



Date April 11, 2016

**PUBLIC HEARING FOR APPROVAL OF THE
2016 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
ACTION PLAN FOR THE 2015-2019 CONSOLIDATED PLAN**

WHEREAS, provisions under Code of Federal Regulations (CFR) Chapter 24, Section 91.220 regarding Annual Action Plans for the Consolidated Plan for HUD grant programs require the City to submit an annual action plan for the 2016 Program Year to the United States Department of Housing and Urban Development (HUD) no later than 45 days prior to start of the 2016 Consolidated Plan Program Year, as amended by the HUD CPD Notice 16-0 dated January 28, 2016; and

WHEREAS, the City Council must conduct a public hearing to review the 2016 HUD Consolidated Plan Program Year activities and receive citizen comments regarding the Action Plan for the 2016 Consolidated Plan Program Year, and provide notice of the hearing to be published at least thirty days before it is held; and

WHEREAS, on March 7, 2016, by Roll Call No. 16-0388, in compliance with the HUD regulations, the City Council set a public hearing for April 11, 2016 at 5:00 p.m. to obtain citizen comments regarding the Annual Action for the 2016 Program Year; and

WHEREAS, due notice of the public hearing was published in the Des Moines Register on March 9, 2016, and copies of the proposed Annual Action Plan for the 2016 Program Year were made available for public review at the City Clerk's Office and at all library branches in order to provide citizens with the opportunity to participate in the hearing; and

WHEREAS, the public hearing on this date has been opened and those seeking to comment on the Annual Action Plan for the 2016 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:

1. All public comments regarding the 2016 HUD Consolidated Plan Program Year have been received and the hearing is hereby closed.
2. The Annual Action Plan for the 2016 HUD Consolidated Plan Program Year, on file with the City Clerk and by this reference made a part hereof, is hereby approved.
3. The City Manager or his designee is hereby authorized and directed to submit the Annual Action Plan for the 2016 HUD Consolidated Plan Program Year to the U.S. Department of Housing and Urban Development.



Roll Call Number

Agenda Item Number

61

Date April 11, 2016

-2-

MOVED BY TO ADOPT.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

HUD CONSOLIDATED PLAN

2016 Action Plan of the 2015 – 2019 Strategic Plan **DRAFT**

City of Des Moines, Iowa

Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program and the Emergency Solutions Grant (ESG) Program.

Prepared in compliance with the U.S. Department of Housing and Urban Development regulations at 24 CFR Part 91.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Des Moines operates the Neighborhood Revitalization Program (NRP) through the Community Development Department of the City of Des Moines, IA. This is a targeted location program that uses Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program entitlement funds along with public and private leveraged funds to rehabilitate existing housing, develop new housing units for ownership and rental, enhance Code Enforcement and nuisance property processes, and economic development loans for small businesses to upgrade capacity and job development.

The Emergency Solutions Grant (ESG) program works in tandem with the Des Moines/Polk County Continuum of Care Strategic Plan, and supports the goals to reduce homelessness through policies that promote Housing First.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The 2015-2019 Consolidated Plan follows the Strategic Plan of the Des Moines Neighborhood Revitalization Program. CDBG and HOME funds are used to support activities to increase access to affordable housing and stabilization of low to moderate-income neighborhoods and to support economic development loans for neighborhood businesses and micro-enterprises.

The City's HESG funds are prioritized by the Des Moines/Polk County Continuum of Care Strategic Plan to address homelessness through Rapid ReHousing and support of Emergency and Transitional Shelters.

3. Evaluation of past performance

The performance of the housing activities using CDBG and HOME funds demonstrates a moderate impact for low and moderate income areas. The Housing programs target Low and Moderate-income homeowners for property rehabilitation. New Construction targets Low/Moderate Income projects with local developers who administer Low Income Housing Tax Credit projects and Multi-Unit projects for permanent supportive housing. The Housing programs of the NRP will continue to direct entitlement funding to projects in Low/Mod areas of Des Moines as part of the program strategy for Neighborhood Revitalization and will seek to include additional funding partnerships with area private foundations and other public resources as they may be available.

4. Summary of citizen participation process and consultation process

There were two levels of Citizen Participation used to determine goals and projects and for the 2015-2019 Consolidated Plan.

- The City was a primary partner in the development of the Regional Analysis of Impediments (RAI) for the Sustainable Communities Grant in 2010. Focus Groups and individual consultations with service providers and users and local program managers were conducted throughout 2013. The City of Des Moines approved the RAI Report in 2014 for policy guidance of the Des Moines 2015-2019 Consolidated Plan.

The City's Neighborhood Revitalization Program (NRP) has successfully operated for 20+ years and is the conduit for distributing CDBG and HOME funds in the community.

A public comment meeting was held on July 22, 2014 to provide an opportunity for review of the goals and strategies of the NRP for the next Consolidated Plan starting with the 2015 program year and carrying through to the end of 2019.

5. Summary of public comments

The questions and comments received at the meeting were mostly favorable and some suggestions were made about communicating community-wide and some specific neighborhoods issues of concern. Written comments are attached to this document.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

- The Strategic Plan of the Des Moines Neighborhood Revitalization Program (NRP) in the Community Development Department is the foundation that guides the use of the City's CDBG and HOME entitlements funds.
- The NRP focuses on improving affordable housing and quality of environment within Des Moines' 50+ recognized neighborhood organizations. CDBG and HOME funds are used to develop and rehabilitate housing units targeting 80/50/30% of the AMFI. Other aspects of the NRP provide enhanced Code Enforcement and targeted demolition of public nuisance properties. The Office of Economic Develop uses CDBG funds to support small business capacity building and job development through a revolving loan program. A Neighbor Façade Improvement program works with the NRP in revitalizing neighborhood commercial nodes.

- The City's Emergency Solutions Grant (ESG) program is guided by the Des Moines/Polk County Continuum of Care Strategic Plan to address homelessness within the boundaries of the CoC. Both the ESG and the CoC Grants work in tandem, as prescribed in the HEARTH ACT, to provide a range of resources to intervene and redirect homeless individuals and families to a stable housing situation. The Housing First model is utilized to target those most at risk of homelessness and assess suitable supportive services and case management to lead to successful placement.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

- 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DES MOINES	
CDBG Administrator		
HOME Administrator		
ESG Administrator		

Table 1 – Responsible Agencies

Narrative

The responsibility for the Des Moines Consolidated Plan is assigned to the Community Development Department of the City of Des Moines, Iowa.

Consolidated Plan Public Contact Information

Mr. Chris Johansen, Deputy Director

Community Development Dept.

602 Robert D. Ray Dr.

City of Des Moines, IA 50309

515.323.8976

cmjohansen@dmgov.org

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Neighborhood Revitalization Program (NRP) has a five-year Strategic Plan that makes use of the HUD entitlement grants as a resource to rehabilitate and enhance property and services in targeted neighborhoods or income eligible households.

(Table and Intro repeat at AP-15)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,434,556			3,434,556	16,951,012	CDBG is the core funding for the Des Moines Neighborhood Revitalization Program to develop affordable housing and stabilize neighborhoods.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	753,484	0	0	753,484	5,310,268	City HOME is widely sought to complement State Low Income Tax Credit projects. It is also used for development of local multi-unit rental projects.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	309,179	0	0	309,179	1,142,105	The ESG funds complement the area CoC grants through the support of Emergency & Transitional Shelters. Increased focus will be on Rapid Rehousing to move households into a stable housing situation.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG and HOME funds are used to match funding applications for targeted revitalization projects for Affordable Housing.

The City of Des Moines reviews all contributions made per project to make sure the match requirements are being met. The match is recorded on the work plans submitted by the subrecipients annually. The projects are listed on the City's annual HOME Match Report submitted to HUD.

The City of Des Moines NCS Division tracks all affordable housing projects individually and tracks the amount of non-federal cash contributions made per project. The projects are listed on the City's Annual Match Report submitted to HUD. The City of Des Moines has excess match greater than \$12 million carried over annually.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, there are no publicly held lands or properties for the purpose of addressing the needs identified in the Consolidate Plan for CDBG, HOME or ESG.

Discussion

The allocations from 2016 and additional funding sources are reviewed to estimate program income and prior year resources for the 2015 program year. 2016 Funding remains at nearly the 2015 funding level.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines	Homelessness Affordable Housing. Neighborhood Stabilization	CDBG: \$3,434,556 HOME: \$753,484	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 4000 Household Housing Unit
2	Economic Development	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines	Neighborhood Stabilization Non-Housing Community Development	CDBG: \$150,000	Façade treatment/business building rehabilitation: 2 Business Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted

3	Public Services	2015	2019	Non-Housing Community Development	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines	Neighborhood Stabilization Non-Housing Community Development	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted Other: 35 Other
----------	------------------------	------	------	---	--	--	--------------------	---

4	Homelessness Strategy	2015	2019	Affordable Housing Homeless	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines	Homelessness Affordable Housing.	ESG: \$309,179	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homeless Person Overnight Shelter: 200 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 7 Beds Homelessness Prevention: 30 Persons Assisted
----------	----------------------------------	------	------	-----------------------------------	--	--	-------------------	---

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	<p>Use CDBG and HOME funds to:</p> <ul style="list-style-type: none">• Increase access and availability of a full range of housing types to households at /or below 80% of the AMFI through:• new construction of homeownership units and/or rental units• rehabilitation of homeowner and rental units• support emergency maintenance of special needs households• support redevelopment opportunities in acquisition, demolition and clearance activities in Des Moines recognized neighborhoods through the Neighborhood Revitalization Program area• support affordable housing development partnerships with non-profit organizations, businesses, other government funded programs that seek to expand housing choices for households at or below 50% of AMFI• support enhanced code inspection services

2	Goal Name	Economic Development
	Goal Description	<p>Use CDBG funds:</p> <ul style="list-style-type: none">• To assist business owners to create and/or retain jobs with livable wages.• To assist business owners to update or expand their businesses. <p>These are Revolving Loan Programs.</p>

3	Goal Name	Public Services
	Goal Description	<p>Use CDBG funds:</p> <ul style="list-style-type: none">• To support LMC public services and/or assistance to low income households to remain in stable living situations.• To assist with LMA activities that will improve livability in Des Moines Recognized Neighborhoods.

4	Goal Name	Homelessness Strategy
	Goal Description	<p>The Emergency Solutions Grant program works in tandem with the HUD Continuum of Care competitive Grant Program.</p> <p>The annual Des Moines ESG entitlement allocation for Street Outreach, Emergency Shelter, Rapid ReHousing and Homeless Prevention will coordinate with the CoC Grant application to implement the Strategic Plan of the Des Moines/Polk County Continuum of Care organization to end homelessness in the CoC boundaries.</p> <p>All of the HUD Homelessness Grants will participate in a Coordinated Intake System and use the CoC designated Homeless Management Information System (HMIS) database to collect meaningful data on program effectiveness.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2015-2016 Projects implement the first two years of the five-year Strategic Plan of the Neighborhood Revitalization Program (NRP).

The goals adopted by the Des Moines/Polk County Continuum of Care Strategic Plan provide direction for activities funded by the 2015-2016 ESG allocation.

Projects

#	Project Name
1	CDBG AD: General 2016
2	CDBG Hsg: Capacity Building for Low Income Housing Development
3	CDBG Hsg: NCS Rehab 2016
4	CDBG Hsg: NID Code Enforcement
5	CDBG Hsg: ENG Demolition
6	CDBG Hsg: NRP Revitalization/Implementation
7	CDBG ED: OED Façade Improvement Program
8	CDBG ED: OED Revolving Loan Programs
9	CDBG PS: IMPACT Community Action Agency
10	CDBG PS: Property Clean-Ups
11	HOME: NCS Projects 2016
12	HOME AD: General 2016
13	ESG16: Des Moines, IA
14	CDBG PS: Homeless Shelter Costs

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Low/Moderate Housing and Community Development Priorities are determined through the Des Moines Neighborhood Revitalization Program. Program staffing and available funding resources are coordinated over a five-year work program. Annual program review and work schedule adjustments are made by Neighborhood Development staff and presented to the Neighborhood Revitalization Board and the Des Moines City Council. Homelessness Priorities are determined by the Des Moines/Polk County Continuum of Care organization. The Strategic Plan for the HUD Homelessness Grant programs (CoC and ESG) requires annual assessments and recommendations that are presented to the CoC At-Large, the Homeless Coordinating Council (metro-wide local government and non-profit leaders) and the Des Moines City Council.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG AD: General 2016
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing Economic Development Public Services Homelessness Strategy
	Needs Addressed	Homelessness Affordable Housing. Neighborhood Stabilization Non-Housing Community Development
	Funding	CDBG: \$686,911
	Description	Activities may include, but are not limited to: General Admin 21A; Indirect Costs 21B; CP:AFFH 21D; NRP: Planning 20; CDBG: HOME AD 21H; CDBG: CHDO Operating 21I
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable to administration activities.
	Location Description	Not applicable to administration activities.
	Planned Activities	This project is for CDBG Administrative activities not covered by Program Activity Costs.

2	Project Name	CDBG Hsg: Capacity Building for Low Income Housing Development
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing Homelessness Strategy
	Needs Addressed	Homelessness Affordable Housing.
	Funding	CDBG: \$75,000
	Description	This activity is designed to support housing for low- and very low-income households. Technical assistance and training will focus on 2 essential areas: 1)Strengthening organizational capacity of the Des Moines/Polk County Continuum of Care staff to provide leadership in developing operational and program policies that meet HUD requirements for the Homelessness Grant programs and the Affirmative Further Fair Housing (AFFH) regulations; 2)Engage the Des Moines/Polk County Continuum of Care staff and Board with local affordable housing providers and funders to coordinate funding resources for the purpose of increasing the number of affordable rental units for individuals and families at or below 30% AMFI.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 Homeless or At-Risk of Homelessness, households at or below 30% AMFI.
	Location Description	Targeted locations will be within the Des Moines/Polk County Continuum of Care boundaries.

<p>Planned Activities</p>	<ul style="list-style-type: none"> • Determine areas for development of various affordable housing types that target low- to extremely low-income households. The CoCB will establish unit benchmarks for evaluation and comparison of program efforts for increasing units and level of services for the HUD Homelessness Grants (CoC Competitive Grants and Des Moines Emergency Solutions Grant). The CoCB will also establish a reasonable target of increase of units and/or services by percentage for evaluating progress toward community goals. 12/31/2016 • Increase the capacity of the Des Moines/Polk County Continuum of Care to participate in housing unit development. The CoCB and CoCB staff will engage local affordable housing providers and funders to identify and coordinate funding resources and development opportunities for the purpose of increasing the number of affordable housing units with supportive services for individuals and families at or below 30% AMFI. • Increase organizational competency to manage HUD Federal grants and other Federal grants. Increase organizational ability to coordinate Federal funding with local government, private or nonprofit funding that is related to eliminate Homelessness and promotes the Housing First model. The CoCB will complete mandatory policies, guidelines, and performance standards, as defined by the 2009 HEARTH ACT, for the HUD Homelessness Grant Programs (CoC and ESG) by 12/31/2016. <p>The CoCB <u>will demonstrate</u> increased knowledge by the Des Moines/Polk County Continuum of Care staff, CoC Board, and CoC members through on-line training and certification opportunities that are relevant to the operation and management of a CoC Organization, CoC Grant program management; ESG program management; HMIS data, and other courses that HUD may introduce for the management and reporting responsibilities for the Homelessness Grants or relevant HUD Federal Grant Management.</p>
----------------------------------	---

3	Project Name	CDBG Hsg: NCS Rehab 2016
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing. Neighborhood Stabilization
	Funding	CDBG: \$633,816
	Description	NCS activities, by housing unit/address, for the CDBG Emergency Repair Loan Program for income eligible homeowners. Technical Assistance. The authorized CHDO Organization for Des Moines is: HOME, Inc.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	100 homeowner housing units.
	Location Description	Activity based on income eligibility of homeowner.
	Planned Activities	

4	Project Name	CDBG Hsg: NID Code Enforcement
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing. Neighborhood Stabilization
	Funding	CDBG: \$1,416,184
	Description	LMA Activity in support of enhanced services through the Neighborhood Revitalization Program. This is a five-year project.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	LMA area activity that averages 4,000 housing units annually.
	Location Description	City of Des Moines, IA
	Planned Activities	Housing Inspections to insure housing code compliance.

5	Project Name	CDBG Hsg: ENG Demolition
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing. Neighborhood Stabilization
	Funding	CDBG: \$156,388
	Description	Clearance and Demolition activities carried out in consultation with NRP staff to enhance neighborhood revitalization and stabilization. This is a five-year project.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	LMA activity that will be tracked by housing unit/address.
	Location Description	City of Des Moines, IA
	Planned Activities	

6	Project Name	CDBG Hsg: NRP Revitalization/Implementation
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing Economic Development
	Needs Addressed	Affordable Housing. Neighborhood Stabilization Non-Housing Community Development
	Funding	CDBG: \$0 – no addition allocation in PY2016
	Description	Activities may include, but are not limited to: acquisition 01; Disposition 02; Clearance and Demolition 04 and other activities that are relevant to and approved by the City to further the NRP Strategic Plan. This is a five-year project.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Neighborhood selection evaluations will determine the number of housing units, businesses, and services needed.
	Location Description	Primarily census tracts within the Low/Moderate Eligible Areas in Des Moines.
	Planned Activities	Activities may include, but are not limited to: acquisition 01; Disposition 02; Clearance and Demolition 04 and other activities that are relevant to and approved by the City to further the NRP Strategic Plan.

7	Project Name	CDBG ED: OED Facade Improvement Program
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$75,000
	Description	Activities support businesses to improve commercial facades in targeted areas. This is a Revolving Loan Program. This is a five-year project.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Program will track businesses.
	Location Description	Facade improvement projects will target low to moderate-income areas.
	Planned Activities	Work with businesses to update and or repair commercial facades in low to moderate-income areas.

8	Project Name	CDBG ED: OED Revolving Loan Programs
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$0 – no additional allocation in PY2016
	Description	Activities support expansion of existing businesses in targeted areas. Programs include: <u>MicroLoan Program</u> - businesses with 5 or few employees, <u>Loan Injection Program (LIP)</u> - CDBG targeted areas/utilizes <u>SBA 504 Loan Program, Revolving Loan Fund (RLF)</u> - short term financing, <u>Des Moines Action Loan Fund (DMALF)</u> - long term financing. This is a five-year project.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Job creation is estimated at two (2) during the 2015 program year. Client statistics will be reported at the time of the loan.
	Location Description	Financial Assistance projects will target low to moderate-income areas.
	Planned Activities	Loans to businesses that will assist in expanding or stabilizing the functional capacity of the business and/or increase job creation.

9	Project Name	CDBG PS: IMPACT Community Action Agency
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Public Services
	Needs Addressed	Affordable Housing. Neighborhood Stabilization
	Funding	CDBG: \$200,000
	Description	LMC activities for support services and programs for low- and very low-income households to stabilize their housing and living conditions. This is a five-year project. Services are contracted for funding that will decrease on the following schedule: <u>2016:\$200,000.</u> 2017:\$150,000. 2018: \$100,000. 2019: \$50,000.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	9,000 households
	Location Description	This is an Income Determined activity - LMC. Location of the client may or may not be located within the HUD Low/Moderate Eligible Areas in Des Moines.
	Planned Activities	As determined by the CAA Strategic Plan to serve households at or below 120% of poverty guidelines.

10	Project Name	CDBG PS: Property Clean-Ups
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Public Services
	Needs Addressed	Neighborhood Stabilization Non-Housing Community Development
	Funding	CDBG: \$100,000
	Description	LMA activities that support clean up and removal of debris, hazardous material, and other items deemed appropriate for the improvement of the health and safety of Low/Moderate areas. This is a five-year project.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Activities will track number of neighborhood organizations assisted or block groups identified.
	Location Description	Activity supports neighborhood organizations that are within the Low/Moderate Eligible Areas of Des Moines.
	Planned Activities	LMA Activities that support clean up and removal of debris, hazardous material, and other items deemed appropriate for the improvement of the health and safety of Low/Moderate areas.

11	Project Name	HOME: NCS Projects 2016
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing
	Needs Addressed	Homelessness Affordable Housing. Neighborhood Stabilization
	Funding	HOME: \$678,136.
	Description	NEW rental property developments through the Neighborhood Conservation Services (NCS) Housing Programs - 2016. There is a mandatory set aside of 15% of annual HOME funds for HUD approved CHDO activities. <u>The authorized CHDO Organization for Des Moines is: HOME, Inc. The PY2016 amount is \$210,000.</u> CHDO activities will be identified in IDIS finance as drawing from the CR account.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 rental units
	Location Description	
	Planned Activities	

12	Project Name	HOME AD: General 2016
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing Homelessness Strategy
	Needs Addressed	Homelessness Affordable Housing. Neighborhood Stabilization
	Funding	HOME: \$72,348.
	Description	10% of total HOME Allocation: \$72,348. CHDO AD: \$36,674.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable to administration activities.
	Location Description	Not applicable to administration activities.
	Planned Activities	This project is for HOME Administrative activities not covered by Program Activity Costs.

13	Project Name	ESG16: Des Moines, IA
	Target Area	Neighborhood Revitalization Program Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing Homelessness Strategy
	Needs Addressed	Homelessness Affordable Housing.
	Funding	ESG: \$309,179
	Description	Activity components may include: Street Outreach ¹⁶ ; Emergency and Transition Shelters ¹⁶ ; Homeless Prevention ¹⁶ ; Rapid Rehousing ¹⁶ ; HMIS ¹⁶ ; Administration ¹⁶ . ESG administrative costs are capped at 7.5% of the annual allocation. For 2016:\$23,188.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Will be reported through the Lead HMIS reports on aggregated ESG activity in each of the component areas.
	Location Description	Activities are income determined.

14	Project Name	CDBG PS: Homeless Shelter Costs
	Target Area	Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing Homelessness Strategy
	Needs Addressed	Homelessness Affordable Housing.
	Funding	CDBG: \$50,000.
	Description	Activity supports the IHYC Youth Opportunity Center (YOC) where at-risk or homeless youth can access support services. A community-based center of Youth and Shelter Services, Inc.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	250 homeless youth.
	Location Description	Iowa Homeless Youth Opportunity Center (YOC) 612 Locust St., Des Moines, IA
	Planned Activities	Provide shelter and services to homeless youth ages 16 to 21.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

- Annual LMISD areas for LMA activities
- Neighborhood Revitalization Program: City Council Recognized Neighborhood Organization boundaries. These neighborhood organizations have applied and been selected to participate in developing Neighborhood Action Plans. Plan implementation may include LMA, LMC, and LMH activities during the implementation phase of the project.

Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Revitalization Program	92

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To provide targeted, expanded services/activities for LMA, LMH and LMC beneficiaries that are in support of the Neighborhood Revitalization Program (NRP). Additional projects may be included as need or opportunities are presented at the discretion of the Des Moines City Council and Mayor.

Discussion

No additional discussion points at this time.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	30
Special-Needs	5
Total	60

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	23
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	118

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

- Homeless: Homeless Goal/Rapid Rehousing ESG
- Non-Homeless: Homeless Goal/Homeless Prevention ESG
- Special Needs: Homeless Goal/Rapid Rehousing ESG
- Rental Assistance: Homeless Goal/(RRHSG + HP ESG) no CDBG or HOME
- Production of NEW Units: Housing Goal/ HOME Rental NEW (20) + HOME Homeowner NEW (3)
- Rehab of Existing Units: Housing Goal/ HOME Rental Rehab (40)
- Acquisition of Existing Units: none

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Maximizing the number of affordable units available by employing effective maintenance and management policies to minimize the number of Public Housing units off-line, reduce the time to renovate, and lease Public Housing units and reduce turnover time for vacated Public Housing units.

Replacement Housing Factor (RHF) funding, a public housing development fund from HUD can only be used to develop or acquire new public housing units. The DMMHA has constructed 9 single family homes utilizing RHF funds for the purpose of developing family housing units which will be rented and/or placed in homeownership within the Agency's Public Housing program.

The DMMHA has a designated housing program to assist the elderly population through Public Housing.

The DMMHA assists families with disabilities by carrying out modifications needed in Public Housing based on the Section 504 needs assessment for Public Housing. The DMMHA affirmatively markets to local non-profit agencies that assist families with disabilities and also provides a list of accessible rental housing units.

SECTION 8 PROGRAMS: The DMMHA intends to maintain Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of the program and by establishing payment standards that will enable families to rent units throughout the jurisdiction.

The DMMHA was awarded 53 Designated Housing Vouchers that are specifically designated for use by non-elderly disabled families.

The DMMHA offers a Shared Housing Program to assist renters with special needs to rent units in homes where services are provided on a daily, and sometimes 24 hour, basis in order to address their needs. The DMMHA also offers a Congregate Housing program to assist elderly disabled individuals in locating affordable units to meet their needs.

The DMMHA received 165 special-purpose Housing Choice Vouchers through the Veterans Administrative Supportive Housing Program (VASH) to assist Veterans to rent affordable units and receive one-on-one case management through the Department of Veterans affairs.

The DMMHA received 100 Family Unification Program vouchers which assists families separated from their children because of homelessness or inadequate housing, and for individuals age 18 through 21 transitioning from foster care.

The DMMHA implements a Project Based Voucher Program with 50 project based vouchers.

The DMMHA was awarded \$1.1M from the Iowa Finance Authority's HOME TBRA program to provide assistance to approximately 180 families on the Agency's Section 8 waiting list.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Family Self-Sufficiency program has two program coordinators funded from grant from HUD. The FSS program works closely with Homeownership staff to assist with obtaining credit reports for FSS participants and to provide educational opportunities and workshops. The DMMHA focusses additional resources towards self-sufficiency programs and services by hiring an additional FSS Supervisor position. This position provides the administrative oversight of the FSS program, improves local working relationships, seeks and applies for grants and provides case management for the S8 Home Ownership program initiative.

Des Moines Municipal Housing Agency has worked with local service providers to develop a Section 8 Homeownership plan (noted above) to act as an additional incentive for our Family Self-sufficiency program participants. Des Moines Municipal Housing Agency has designated ten (10) Housing Choice Vouchers for utilization in the Section 8 Housing Choice Voucher Homeownership Program.

The RISE Center (Reaching It Successfully Every time) a computer lab was designed and opened in the Royal View Manor building for use by the Agency's FSS participants and tenants of that building which is supported by volunteers. DMMHA is also working on providing internet access at the remaining manors for tenant access.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Des Moines Municipal Housing Agency is not designated as troubled.

Discussion

Additional information for actions planned for the program year:

DMMHA is accepting applications for the Section 8 Housing Choice Voucher Homeownership (HCVH) Program. DMMHA will allow up to 10 homeownership vouchers to be utilized for the HCVH Program. The program is limited to Family Self Sufficiency participants.

MARKETING: The DMMHA assists landlord outreach for the Section 8 Program by using the GoSection8.com website. This feature enables potential tenants to search for vacant units in their bedroom size and price range through a free QuickMatch Rental Locator Service. The DMMHA is a member of the Iowa Landlord Association and gives presentations at landlord meetings and the Iowa

Realtor's Association upon request.

The DMMHA affirmatively markets to races/ethnicities shown to have disproportionate housing needs through local service providers; works closely with local language interpretation service providers to ensure program access and understanding by persons with Limited English Proficiency (LEP); implemented the Language Line Interpretation service to aid in communications with persons with Limited English Proficiency. Special outreach is provided for the community's Hispanic population.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Through the Street Outreach component of the Emergency Solutions Grant (ESG) program. Unsheltered individuals will be supplied some supportive services on site and a preliminary assessment of need will be obtained. Those who eventually seek shelter will be directed to agencies that can provide their assessed needs through the Coordinated Intake System.

Addressing the emergency shelter and transitional housing needs of homeless persons

Up to 60% of the City's ESG funds can be allocated to the Street Outreach and Emergency and Transition Shelters components of the Emergency Solutions Grants program under the HEARTH Act. The City is a member of the area Continuum of Care and facilitates the coordination of the Des Moines Consolidated Plan five year strategy with the Strategic Plan of the CoC.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Through allocations of the ESG funds to the Rapid ReHousing component the City will add to the CoC Strategy of using a Housing First approach for literally homeless individuals and families. The Coordinated Intake System will match these clients with agencies that will manage resources and present choices for a permanent housing outcome.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The ESG Homeless Prevention Program can be used for individuals and families deemed to be At-Risk of Homelessness. The Coordinated Intake System will assess which clients would best be assisted with this type of supportive services.

Discussion

No additional discussion points at this time.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Des Moines utilizes City policies that affect property taxes and fees that affect the cost of housing or incentives to develop, maintain, or improve affordable housing [land use controls, zoning ordinances, building codes, fees and charges, growth limits, or return on residential investment].

The City utilizes funding from the Polk County Housing Trust Fund's Owner-Occupied Repair Program to support the Lead Based Paint Hazard Control Program, jointly sponsored by the City and the Polk County Health Department and the Minor Repair Program in order to reach additional low-income households.

Since 1988, the City has had a Residential Tax Abatement Program in which property taxes on new improvements that would increase the value of the property, by at least 5%, are reduced for a five or ten year period depending on the property's location.

Discussion:

No additional discussion points at this time.

AP-85 Other Actions – 91.220(k)

Introduction:

The City is beginning a new Consolidated Plan term, 2015-2019. The Projects in the Strategic Plan and 2016 Action Plan continue the Neighborhood Revitalization Program (NRP) strategy of increasing affordable housing for low and moderate income households, stabilize targetted Neighborhoods with public and private partnerships, encourage economic opportunity for small businesses to expand or update their business or building. The ESG funds will sync with the Goals and Strategies of the CoC Organization, targetting persons and households that are at-risk or are literally homeless in the community.

The NRP and the CoC Organization will be monitoring outcomes and progress toward five-year goals. At this point, the beginning of the five-year strategy, there are no additional actions beyond the ones stated in this Strategic Plan that will be initiated this first year or two. Mid-point evaluations at approximately three years will determine additions or deletions based on meeting needs and progress toward goals.

Modifications to Projects will occur on an on-going basis as boundaries may change, new partnership opportunities appear, or resources decline.

Actions planned to address obstacles to meeting underserved needs

All of our CDBG and HOME projects are targeted to low (50% AMFI) /moderate (80% AMFI) income persons or households. The ESG funds programs serving persons at or below 30% of AMFI.

These projects will be evaluated to determine what additional actions may be possible.

Actions planned to foster and maintain affordable housing

Projects / Activities in the Action Plan that target the development and maintenance of affordable housing: NCS Rehab.; NID Code Enforcement; ENG Demolition; NRP Revitalization/Implementation.

These projects will be evaluated to determine what additional actions may be possible.

Actions planned to reduce lead-based paint hazards

The HOME Projects will assess rehabilitation activities for Lead-based paint contamination.

These projects will be evaluated to determine what additional actions may be possible.

DRAFT 3/09/16

Actions planned to reduce the number of poverty-level families

The Neighborhood Revitalization Program partners with the United Way on their OpportUNITY program to increase self-sufficiency and reduce poverty.

Projects and activities in the NRP Implementation Project will be evaluated to determine what additional actions may be possible.

Actions planned to develop institutional structure

To strengthen the capacity of the Des Moines/Polk County Continuum of Care as the lead agency to address homelessness issues within the community through development or rehabilitation of new affordable rental housing units, access to additional funding resources and improved coordination of services for at-risk and homeless individuals and families.

Actions planned to enhance coordination between public and private housing and social service agencies

The CoC Organization will be evaluated to determine what additional actions may be possible.

Discussion:

No additional discussion at this time.