



**Roll Call Number**

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**Agenda Item Number**

57

**Date** March 20, 2017

**PUBLIC HEARING FOR APPROVAL OF THE  
2016 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)  
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

**WHEREAS**, provisions under 24 CFR 91.520 regarding reporting on the implementation and management of the Consolidated Plan for United States Department of Housing and Urban Development (HUD) grant programs require the City to submit a Consolidated Annual Performance and Evaluation Report (CAPER) for the 2016 Program Year to HUD no later than 90 days after completion of the 2016 Consolidated Plan Program Year; and

**WHEREAS**, the City Council must conduct a public hearing to review the 2016 Consolidated Plan Program Year performance and receive citizen comments regarding the CAPER for the 2016 Consolidated Plan Program Year, and provide notice of the hearing to be published at least fifteen and no more than twenty days before it is held; and

**WHEREAS**, on February 20, 2017, by Roll Call No. 17-0268, in compliance with the HUD regulations, the City Council set a public hearing for March 20, 2017 at 5:00 p.m. to obtain citizen comments regarding the Consolidated Annual Performance and Evaluation Report (CAPER) for the 2016 Program Year; and

**WHEREAS**, due notice of the public hearing was published in the Des Moines Register on March 3, 2017, and copies of the proposed CAPER 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 CAPER 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 Consolidated Annual Performance and Evaluation Report (CAPER) 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 CAPER for the 2016 HUD Consolidated Plan Program Year to the U.S. Department of Housing and Urban Development.

**(Council Communication No. 17-287)**



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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

## Exhibit A: Program Year 2016 Summary of Accomplishments

### Introduction

The Consolidated Annual Performance and Evaluation Report (CAPER) is a document published each year that details how the City of Des Moines utilized federal funds from the Department of Housing and Urban Development (HUD). Funding is in the form of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG). CDBG funds are used for housing rehabilitation, neighborhood revitalization projects, demolition of public nuisances, and code enforcement or service delivery in low- and moderate-income areas. HOME funds are used to construct affordable rental and homebuyer housing, and ESG focuses on alleviating homelessness issues.

### Summary of Accomplishments

The City established four priorities—affordable housing, economic development, public services, and homelessness—when determining how to best use this funding. These four priorities contribute to a comprehensive neighborhood revitalization strategy, and resources are mostly focused on improving low- to moderate-income areas within Des Moines. Below are the intended outcomes for the 2016 program year and actual results.

<b>2016 Action Plan Goals and Performance Measures</b>	<b>Program Year Accomplishments</b>
<b>Goal: Affordable Housing</b>	
• Rental units constructed by Christ the King	11
• New homeowner units constructed by HOME, Inc.	1
• Homeowner units rehabbed	18
• Buildings demolished	9
• Housing code enforcement	6,870
<b>Goal: Public Services</b>	
• Public service activities other than LMI benefit	16,890 residents
• Neighborhood clean up (SCRUB)	35 low-mod areas
<b>Goal: Homelessness Strategy</b>	
• Homeless persons served	3,167 people
• Number of persons who were children or unaccompanied youth	1,005 children

### Public Comments

There were no public comments received during the comment period.



# HUD CONSOLIDATED PLAN

2016 CAPER

(Consolidated Annual Performance Evaluation Report)

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

EH





**Con Plan Goals and Accomplishments**

DES MOINES, 2016

DRAFT - Summary Data

**Accomplishments Associated With a Single Strategic Plan Goal**

Goal	Category	Funding Source & Amount	Outcome Indicator	Outcome Unit of Measure	Outcome Expected - 5YR Strategic Plan	Outcome Actual - 5 YR Strategic Plan	Outcome Expected - Program Year	Outcome Actual - Program Year
Affordable Housing	1	Affordable Housing - Homeless - Non-Homeless - Special Needs CDBG: \$ / HOME: \$ / ESG: \$	Rental units constructed	Household Housing Unit	100	0	20	11
			Rental units rehabilitated	Household Housing	200	0	40	0
			Homeowner Housing Added	Household Housing	15	0	3	1
			Homeowner Housing Rehabilitated	Household Housing	500	0	100	247
			Buildings Demolished	Buildings	25	0	5	0
			Housing Code Enforcement/Foreclosed	Household Housing	20,000	0	4,000	0
Economic Development	2	Non-Housing Community Development CDBG: \$	Facade treatment/business building rehabilitation	Business	10	0	2	0
			Jobs created/retained	Jobs	25	0	5	0
			Businesses assisted	Businesses	20	0	5	0
Public Services	3	Non-Housing Community Development CDBG: \$	Public service activities other than	Persons Assisted	100,000	0	20,000	16,890
			Other	Persons Assisted		0	35	35,685
Homelessness Strategy	4	Affordable Housing & Homelessness ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	150	0	30	0
			Homeless Person Overnight Shelter	Persons Assisted	1,000	0	200	0
			Overnight/Emergency	Beds	35	0	7	0
			Homelessness Prevention	Persons Assisted	150	0	30	0

Project Name	Activity Name	Goal Outcome Indicator	Outcome Unit of Measure	Outcome Actual - Program Year
CDBG Hsg: ENG Demolition	2016 Demolition	Buildings Demolished	Buildings	0
CDBG Hsg: NCS Rehab 2016	2016 NCS - Homeowner Rehab	Homeowner Housing Rehabilitated	Household Housing	247
CDBG Hsg: NID Code Enforcement	2016 Code Enforcement NBSD	Housing Code Enforcement/Foreclosed Property Care	Household Housing	0
CDBG PS: IMPACT Community Action Agency	2016 IMPACT Community Action Site	Public service activities other than Low/Moderate Income	Persons Assisted	16890
CDBG PS: Property Clean-Ups	2016 SCRUB	Public service activities other than Low/Moderate Income	Persons Assisted	35,685
HOME/CHDO - RENTAL 14	5602 SW 9th - CTK	Rental units constructed	Household Housing	11
HOME/CHDO Homebuyer 14	1445 9th St - HOME, Inc.	Homeowner Housing Added	Household Housing	1

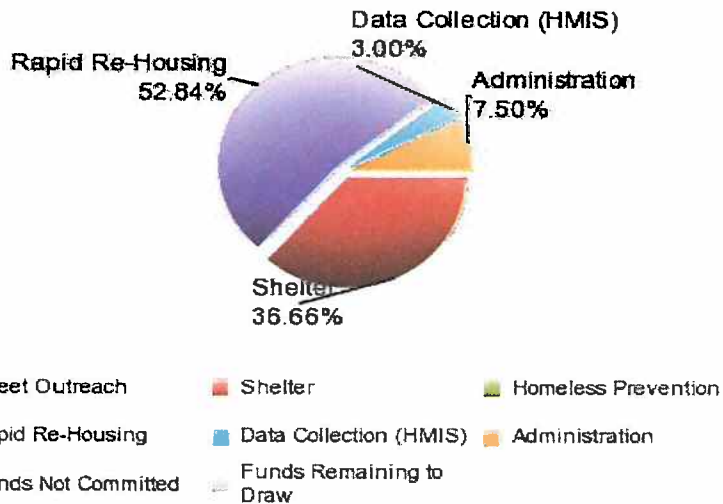
ESG Program Level Summary

Grant Number	Total Grant Amount	Total Funds Committed	Total Funds Available to Commit	% of Grant Funds Not Committed	Grant Funds Drawn	% of Grant Funds Drawn	Available to Draw	% Remaining to Draw
E16MC190003	\$309,179.00	\$309,179.00	\$0.00	0.00%	\$14,114.68	4.57%	\$295,064.32	95.43%

ESG Program Components

Activity Type	Total Committed to Activities	% of Grant Committed	Drawn Amount	% of Grant Drawn
Street Outreach	\$0.00	0.00%	\$0.00	0.00%
Shelter	\$113,359.00	36.66%	\$0.00	0.00%
Homeless Prevention	\$0.00	0.00%	\$0.00	0.00%
Rapid Re-Housing	\$163,358.00	52.84%	\$0.00	0.00%
Data Collection (HMIS)	\$9,275.00	3.00%	\$7,427.25	2.40%
Administration	\$23,187.00	7.50%	\$6,687.43	2.16%
Funds Not Committed	\$0.00	0.00%	\$0.00	0.00%
Funds Remaining to Draw	\$0.00	0.00%	\$295,064.32	95.43%
<b>Total</b>	<b>\$309,179.00</b>	<b>100.00%</b>	<b>\$309,179.00</b>	<b>100.00%</b>

Funds Committed



Funds Drawn

