



Roll Call Number

Agenda Item Number

24

Date December 19, 2016

SET PUBLIC HEARING FOR THE PROPOSED 2017 ACTION PLAN FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT CONSOLIDATED PLAN

WHEREAS, at their meeting on October 5, 2016, the Neighborhood Revitalization Board (NRB) recommended the goals statements for the 2017 Action Plan, which NRB recommendation is attached hereto; and

WHEREAS, on October 5, 2016, Neighborhood Planning Staff and members of the NRB hosted an informational presentation of the 2017 Action Plan to gather public comment; and

WHEREAS, it is necessary, by public hearing following notice, to obtain the views of citizens regarding community development and housing needs and to provide a forum for citizen comment on the City's proposed 2017 Action Plan; and

WHEREAS, in order to provide an oppportunity for citizens to comment on the City's proposed 2017 Action Plan, copies of the Plans will be available for review at the Office of the City Clerk, Department of Housing Services Administrative Office, and all public libraries until February 6, 2017.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Des Moines, Iowa, that:

- 1. The attached recommendation of the NRB regarding goals statements for the 2017 Action Plan is hereby received, filed, and adopted.
2. A public hearing to obtain the views of citizens regarding community development and housing needs in Des Moines and the City's proposed 2017 Action Plan shall be held on February 6, 2017 at 5:00 p.m. in the Council Chambers, Municipal Services Center, 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa.
3. The notice of hearing on file with the City Clerk as Exhibit "A" and by this reference made a part hereof, is hereby approved, and the City Clerk is hereby directed to publish this notice and the Consolidated Plan summary, also on file with the City Clerk as Exhibit "B" and by this reference made a part hereof, in the Des Moines Register on December 23, 2016.

APPROVED AS TO FORM

MOVED BY _____ TO ADOPT.

Glenna K. Frank, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and 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



Executive Summary

(AP-05)

Introduction

Each year, the City of Des Moines writes an annual action plan as part of its five-year strategy, or consolidated plan, on how it anticipates expending entitlement funds. Entitlement funds are federal dollars that the City receives in the form of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). In order to receive federal funds, the City of Des Moines must provide an annual action plan and five-year strategy to the United States Department of Housing and Urban Development (HUD) stating how those funds will help the community. Currently, the City is in the middle of its 2015-2019 Consolidated Plan.

The City of Des Moines has taken a neighborhood revitalization strategy toward community enhancement. Neighborhood revitalization is a development approach that targets areas, especially low-income areas that have been neglected, for reinvestment through public and private partnerships. It is comprehensive and addresses housing, economic development, community development, public services, and neighborhood planning. Reinvestment restores stability to distressed neighborhoods and spurs more improvements directly from the residents and businesses within targeted areas. When target neighborhoods participate in revitalization, opportunities for special financing programs, special consideration in the Capital Improvements Program, and development of a neighborhood action plan become available.¹

In 2017, selected areas where investment will be focused are Sherman Hill, River Bend, Drake neighborhood, East Bank neighborhoods, Birdland area, 6th Avenue Corridor, SW 9th Street corridor, and Douglas Avenue corridor (see map on Appendix 1). Factors for selection included poverty concentration, property values, public nuisances, demographic characteristics, neighborhood perception, and neighborhood buy-in. The following annual action plan describes how the City of Des Moines intends to apply federal funds to neighborhood revitalization in coordination with overall planning efforts in the upcoming year.

Objectives and Outcomes

To implement neighborhood revitalization, the City will focus on four goals or priorities—affordable housing, economic development, public services, and homelessness. Priorities were selected in the initial planning and research process to complete the 2015-2019 Consolidated Plan, and they will be carried forward in all action plans throughout 2019. A summary of the goals and their alignment with HUD’s objectives and outcomes is below.

Goal: Affordable housing

Maintain or improve current units in order to provide decent, affordable housing for low- and moderate-income residents. The outcome of the following activities will allow more families the accessibility to affordable basics of daily living.

Goal: Economic development

Administer loan and grant programs that create economic opportunities. Improving the community through economic development will help to sustain the neighborhoods where assisted businesses are located.

¹ Action Plan Implementation Activities in the Designated Neighborhoods, Neighborhood Planning Division, Community Development Department, 1996.



Goal: Public services

Provide public services to benefit neighborhoods, families, or individuals by addressing issues in their living environment. The outcome of these activities will be sustainability--to make neighborhoods livable, especially those considered low-income areas, by removing or eliminating blight.

Goal: Homelessness strategy

Address issue of homelessness by providing decent, affordable housing to homeless individuals or those at risk of becoming homeless. The outcome is that housing or shelter will be available or accessible to low-and extremely low-income people, including persons with disabilities.

Evaluation of Past Performance

The neighborhood revitalization strategy has been successful in targeting areas for reinvestment. Initiatives, such as the Viva East Bank! plan mentioned in the upcoming citizen participation section, demonstrate the excitement generated by targeting specific neighborhoods. Similar to how neighborhoods are selected for participation in the neighborhood revitalization program, City staff review indicators like poverty concentration, property values, public nuisances, demographic characteristics, and neighborhood perception to evaluate performance. Weighted scores are then translated into four categories of distressed, transitional negative, transitional positive, and stable neighborhoods.

Consultation and Citizen Participation Process

The City of Des Moines utilizes public comment periods, public hearings, neighborhood focus groups, web site content, and social media as methods to engage citizens. One of the most successful ways the City engages with citizens is by neighborhood input sessions during planning. Under its neighborhood revitalization program, the City helps low- and moderate-income neighborhoods articulate their visions.

The City also maintains relationships with its developers and partners to approach community development as comprehensively as possible. Often, local developers and community partners execute revitalization projects, and consultation with them is necessary to implement federal funds.

Summary of Public Comments

A public hearing will be set on December 19, 2016 for February 6, 2017. In addition to being able to submit written comments, the public hearing will be a chance for citizens to voice their opinion on the City's use of federal funds.

Summary of Comments Not Accepted

As of December 12, there have been no comments excluded; the City makes an effort to consider all public comments in the participation process.

Summary

The benefits of neighborhood revitalization are innumerable. Decent, safe, and sanitary housing is the foundation to personal stability, and community development is a pillar of healthy places. Neighborhood revitalization is a vehicle to resident empowerment. The projects outlined here are some of the ways the City plans to improve the quality of life for its citizens with assistance from HUD.

Projects for Upcoming Program Years 2017-2018				
	Funding Type	Administering Division, Department, or Organization	2017 Amount	2018 Amount
Goal: Affordable Housing				
Comprehensive Repair, Emergency Repair Loan	CDBG	Neighborhood Conservation Services (CDD)	\$ 633,816	\$ 633,816
Developers' Rental, Homeownership Projects	HOME	Neighborhood Conservation Services (CDD)	\$ 678,136	\$ 678,136
Neighborhood Revitalization/Implementation	CDBG	Neighborhood Development Division (CDD)	\$ 100,000	\$ 225,000
Code Enforcement of Public Nuisances	CDBG	Neighborhood Inspection Division	\$ 1,416,184	\$ 1,416,184
Demolition of Blighted Structures	CDBG	Engineering Department	\$ 156,388	\$ 156,388
Goal: Economic Opportunity				
Commercial Neighborhood Revitalization Program	CDBG	Office of Economic Development	\$ 75,000	\$ 75,000
Goal: Public Services				
IMPACT Community Action Agency	CDBG	IMPACT Community Action Agency	\$ 150,000	\$ 100,000
SCRUB Property Clean-Up	CDBG	Public Works Department	\$ 100,000	\$ 100,000
Goal: Homelessness Strategy				
ESG Funding to Local Homelessness Agencies	ESG	DM/PC Continuum of Care	\$ 309,000	\$ 309,000
Capacity Building for Continuum of Care	CDBG	DM/PC Continuum of Care	\$ 75,000	\$ -

42