



Roll Call Number

Agenda Item Number

43

Date February 6, 2017

**PUBLIC HEARING FOR APPROVAL OF THE
PROPOSED 2017 ACTION PLAN FOR THE U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT (HUD) 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 2017 Program Year to the United States Department of Housing and Urban Development (HUD) no later than 45 days prior to start of the 2017 Consolidated Plan Program Year, as amended by the HUD CPD Notice 16-18 dated December 15, 2016; and

WHEREAS, the City Council must conduct a public hearing to review the 2017 HUD Consolidated Plan Program Year activities and receive citizen comments regarding the Action Plan for the 2017 Consolidated Plan Program Year, and provide notice of the hearing to be published at least thirty days before it is held; and

WHEREAS, on December 19, 2016, by Roll Call No. 16-2153, in compliance with the HUD regulations, the City Council set a public hearing for February 6, 2017 at 5:00 p.m. to obtain citizen comments regarding the Annual Action for the 2017 Consolidated Plan Program Year; and

WHEREAS, due notice of the public hearing was published in the Des Moines Register on December 23, 2016, and copies of the proposed Annual Action Plan for the 2017 Consolidated Plan Program Year were made available for public review at the City Clerk's Office and at all Des Moines Public 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 2017 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 2017 Consolidated Plan Program Year have been received and the hearing is hereby closed.
2. The Annual Action Plan for the 2017 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 2017 Consolidated Plan Program Year to the U.S. Department of Housing and Urban Development.



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MOVED BY _____ TO ADOPT.

APPROVED AS TO FORM:



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



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 Bankl 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	\$ -