PS: COMMUNITY SITE OFFICES 13	1733	CS - Site Office Service Delivery System	Completed	CDBG	\$200,000.00	\$200,000.00
	<b>Project Total</b>					<b>\$200,000.00</b>	<b>\$200,000.00</b>
7	PS: NEIGHBORHOOD CLEAN-UPS 13	1734	PS: SCRUB 2013	Completed	CDBG	\$100,000.00	\$100,000.00
	<b>Project Total</b>					<b>\$100,000.00</b>	<b>\$100,000.00</b>
8	HS: RES/RDVLPM: DEMOLITION 13	1735	Eng - Demolition 2013	Open	CDBG	\$236,751.29	\$104,433.42
	<b>Project Total</b>					<b>\$236,751.29</b>	<b>\$104,433.42</b>
10	ED: OED COMMERCIAL REVIT. LOAN 13	1738	Jerry Bassman	Completed	CDBG	\$15,000.00	\$15,000.00
		1740	Gassmann Real Estate, LLC	Open	CDBG	\$173,750.00	\$173,750.00
		1741	Gassmann Real Estate, LLC	Completed	CDBG	\$15,000.00	\$15,000.00
	<b>Project Total</b>					<b>\$203,750.00</b>	<b>\$203,750.00</b>
	<b>Program Total</b>					<b>\$3,768,007.27</b>	<b>\$2,878,038.01</b>
	<b>2013 Total</b>					<b>\$4,210,728.02</b>	<b>\$2,895,462.41</b>
						<b>\$3,768,007.27</b>	<b>\$2,878,038.01</b>
						<b>\$442,720.75</b>	<b>\$17,424.40</b>
						<b>\$4,210,728.02</b>	<b>\$2,895,462.41</b>
						<b>\$3,768,007.27</b>	<b>\$2,878,038.01</b>
						<b>\$442,720.75</b>	<b>\$17,424.40</b>
						<b>\$4,210,728.02</b>	<b>\$2,895,462.41</b>



