

Date April 18, 2022

**PUBLIC HEARING FOR APPROVAL OF THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
HOME INVESTMENT PARTNERSHIPS PROGRAM – AMERICAN RESCUE PLAN ALLOCATION PLAN
(HOME-ARP)**

WHEREAS, on March 11, 2021, President Biden signed ARP into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses; and

WHEREAS, the ARP appropriated \$5 billion to help communities provide housing, shelter, and services for people experiencing or at-risk of homelessness; and

WHEREAS, on April 28, 2021, HUD notified the City of Des Moines that it would receive a HOME-ARP allocation of \$3,556,317.00; and

WHEREAS, on October 18, 2021 by Roll Call No. 21-1563, Council approved the HUD-ARP grant agreement with HUD; and

WHEREAS, up to 15 percent, or \$553,447.55, of the allocation may be used for administrative and planning costs of the City, and up to 5 percent, or \$177,815.85, of the allocation may be used for operating costs of other non-profit organizations, including homeless providers; and

WHEREAS, the remaining 80 percent, or \$2,845,053.60, must be used for four eligible activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations; and

WHEREAS, HOME-ARP funds can be used for four eligible activities including the production or preservation of affordable housing; tenant-based rental assistance; supportive services, including homeless prevention services and housing counseling; and the purchase or development of non-congregate shelter for individuals and families experiencing homelessness; and

WHEREAS, HOME-ARP funds must be used for individuals and families who are experiencing homelessness; are at risk of homelessness; are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; are a part of other populations where aid would prevent homelessness; and veterans and families that include a veteran family member who meet one of the previous criteria; and

WHEREAS, provisions under HUD’s Community Planning and Development (CPD) Notice 21-10 regarding requirements for use of funds in the HOME-ARP Program require the City to submit a HOME-ARP allocation plan to HUD as a substantial amendment to its Fiscal Year 2021 Annual Action Plan; and

Date April 18, 2022

WHEREAS, following guidelines from CPD Notice 21-10, City of Des Moines staff developed a draft HOME-ARP allocation plan using consultations and data from the Polk County Continuum of Care, Des Moines Municipal Housing Agency, Des Moines VA, and other local homelessness or at-risk populations service providers; and

WHEREAS, the City Council must conduct a public hearing to review the HOME-ARP allocation plan and receive citizen comments regarding the plan prior to submission, and provide notice of the hearing to be published with reasonable notice before it is held; and

WHEREAS, on March 21, 2022, by Roll Call No. 22-0416, in compliance with the HUD regulations, the City Council set a public hearing for April 18, 2022 at 5:00 p.m. to obtain citizen comments regarding the HOME-ARP Allocation Plan; and

WHEREAS, due notice of the public hearing was published in the Des Moines Register on April 1 2022, hard copies of the draft HOME-ARP allocation plan were available at all of the Des Moines Public Library branches, hard copies of multiple translations of the plan were made available at Neighborhood Services offices, and a virtual copy was posted on the city's web site 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 HOME-ARP Allocation Plan 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 HOME-ARP Allocation Plan have been received and the hearing is hereby closed.
2. The HOME-ARP Allocation Plan, on file with the City Clerk and by this reference made a part hereof, is hereby approved.
3. The City Manager or their designee is hereby authorized and directed to submit the HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development.

(Council Communication No. 22-182)



Roll Call Number

Agenda Item Number

54

Date April 18, 2022

Moved by _____ to adopt,

Second by _____

FORM APPROVED:

Judy K Parks-Kruse

Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, P. KAY CMELIK, 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



HOME-ARP
Home Investment Partnerships Program American Rescue Plan
Funding Allocation Plan
April 2022

City of Des Moines HOME-ARP Allocation Plan

Participating Jurisdiction: City of Des Moines

Date: 4/1/22

Consultation

Summarize the Consultation Process:

The City of Des Moines Neighborhood Services Department continually meets with partners with non-profits, intergovernmental agencies, and homelessness service providers to determine the allocation of its various federal funds, including CDBG and HOME. City staff sought to do the same based on the expected HOME-ARP procedures, including the types of organizations consulted, types of questions asked during consultations, and public comment period.

The consultation began in early November with staff attending a monthly meeting of the Polk County Continuum of Care - also known as Homeward - Director's Council to discuss the funding and prioritization of activities with leadership of various homeless service providers and non-profits who serve low-income households. The needs of the qualifying populations and gaps in services were discussed, as well as the best use of the HOME-ARP funds to end homelessness in the City. A brief allocation exercise was also done to help inform the level of HOME-ARP funding allocation for each eligible activity.

During the Winter of 2021 and 2022, consultations with specific homelessness service agencies continued primarily through email correspondence and virtual meetings. Some agencies were present at the CoC meeting but were also followed up with through one-on-one discussions with City staff. Needs of the qualifying populations, in the context of those who the agency specifically serves or has programs for, were discussed. Agencies often provided additional data or internal research/publications to inform this plan.

There were also extra consultations which occurred, beyond the required organization types required by the HOME-ARP notice. This included a staff presentation to the United Way OpportUNITY Housing group, which included agencies present already at the Homeward Council or as individual consultations, but also other homelessness-adjacent agencies and developers. Input on the needs of qualifying populations and best use of HOME-ARP funds were largely reiterated at this event. HOME-ARP funding was also discussed during a monthly meeting with HOME, Inc. a local non-profit developer of affordable housing to gather input on the changing housing market and the needs of those at the greatest risk of housing instability.

Consultation agencies, methods, and feedback summaries are described in Table I below. These consultations formed the basis of the narrative responses to sections within this allocation plan.

The City will continue to discuss with organizations, both previously consulted and new, during the implementation of the HOME-ARP activities to continually improve and respond to changing needs of the community.

List the Organizations Consulted, and Summarize the feedback received from these entities

Table I: List of Organizations Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Homeward Executive Council	CoC; Homeless Service Providers; Public Agencies that address the needs of the qualifying population	Small group discussion with Directors and Staff of local and regional service provider agencies. Included activity allocation exercise	Discussed HOME-ARP funding background, eligible activities, and the target populations. Particularly with an emphasis on populations who have been hard to reach with traditional ESG funding. Discussions also included using funding to prioritize housing families currently in the homelessness pipeline or at risk of housing instability. Difficulty of placing homeless individuals in traditional rental housing due to tenant selection processes was also discussed. A brief activity helped to inform the expected allocation of HOME-ARP funds. Feedback from this group as well as follow-up discussions with individual organizations informed the bulk of the allocation plan narrative.
Des Moines Municipal Housing Agency	Public Housing Agency	Inter-departmental Remote Meeting	Discussed current issues that the agency is seeing with getting individuals into housing. Included difficulties based on the lack of affordable housing, high rents, supportive needs of very-low-income households, and difficulty with tenant selection/application processes.
Children and Families of Iowa	Housing Service Provider – Victim Services	Email Correspondence	Discussed the lack of services related to the different layers of assistance that victims of domestic violence need. Primarily this was mental health related services, especially the care that victims of domestic violence need until they are stabilized. Identified gaps in services included lower staff numbers among agencies and associated programmatic shortfalls as a result.
Des Moines VA	Housing Services Provider – Veteran Services	Inter-agency Remote Meeting	Discussed services provided by the VA. Identified unmet housing services included an emphasis on making affordable housing low-barrier for entrants. Mental health and aging veterans were identified as key issues, as

			well as those with mobility/ADL issues and those needing some in-home care services.
IMPACT Community Action Partnership	Housing Service Provider`	Email Correspondence	Emphasis on the lack of income to make housing truly affordable and the need for subsidies due to increasing costs of housing. Barriers due to age, disabilities, and mental health were also reiterated. IMPACT administers the rental assistance programs and cites a lack of housing stock and amount of assistance as a prevailing issue.
United Way OpportUNITY Housing Group	Housing Service Providers – Various; Community Groups	Steering Committee presentation and discussion	Meeting with housing planning focused working group. Topics of note included a need for current and future refugee housing, ensuring affordable housing occurs close to bus stops and basic services, and the use of funds for rehabilitation.
HOME. Inc.	Local Non-Profit Developer	Monthly Meeting	Discussion of the rental housing market in Des Moines and setting expectations of rental housing developments which can target qualifying populations.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

The Public Comment period for the HOME-ARP took place between April 1st and April 18th 2022. A Public Notice was published in the *Des Moines Register* on April 1st. This notice detailed the purpose of the HOME-ARP program, allocation plan, and the date of the public hearing. The public hearing for the HOME-ARP allocation plan took place on April 18th, at 5:00 p.m. during the regular City Council meeting at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa 50309. Public comments were submitted via mail, email, or fax to the Office of the City Clerk. [Hold for number of comments received and summary of public hearing]

Describe any efforts to broaden public participation:

Notification of the public comment period for HOME-ARP allocation was published in the *Des Moines Register* on April 1st, 2022. Allocation plan draft was hosted on the city website and made readily available at both City Hall and Amory building where Neighborhood Services Department is housed.

Summarize the comments and recommendations received through the public participation process

[To be written after public hearing and comment period close]

Summarize any comments of recommendations not accepted and state the reasons why:

[To be written after public hearing and comment period close]

Needs Assessment and Gaps Analysis

The two tables below were included by recommendation of HUD in the publication of their HOME-ARP allocation plan template. Table II includes data from the 2020 HUD Continuum of Care Homeless Assistance Programs Housing Inventory Count (HIC) and Point in Time Count (PIC) for the Polk County/Des Moines CoC. Both reports are attached with this submission and detail the estimated number of homeless persons sheltered or unsheltered and the number and availability of beds within the homeless services system.

Table III data uses the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) dataset for the City of Des Moines, which reflects housing units, income characteristics of the households who occupy them, and the physical characteristics of those units.

Both tables represent *best estimates* based on the conditions at the time of collection and are not to be interpreted as definitive and static numbers. For the purposes of this allocation plan, they are used to provide context to the consultations, narrative, and HOME-ARP allocation determination within this plan.

Table II: Homeless needs inventory and gap analysis

	Homeless										
	Current Inventory				Homeless Population				Gap Analysis		
	Family		Adults Only	Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only
# of Beds	# of Units	# of Beds	# of Beds					# of beds	# of Units	# of Beds	# of Units
Emergency shelter	49	122	310	17							
Transitional Housing	37	16	144	14							
Permanent Supportive Housing	164	48	333	165							

Other Permanent Housing	134	31	53	12							
Sheltered Homeless					111	405	46	41			
Unsheltered Homeless					0	123	13	18			

Sources: 2020 PITC and 2020 HIC for Polk County/Des Moines CoC

Table III: Housing needs inventory and gap analysis

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	33,905		
Rental Units Affordable to HH at 30% AMI (At Risk of Homelessness)	9,730		
Rental Units Affordable to HH at 50% AMI (Other Populations)	7,100		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		11,420	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		8,860	
Current Gaps			3,450

Sources: 2014-2018 Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries

Homeward, the CoC for Polk County and the City of Des Moines, provides a dashboard which tracks demographic data for the homeless population within the Polk County and the City of Des Moines. Between January 2021 and January 2022, across all providers, there was an estimated 6,382 clients served. Of them, 27% of them exited services with a permanent destination and 6% returned to homelessness. Around 11% were considered chronically homeless, and 10% were veterans. 12% were Latino.

HMIS reports from the Institute of Community Alliances also found similar trends on the homeless population. Among their recent estimate of homeless persons between October 2020 and October 2021 of 2,348, nearly half, or 1,031 of those were Black, African American, or African. This overrepresentation was affirmed in later consultations as a systemic issue not unique to our area but is a pervasive issue,

nonetheless. About 439 homeless youth under 18 were counted. There were also around 91 homeless persons above the age of 65.

Between January 2021 and January 2022, an estimated 569 previously homeless households exited the system into some form of permanent housing. There were 78 returns to homelessness from permanent housing during this same time, highlighting the housing instability associated with recent exits from homelessness into permanent housing.

Another way to estimate the size of those who are at risk of housing instability is through the ratios of income to housing costs. According to 2020 5-year American Community Survey estimates, there were 34,632 renter-occupied housing units in the City of Des Moines. Of those, 90.8% of renting households who earn less than \$20,000 a year and 76.6% of renting households who earn between \$20,000 and \$34,999 pay more than 30% of their monthly income on housing costs. When examining all income groups together, 47.3% of renting households exceed the 30% threshold.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- Sheltered and unsheltered homeless populations;
- Those currently housed populations at risk of homelessness;
- Other families requiring services or housing assistance or to prevent homelessness; and,
- Those at greatest risk of housing instability or in unstable housing situations:

Using the 2020 Point in Time Count for the Des Moines/Polk County CoC, at the time of the count, there were 646 estimated homeless households. Of those, 130 were unsheltered, 96 were in transitional housing, 295 were in the emergency shelter, and 14 were in Safe Haven. Ideally, there would be a reliable pipeline to get those experiencing homelessness – whether they are sheltered, unsheltered, or uncounted – into permanent housing. During consultations, it was expressed that while a lot of supply-side issues exist with the availability of affordable housing, it is also the case that many individuals experiencing homelessness have other confounding needs in addition to income or available housing stock.

Multiple consultation partners who provide rental assistance report that even with Social Security income or disability benefits, extremely low-income individuals cannot afford market rate apartments and must turn to voucher-based assistance, or the very limited supply of naturally occurring affordable housing.

Further analysis of other qualifying populations is estimated in the CHAS study, detailed in Table III. There are an estimated 11,420 households who are currently housed but may be at risk of homelessness because they earn less than 30% of the Area Median Income (AMI) and have one or more housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or cost burden greater than 30%). In addition to those, there may be an additional 8,860 households who are still below 50% AMI, but also have a risk of housing instability due to housing problems. Something to note is that these numbers do not account for those who are in unstable housing situations due to social conditions, who may be hard to accurately count but are at risk of housing instability nonetheless. Lastly, neither of these are exact estimates, and may further be undercounted due newer problems related to the COVID pandemic.

While the 2020 Point-in-Time results listed zero families as being unsheltered at the time of the count, consulted service providers who serve families reported that they do indeed regularly service families. During a meeting with Homeward, it was expressed that with the right funding to develop housing large and safe enough, homelessness among families could effectively be ended for the City.

In 2016, the CoC announced an end to veteran homelessness. While there may be veterans counted in any given Point in Time Count, veteran homelessness remains at an effective zero, as every identified homeless veteran has had services and housing made available to them and the inflow of homeless veterans equals the outflow. The VA still administers and case manages veteran services through HUD-VASH, and there are 19 designated veteran beds at CISS.

Consultation partners identified mental health services as a major gap for both veterans and victims of domestic violence. Both populations often need ongoing mental health services and mental health and trauma often compound other issues typical on housing instability such as lack of income, social networks, poor rental history, etc. A high turnover rate and lack of staff in the service delivery system in general was also cited as a major gap that affects all populations, but especially those who need populations who require well trained staff and case managers.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The following programs and resources are currently available to assist qualifying populations:

- Emergency Solutions Grant (ESG), available through the City of Des Moines, acting as a pass-through entity to local service providers;
- Polk County Continuum of Care, also known as Homeward, engages in partnerships and planning among the homeless agencies in Polk County in order to create an efficient and effective homeless response system;
- Central Iowa Shelter and Services operates the largest shelter facility in the community, which provides emergency shelter, transitional housing for veterans, and voucher-eligible efficiency apartments. CISS also provides amenities, supportive services, and vocational training for clients.
- Primary Health Care is the Centralized Intake provider for the area, and assist with housing placement, case management, and financial consultation;
- Children and Families of Iowa and Catholic Charities provide services for survivors of domestic violence and sexual assault, including counseling and emergency family shelter;
- Hawthorn Hill provides shelter and supportive housing for families experiencing homelessness;
- Des Moines Municipal Housing Authority oversees public housing, as well as the following programs which assist the qualifying populations:
 - o Section 8 Housing Choice Voucher and Project Based Vouchers program
 - o Family Self-Sufficiency Program
 - o Family Unification Program
- Emergency Rental Assistance Program (ERAP) through IMPACT Community Action Partnership
- Tenant-Based Rental Assistance (TBRA), available through IMPACT and Anawim Housing

The above list is not exhaustive but represents the variety of resources available to assist qualifying populations in the City of Des Moines. Additionally, transitional Housing family units and adult-only beds are at beacon of Life, Hope Ministries, and IA Homeless Youth Centers. Permanent Supportive Housing family units, and adult-only beds through Anawim Housing and VA of Central Iowa. Numbers of beds and units are estimated in the annual Point in Time County and summarized in Table II

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The HMIS utilization report lists that the average utilization for those in the homelessness system for Rapid Rehousing and Other Permanent Housing were 100% and 97%, respectively. While this high rate implies that getting individuals into housing is prioritized, it also implies that available permanent housing options are limited and exhausted. Consultation partners also have noted that it is difficult to place homeless individuals and families into permanent housing due to compounding applicant needs described previously, but also there are issues related to tenant applications such as a lack of financial history, rental history, bank statements, and credit. Not only are there few affordable rental options for those exiting homelessness, but there are few landlords willing to rent to homeless or very low-income individuals.

Adding to this, waitlist applications have been high in numbers and long in wait times. Moving estimates from the Des Moines Municipal Housing Authority (DMMHA) were around 2,000 for the regular non-elderly Section 8 vouchers with a wait time of at least six to nine months. The elderly waiting list was about 40 with a wait time of four to six months. Additionally, there is no waiting list for the Project-Based Vouchers due to a lack of available units.

A major gap in housing inventory expressed by consultation partners was the lack of larger rental units for families. In addition, the unavailability to units suitable to families, larger families have a risk of housing instability due potential overcrowding situations (>1.5 persons per room). Overcrowding may also have negative effects on family dynamics, where children, adolescents, and adults cannot have their own privacy due to a lack of space. Lastly, among existing units large enough for families, many are unaffordable to households with even two income-earners.

During the Continuum of Care meeting, certain populations were brought up as hard to house and with needs that are often unmet by existing services and the housing market. There are currently no voucher-eligible affordable housing options for which sex offender registrants can live in due to 2,000ft. proximity requirements. Because of this, homeless sex offenders are often told that they must live shelterless. Another population overlooked have been those exiting the prison system and reentering society. Reentrants often have no income, recent employment history or get denied by landlords, requiring extensive case management in addition to an actual place to live.

Refugees were also cited on more than one occasion as being a population at risk of housing instability. In particular, the City is currently home to a large number of East African and Southeast Asian refugees, and expects an uptick in Afghan and Eastern European refugees due to recent world events. While there are many non-profit advocacy groups and NGOs that help in the service delivery to integrate refugees, the availability of not only affordable, but suitable housing stock is a concern. The need for livable and

larger units to accommodate families discussed previously often applies to these families, as does the question of the amount of available stock.

Identify the Characteristics of Housing Associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The City of Des Moines does not intend to include any additional conditions or further define “other populations”, as defined by 42 U.S.C. 12742(a) .

Identify priority needs for qualifying populations

The Polk County CoC and homeless service providers have committed to a Housing First paradigm. This is the idea that permanent housing should be prioritized for those experiencing homelessness. Consistent with Housing First, permanent affordable housing was by far reported to be the greatest need and best use of the HOME-ARP funds. This includes both new developments and rehabilitation of existing rental stock. Rehabilitation of vacant housing stock was also brought up as a potential solution due to the needs of larger families. Similarly, having landlords or property management companies that are more understanding in terms of tenant selection would help to alleviate many of the issues with housing those who are homeless, at risk of homelessness, or are fleeing domestic violence. This is an ongoing and difficult issue due to the non-localized nature of private rental development, but a potential solution discussed would be to prioritize local and mission-driven developers in the applications for HOME-ARP funds.

Service needs such as case management and short-term supportive services are a major need and would ideally be a part of any housing development or non-congregate shelter which targets those at risk of homelessness. Service needs would also need to be tailored if any specific populations were targeted, such as refugees, criminal reentrants, those fleeing domestic violence, veterans, etc. For this reason, partners did not often prioritize this as a sole activity, but an activity that would be included in the budgets and programming of any use of HOME-ARP funds. This will be reflected within future HOME-ARP RFP releases, where priority will be given to any developers who may partner with supportive service providers or provide them as a part of the whole development.

The priority needs identified during the allocation planning process are the development and rehabilitation of affordable housing with a preference to developments that include supportive services.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The Homeward Continuum of Care for Polk County/Des Moines, as well as the Institute for Community Alliances host dashboards detailing the shelter inventory, trends, and efficacy of service delivery systems. This was used to inform the plan. The Point in Time Counts and Housing Inventory Counts published by HUD were also used to present the level of need. Data was also heavily supplemented with direct consultations from the Continuum of Care and various housing service providers.

HOME-ARP Activities

Describe the method for soliciting applications for fundings and/or selecting developers, service providers, subrecipients and/or constrictors and whether the PJ will administer eligible activities directly

The City of Des Moines solicits applications to fund affordable new construction or acquisition and rehabilitation of rental developments through Request for Proposals (RFPs). This process currently exists through the HOME program, where applications are accepted on a rolling basis, as well as through a yearly notice of funding to a mailing list of developers. The City anticipates the RFP process for HOME-ARP funds to mirror this process. Applications are processed by Neighborhood Services staff within the Federal Funds Division and reviewed through a review committee. The project and all requirements shall be outlined with the developers at a Developer meeting, and a HOME-ARP agreement outlining the requirements and expectations of the activity will be created and signed by the developer before being submitted to City Council for final approval.

The City of Des Moines will not directly administer HOME-ARP eligible activities.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Not Applicable

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services			
Acquisition and Development of Non-Congregate Shelters			
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing	\$2,885,053.60	80%	
Non-Profit Operating	\$177,815.85	5%	5%
Non-Profit Capacity Building			5%
Administration and Planning	\$553,447.55	15%	15%

Total HOME-ARP Allocation	\$3,556,317.00		
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Additional narrative, if applicable:

The City of Des Moines will retain 15% of the HOME-ARP allocation in order to ensure implementation of successful projects as well as future monitoring for compliance. An additional 5% of funds will be retained for non-profit capacity building to further assist awarded partner organizations in their implementation. The remainder of the funds will be allocated towards the development of permanent supportive housing.

Describe how the characteristics of shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The need for affordable housing was continually expressed during multiple consultations and was the primary rationale for weighting it heavily in the proposed allocation. This weighting is also consistent with the Housing First goals of the CoC and homeless service providers. While not unimportant, neither the gap analyses nor consultations led to the conclusion that funding additional non-congregate shelter represented a best use of HOME-ARP funding. Similarly, TBRA is an effective strategy and important piece for helping those with housing instability but is not a resource the City is lacking. Strategies to increase the stock of affordable housing were prioritized, however all partners recognized the importance of supportive services in tandem with affordable rental housing development. While the plan does not allocate funds specifically to supportive services, RFPs for use of City of Des Moines HOME-ARP funds will likely not be considered unless the explicit provision of supportive services, or partnership with a provider of supportive services is included as part of the project proposal.

HOME-ARP Production Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

At this time, the City of Des Moines estimates the creation of at least 40 units of permanent supportive housing for qualifying populations. This estimate may change depending on project applications and the layering of other funding sources.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ’s priority needs:

The specific affordable rental housing production goal will be to effectively end family homelessness within the City of Des Moines. Another goal will be to increase the supply of permanent supportive affordable housing options for qualifying populations. These goals were identified during consultations and determined to be achievable based on funding amounts and current gaps.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The City Des Moines does not expect to give preference to one or more qualifying populations or subpopulations. However, based on discussions with local developers and non-profits and the intention to primarily fund affordable housing development projects, the City also welcomes flexible and creative projects. Despite this, there is no intention to give preference to any qualifying population.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not Applicable. The City of Des Moines does not plan to give preference to one or more qualifying populations or a subpopulation for any eligible activity or project.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services o the other qualifying populations that are not included in the preference:

Not Applicable. The City of Des Moines does not plan to give preference to one or more qualifying populations or a subpopulation for any eligible activity or project.

HOME-ARP Refinancing Guidelines

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity

Not Applicable. The City of Des Moines does not plan to use HOME-ARP to refinance existing debt secured by multi-family housing.

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

Not Applicable. The City of Des Moines does not plan to use HOME-ARP to refinance existing debt secured by multi-family housing

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

Not Applicable. The City of Des Moines does not plan to use HOME-ARP to refinance existing debt secured by multi-family housing

Specify the required compliance period, whether it is the minimum 15 years or longer.

Not Applicable. The City of Des Moines does not plan to use HOME-ARP to refinance existing debt secured by multi-family housing

State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Not Applicable. The City of Des Moines does not plan to use HOME-ARP to refinance existing debt secured by multi-family housing

Other requirements in the PJ's guidelines, if applicable:

Not Applicable. The City of Des Moines does not plan to use HOME-ARP to refinance existing debt secured by multi-family housing.