



Date November 6, 2023

**PUBLIC HEARING FOR APPROVAL OF THE
PROPOSED 2024 ACTION PLAN AS PART OF THE U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT (HUD) 2020-2024 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 2024 Program Year to the United States Department of Housing and Urban Development (HUD) no later than 45 days prior to start of the 2024 Consolidated Plan Program Year; and

WHEREAS, the City Council must conduct a public hearing to review the proposed activities within the 2024 Action Plan and receive citizen comments regarding those activities, and provide notice of the hearing to be published at least thirty days before it is held; and

WHEREAS, on October 2, 2023, by Roll Call No. 23-1330, the City Council set a public hearing for November 6, 2023 at 5:00 p.m. to obtain citizen comments regarding the 2024 Annual Action Plan as part of the 2020-2024 Consolidated Plan in compliance with the HUD regulations; and

WHEREAS, due notice of the public hearing was published in the Des Moines Register on October 6, 2023 and copies of the proposed 2024 Annual Action Plan were made available for public review on the City of Des Moines web site, dsm.city, under the Consolidated Planning web page, and all Des Moines Public Library branches 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 2024 Annual Action Plan have been afforded the opportunity to do so;

WHEREAS, HUD will forward three Grant Agreements for Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds once the Annual Action Plan has been received and approved for the program year running January 1, 2024 to December 31, 2024.

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

1. All public comments regarding the 2024 Action Plan have been received and the hearing is hereby closed.
2. The 2024 Annual Action Plan, 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 2024 Annual Action Plan to the U.S. Department of Housing and Urban Development.



Roll Call Number

Agenda Item Number

49

Date November 6, 2023

(Council Communication No. 23-488)

Moved by _____ to adopt.

Second by _____

FORM APPROVED:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, Laura Baumgartner, 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

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

Introduction

In the 2024 Annual Action Plan, the city continues to emphasize affordable housing and neighborhood stabilization with its federal funds. There is also more funding for owner occupied rehab than in past years.

Summarize the objectives and outcomes identified in the Plan

Objectives and outcomes are listed below by goal area.

Affordable Housing

- 25 homeowner housing units repaired
- 18 new homeowner housing units constructed (12 under HOME + 6 under CHDO Set-aside)
- 0 rental units constructed
- 5,000 properties inspected
- 35 rental housing units rehabbed (27 under CDBG + 8 under HOME)

Public Facilities

- Approximately 4,400 residents in a low/mod area (LMA) will live within a ten minute walk from local parks receiving updates.

Public Services

- IMPACT will serve 36,000 individuals with a variety of services such as budget counseling, food, and utility assistance.
- Central Iowa Shelter and Services (CISS) will serve 2,300 individuals with emergency shelter.
- Des Moines Municipal Housing Agency (DMMHA) will serve several of their Section 8 recipients with homebuyer counseling and education.

Homelessness

- Approximately 1,900 individuals will be assisted with shelter.
- Approximately 4 individuals will receive rapid rehousing assistance.

Evaluation of past performance

Past performance has shown that economic development and demolition of blighted structures are better suited for a different funding source, which is why they no longer receive CDBG funding. The City has uncovered a strong willingness from homeowners and developers for housing rehab projects. Owner-occupied rehab projects have increased greatly from previous years due to the establishment of Improving Our Neighborhoods (ION). More information about ION is below but dozens of exterior rehabs including foundations and roofs have either been completed, are in-progress, or have been approved to start. Rental rehab projects have also increased including single unit-homes, multi-unit buildings, and historic renovations.

Summary of Citizen Participation Process and consultation process

On October 2, 2023, the City of Des Moines City Council set a public hearing to gather public comment on the proposed use of federal funds for November 6, 2023. The public notice was published on October 6, 2023 in the Des Moines Register. Copies of the 2024 Annual Action Plan were available on-line at the city's web site, the city's Neighborhood Services Department, and all public libraries.

5. Summary of public comments

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

This does not apply.

7. Summary

No additional summary.

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
Lead Agency	City of Des Moines	
CDBG Administrator	City of Des Moines	Neighborhood Services Department
HOME Administrator	City of Des Moines	Neighborhood Services Department
ESG Administrator	City of Des Moines	Neighborhood Services Department

Table 1 – Responsible Agencies

Narrative

The City of Des Moines is the lead agency in preparing the Consolidated Plan, Annual Action Plans, and subsequent Consolidated Annual Performance and Evaluation Reports (CAPERs). Community Development Block Grant (CDBG) funds and HOME Investment and Partnership (HOME) funds are administered by the City of Des Moines' Neighborhood Services Department. Emergency Solutions Grant (ESG) funds are channeled through the City's Neighborhood Services Department to Homeward.

Consolidated Plan Public Contact Information

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Neighborhood Services Department

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Des Moines, IA 5030

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Des Moines Municipal Housing Authority (DMMHA) works closely with area health and mental health providers to secure appropriate housing and services for disabled persons. DMMHA staff stay connected to other service agencies by attending service provider round table meetings and sitting on committees for nonprofit groups.

Another way coordination between housing and health is achieved is by the homelessness coordinated intake process housed at a health facility. Agencies that receive ESG and CoC funds for permanent housing, rapid rehousing, emergency shelter, and supportive services use the Coordinated Intake (CI) process. The CI process is facilitated by Primary Health Care (PHC), which is a nonprofit community health center dedicated to serving the medically insured, uninsured and underinsured with their health care needs. The CI process starts with an intake assessment. Those with the highest need are served first with housing then directed to other needed services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Des Moines is the collaborative applicant for the Polk County Continuum of Care (Homeward) and supports the goals and policies of the CoC Strategic Plan. The two-year ESG grant cycle will enter its second year. The applications were reviewed and awarded in 2023 through a process which includes the City of Des Moines and Homeward evaluating allocated grant funds together with shared goals. City staff also coordinate with Homeward staff in subrecipient trainings or technical assistance, and City staff serve on multiple Homeward committees and the Board of Directors.

Specific to preparation of the Consolidated Plan, the City included the CoC in the consultation process and requested input and feedback on homeless data for the Homeless Needs Assessment.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City relies on the Continuum of Care (CoC) to provide recommendations on how to best distribute homelessness funding. The CoC has a designated Grants Committee that provides oversight to applications for ESG and CoC Grants. The Committee receives HMIS reports on each grant applicant along with a narrative application provided by the applicant's request for funding. The Grant Committee then makes funding recommendations to the CoC Board. When ESG subrecipient applications are reviewed, the CoC Board then makes a recommendation to the City Council.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Central Iowa Shelter & Services (CISS)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff communicate with CISS about CDBG, ESG, and COVID funds at least monthly. CISS is the largest community partner in addressing emergency homeless shelter.
2	Agency/Group/Organization	Des Moines Municipal Housing Agency (DMMHA)
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DMMHA is regularly contacted and consulted about housing concerns. Consultation with DMMHA helps the city stay aware of needs across the spectrum.
3	Agency/Group/Organization	IMPACT Community Action Partnership, INC
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	IMPACT and city staff consult with each other at least monthly. IMPACT was instrumental in creating a housing assistance program and the guidelines to assist low-income households impacted by COVID-19.

4	Agency/Group/Organization	Homeward (CoC)
	Agency/Group/Organization Type	Services-homeless Service-Fair Housing Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeward communicates the needs of providers and makes recommendations for ESG funds.
5	Agency/Group/Organization	Greater Des Moines Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity consults with the city weekly on housing needs.
6	Agency/Group/Organization	Home Opportunities Made Easy, Inc (HOME, Inc.)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HOME, Inc. is the local Community Housing Development Organization (CHDO). They also provide housing counseling, homelessness prevention, and other vital housing services for low-income households. Staff consult with HOME, Inc. monthly on housing concerns.

7	Agency/Group/Organization	Polk County Housing Trust Fund
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consult with the Polk County Housing Trust Fund at least quarterly. The Polk County Housing Trust Fund is the nexus between developers, landlords, and housing programs.

Table 2 – Participating Agencies / Groups / Organizations

Identify any Agency Types not consulted and provide rationale for not consulting

Broadband specific and resilience specific service agencies were not consulted for the 2024 Action Plan. We tried to consult with broadband representatives during development of the 2020-2024 Consolidated Plan, but we had no response from those contacted. We will engage with both broadband and resilience specific service groups in 2024 during the consultation phase of the 2025-2029 Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeward	Common goals include 1) increase affordable housing opportunities for low- and very low-income households and 2) increase supportive services for special needs households. (The Path Forward - Community Plan)
2019 Analysis of Impediments to Fair Housing	City of Des Moines, City of West Des Moines, DMMHA, and Polk County	The fair housing needs and goals identified in the AI were incorporated into the Consolidated Plan.
Downtown Workforce Housing Study	Capital Crossroads; City of Des Moines; and Polk County Housing Trust Fund	The key findings of this housing study were incorporated into the priorities identified in the Needs Assessment, Market Analysis, and Strategic Plan.

Table 2 – Other local / regional / federal planning efforts

Narrative

The City also coordinates with the state entities, Iowa Economic Development Authority (IEDA) and the Iowa Finance Authority (IFA). For example, the City often contributes HOME funds to local multi-unit housing development projects selected by IFA for the state’s Low-Income Housing Tax Credit Program

(LIHTC). The City has received CDBG-DR and Neighborhood Stabilization Program (NSP) funding from the state through IEDA for housing construction, rehabilitation, and demolition activities. Efforts have begun on a plan that aggregates information from multiple entities to understand how many housing units of every type need created from sheltering homeless individuals to market rate housing units. A request for proposal was created published for a comprehensive housing strategy that would accomplish this goal. The City received interest from multiple vendors and discussions are ongoing for the next steps.

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/efforts made to broaden citizen participation

The public notice for the 2024 Action Plan was published in the Des Moines Register on October 6, 2023. An electronic draft of the 2024 Action Plan was published on the city’s web site and hard copies were available at all city libraries as well as the Neighborhood Services Department from October 6, 2023 through November 6, 2023. The public hearing was held on November 6, 2023.

Several stakeholders and community partners were interviewed during late 2019 as part of the 2020-2024 Consolidated Plan public input process and the 2024 Action Plan has the same projects as the previous year. Therefore, there was not a formal planning effort to broaden participation process for Program Year 2024 funds.

	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/ broad community				
2	Internet Outreach	Non-targeted/ broad community				https://www.dsm.city/departments/neighborhood_services/federal_funds_and_the_consolidated_plan.php
3	Public Hearing	Non-targeted/ broad community				

Table 3 – Citizen Participation Outreach

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

Introduction

The City of Des Moines receives federal assistance from the U.S. Department of Housing and Urban Development (HUD) under its primary formula allocation programs. The jurisdiction anticipates receiving approximately \$25.5 million through three programs over the course of the 2020-2024 Consolidated Plan:

- The Community Development Block Grant Program (CDBG) - \$19,002,716
- The HOME Investment Partnership Program (HOME) - \$4,940,742
- The Emergency Solutions Grant Program (ESG) - \$1,609,133

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Dev Housing Public Improvements Public Services	3,700,000	200,000	2,555,700	6,455,700	0	HUD grant to address housing, community development, and economic development needs.
HOME	Public - Federal	Acquisition Homebuyer Assistance Homeowner (New Construction) Homeowner (Rehab) Multifamily Rental (New Construction) Multifamily Rental (Rehab) Tenant-Based Rental Assistance	1,100,000	30,000	179,996	1,309,996	0	HUD grant to address affordable housing needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public - Federal	Transitional Housing (Rehab) Financial Assistance Overnight shelter Rapid Re-housing (Rental Assistance) Rental Assistance Services Transitional Housing	336,000	0	0	336,000	0	HUD grant to address needs for services and homeless persons at risk of becoming homeless.

Table 4 - 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

Housing and mixed-use development leverages funding through tax credit programs such as low-income housing, historic, and workforce housing tax credits. Administered by the Iowa Finance Authority (IFA), the low-income housing tax credit (LIHTC) program provides incentives to developers and project owners to invest in rental housing for low-income households. Developers and project owners often utilize HOME funds from the City of Des Moines in combination with the LIHTC program to help finance affordable rental development.

The State Historic Preservation and Cultural & Entertainment District (HPCED) Tax Credit Program provides a state income tax credit for the sensitive, substantial rehabilitation of historic buildings. It ensures character-defining features and spaces of buildings are retained and helps revitalize surrounding neighborhoods. The program provides a tax credit up to 25% of qualified rehabilitation expenditures. Historic tax credits are administered by the Iowa Department of Cultural Affairs.

The Iowa Economic Development Authority administers the workforce housing tax credit program which assists in the development of housing targeted at middle-income households. The program provides up to 1 million dollars per housing project that focuses on the redevelopment of existing structures, structures located on a brownfield site, or structures in an area with demonstrated workforce housing needs.

Private corporations and nonprofits are also sources of funding leverage. NeighborWorks member, Neighborhood Finance Corporation (NFC), offers lending

programs for home purchase or improvement in target Des Moines neighborhoods. The program is not income-based but focuses on financing for homeowner and rental properties within neighborhoods in need of revitalization. A non-profit organization with a similar mission, Neighborhood Development Corporation (NDC), also rehabilitates or develops properties in target Des Moines neighborhoods, notably undertaking development of large multifamily rental properties. Both organizations supplement the City of Des Moines' neighborhood revitalization efforts in target, low-income areas by leveraging federal funds with private funds, sweat equity, and donated products or services.

Moreover, low-income applicants often receive homebuyer counseling services and below-market interest rates to purchase single-family homes from the City's other nonprofit partners Habitat for Humanity and HOME, Inc., the local Community Housing Development Organization (CHDO). Tax abatement is also available throughout the City for new construction or substantial rehabilitation.

Newer sources of leverage or match include Tax Increment Financing (TIF). TIF is administered by the City's Development Services Department, Office of Economic Development. There have been some housing developers looking to receive TIF incentives and also federally funded repayable or forgivable loans under CDBG or HOME.

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

The most common form of publicly owned land or property use that would align with the Consolidated Plan's activities is land acquired by the tax deed process. The City of Des Moines partners with Polk County to acquire vacant and blighted properties that have become delinquent on property taxes. The city then partners with its local nonprofit housing providers to construct new affordable housing units for low- and moderate-income households. A community land trust is in its initial stages of development. A consultant is being utilized and a steering committee is being established. Partners throughout the City are aware of this project and are providing feedback and assistance where possible.

Discussion

Matching Funds

Staff and neighborhood associations also utilize grant funding from other sources. A prominent nonprofit supporter of the City's housing efforts is the Polk County Housing Trust Fund (PCHTF). PCHTF matches repair funds on owner-occupied housing repair projects for low- and moderate-income homeowners. Repairs can include roof, sewer line, or foundation replacements.

The City will leverage funds through InvestDSM, a nonprofit that will direct the Neighborhood Revitalization Program in four Special Investment Districts. InvestDSM will be primarily funded by the City of Des Moines and Polk County. The City of Des Moines' federally funded programs will align with InvestDSM's plans.

A substantial new initiative, called Improving Our Neighborhoods (ION) has started utilizing federal funding for large projects. This program has grown over the past two years and expanded its capacity to assist hundreds of owner-occupied households throughout Des Moines. It connects low- and moderate-income households with deteriorating living conditions to funding, volunteers, donated materials, and nonprofit organizations that can help with all matters of rehabilitation. This is intended to prevent houses from falling into disrepair. It will simultaneously improve living conditions and bring houses up to code. Large projects (generally between \$40,000 and \$100,000) will be eligible for federal funding. Most instances will qualify as owner-occupied repair for CDBG dollars. Work on these large projects has begun, and in a few instances even completed. Approximately \$1,000,000 has been allocated for projects approved in late 2022 and early 2023. Rehab started in the spring of 2023 and is ongoing into autumn. Applicants must be below 80% area median income in order to qualify for funding. Repairs are generally restricted to the exterior of the house and property.

ESG funds must provide matching funds per program requirements. The source of the match and match amount varies between service providers. The agencies state a dollar-for-dollar match from donations, the source of which vary from individual donors to large organizations such as United Way or Principal Financial.

AP-20 Annual Goals and Objectives

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	Low/Moderate Eligible Areas in Des Moines	Affordable Housing Homelessness Neighborhood Stabilization	CDBG: \$4,696,189 HOME: \$1,169,996	Rental units constructed: 0 Rental units rehabbed: 35 Owner-occupied units constructed: 18 Owner-occupied units rehabbed: 25 Direct Financial Assistance to Homebuyers: 18 Properties Inspected: 5,000
2	Economic Development	2020	2024	Non-Housing Community Development	Low/Moderate Eligible Areas in Des Moines	Public Facility Improvements and Infrastructure		
3	Public Services	2020	2024	Affordable Housing Homeless Non-Housing Community Development	Low/Moderate Eligible Areas in Des Moines	Affordable Housing Homelessness Neighborhood Stabilization	CDBG: \$555,000	Activities other than Low/Mod Housing Benefit: 36,000 Persons Assisted
4	Reduce Homelessness	2020	2024	Affordable Housing Homeless	Low/Moderate Eligible Areas in Des Moines	Affordable Housing Homelessness	ESG: \$336,000	Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted Homeless Person Overnight Shelter: 2,300
5	Enhance Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	Low/Moderate Eligible Areas in Des Moines	Public Facility Improvements and Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Approximately 4,400 people within .5 mile radius.

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase access and availability of a full range of housing types to low- income households through: <ul style="list-style-type: none"> • New construction of homeownership and rental units; • Rehabilitation of homeowner and rental units; • Emergency housing repairs for special needs households; • Support of redevelopment opportunities within the Des Moines Neighborhood Revitalization Program area; • Support of partnerships with programs that seek to expand housing choices for low-income households; and • Support of enhanced code inspection services.
2	Goal Name	Economic Development
	Goal Description	Provide assistance to for-profit business to create and/or retain jobs with livable wages. There is no new funding from the city's regular entitlement allocation designated to economic development programs. Any accomplishments for 2024 will be from activities allocated funding from previous years.
3	Goal Name	Public Services
	Goal Description	Support public services to low-to-moderate income individuals or households and assist with activities that will improve livability in Des Moines. Services are primarily provided by IMPACT Community Action Agency. Other public services may include homebuyer education and counseling and homeless shelter operations.
4	Goal Name	Reduce Homelessness
	Goal Description	Work in tandem with Homeward to provide Emergency Shelter, Rapid Rehousing, and Homeless Prevention to end homelessness within the CoC boundaries.
5	Goal Name	Enhance Infrastructure and Public Facilities
	Goal Description	Enhance publicly owned facilities and infrastructure that improves the community and neighborhoods, such as parks, streets, sidewalks, streetscapes, and other public infrastructure and facilities, including improving accessibility to meet American with Disabilities Act (ADA) standards.

AP-35 Projects – 91.220(d)

Introduction

Below are the City of Des Moines federally funded projects for Program Year 2024.

Projects

#	Project Name
1	2024 Administration
2	2024 NBSD – Code Enforcement
3	2024 Public Services
4	2024 Public Facilities and Infrastructure
6	2024 CDBG Affordable Housing
7	2024 HOME Activities
8	2024 CHDO Activities
9	2024 ESG Program and Administration

Table 6 - Project Information

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

In past program years, most of the allocation priorities had been dedicated to neighborhood revitalization efforts, including the removal of slum and blight. Starting in 2020, the City of Des Moines started using a local general fund to pay for activities such as demolition and some neighborhood revitalization activities. This will allow the City to reprioritize HUD allocations to rehab housing, support social services, improve public facilities and infrastructure, and perform special projects in distressed, low- and moderate-income neighborhoods.

AP-38 Project Summary

Project Summary Information

1	Project Name	2024 Administration (CDBG and HOME)
	Target Area	
	Goals Supported	Affordable Housing Economic Development Public Services Reduce Homelessness Enhance Infrastructure and Public Facilities
	Needs Addressed	Affordable Housing Homelessness Public Facility Improvements and Infrastructure Neighborhood Stabilization
	Funding	CDBG: \$740,000 HOME: \$110,000
	Description	
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	This will be included under another project and activity.
	Location Description	The address of the Neighborhood Services Department where the entitlement funds are administered is 602 Robert D. Ray Drive, Des Moines, IA 50309.
	Planned Activities	Planned activities will be detailed under other projects.
2	Project Name	2024 Neighborhood Based Service Delivery - Code Enforcement & ION Activity Delivery Costs
	Target Area	Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,816,189

	Description	The Neighborhood-based Service Delivery Program is a community outreach effort managed by the Des Moines police department where a coalition of city departments focuses their work in target, especially distressed, neighborhoods. Representatives from code enforcement, public works, parks and recreation, and the police department are assigned to one of the neighborhoods as main points of contact. This strategy is intended to build trust between residents and their respective officers, which in turn should help better reporting and enforcement. The neighborhood services department contributes to the program by means of code enforcement officers who address land use issues. CDBG funds code enforcement officers as one facet of the program. The neighborhood services department contributes approximately \$1.6 million in CDBG to the program. In 2024, an additional \$200,000 in CDBG funding, as a result of program income, will be reallocated to the program. Other program funds come from the police department (approximately \$1.3 million) and the public works department (\$375,000). NBSD funding will also be allocated to ION activity delivery costs.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,000 properties will be inspected. The inspections will occur in low- to moderate-income areas where 51 percent or more residents earn 80 percent or less of the median income. Because the inspections are intended to clean up junk and debris negatively affecting distressed neighborhoods, the exact number of families benefitting cannot be counted, but it is assumed much higher than the 5,000 properties inspected.
	Location Description	The exact addresses are unknown as the inspections occur as reported by neighbors or other residents. The inspections funded by CDBG will be in low- to moderate-income areas as mentioned previously. Approximately 25 of Des Moines' 51 neighborhoods will be served by this program through CDBG funding.
	Planned Activities	Planned activities include: <ul style="list-style-type: none"> • 5,000 junk and debris inspections and notices • 1,500 re-inspections for owners who did not respond to first notice • 250 clean ups of properties that do not address any debris notices • 150 vehicle impounds • 45,000 housing unit assessments
3	Project Name	2024 Public Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Neighborhood Stabilization
	Funding	CDBG: \$555,000

	Description	This program supports public services provided to low- to moderate-income individuals or households and assists with activities designed to improve livability and access to basic needs in Des Moines. Examples of services include emergency shelter assistance, self-sufficiency services, homebuyer assistance, housing subsidies, weatherization assistance, budget counseling, food pantry assistance, and on-the-job training, etc. CDBG is utilized to maintain access to these vital services.
	Target Date	12/21/2024
	Estimate the number and type of families that will benefit from the proposed activities	36,000 persons assisted for public service activities other than Low/Moderate Income Housing Benefit and 1,900 persons assisted through homeless person overnight shelter.
	Location Description	Activities will occur throughout the City of Des Moines.
	Planned Activities	Public services include multiple activities. Funding will be allocated to homebuyer education and counseling programs for tenants moving into homeownership. Funding will also be allocated to homelessness operations to assist low- and moderate-income clients with a range of services such as the Low-Income Heating and Energy Assistance Program (LIHEAP), food assistance, and other housing assistance.
4	Project Name	2024 Public Facilities and Infrastructure
	Target Area	Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Enhance Infrastructure and Public Facilities
	Needs Addressed	Public Facility Improvements and Infrastructure
	Funding	CDBG: \$500,000
	Description	This project will enhance publicly-owned facilities and infrastructure that improves the community and neighborhoods, such as parks, streets, sidewalks, streetscapes, and other public infrastructure and facilities, including improving accessibility to meet American with Disabilities Act (ADA) standards.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Activities will have a Low-Mod Area (LMA) benefit to approximately 4,400 individuals.
	Location Description	Efforts will be focused in low- to moderate-income eligible areas throughout Des Moines.
	Planned Activities	In 2024, the planned activities include park improvements such as a new playground, sprayground, and accessibility improvements at Jordan Park.
5	Project Name	2024 CDBG Affordable Housing
	Target Area	
	Goals Supported	Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,880,000
	Description	
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will assist an estimated 52 families. It is estimated that 15 families will be very low-income (below 30 percent AMI), 20 families will be low-income (below 50 percent AMI), and 17 families will be moderate income (80 percent and below).
	Location Description	The ION projects and single unit rental rehabs are scattered sites throughout the City of Des Moines. The four multi-unit renter-occupied buildings are as follows: 3614 6 th Ave, 1601 6 th Ave, 1315 York St, 1127 21 st St. Marketing efforts will be targeted to LMI areas.
	Planned Activities	Improving Our Neighborhood (ION) is a City of Des Moines program that will receive funding for owner occupied rehabs. Approximately 25 projects will be completed in 2024. Rehabilitation of four multi-unit renter-occupied apartment buildings are expected to be completed for a total of 15 units. Lastly, approximately 12 single unit rental rehabs are expected.
6	Project Name	2024 HOME Activities
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$680,000
	Description	The City reserves its HOME funds for niche rental projects, supplemental funding for low-income housing tax credit projects, down payment assistance to eligible homebuyers, and construction funding for non-profit developers.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	There will be 20 low- and moderate-income families who benefit through HOME activities.
	Location Description	The Habitat units will be scattered but tend to be located in the older neighborhoods immediately surrounding downtown. The rental rehabilitations will take place at 3716 Indianola Ave and 4906 Ingersoll Ave.
	Planned Activities	Planned activities include: <ul style="list-style-type: none"> • Completing 12 homebuyer units, developed by Habitat for Humanity, with gap-financing for construction • Assisting 12 homebuyers to purchase above-mentioned units. • Rental rehab on 8 total units across 2 separate buildings

7	Project Name	2024 CHDO Activities
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$489,996
	Description	The local CHDO is the organization Home Opportunities Made Easy, Inc. (HOME, Inc.). It was founded in 1967 through the efforts of citizens concerned about the lack of decent, affordable housing. It is the oldest private, non-profit housing organization in Des Moines. Its mission is to create opportunities for quality, affordable housing. To accomplish the mission, HOME, Inc. develops affordable housing, and provides both rental and home ownership counseling and education. The City of Des Moines contributes the required 15% of HOME funds to the CHDO. Often, the City exceeds this requirement due to the long history of quality work HOME, Inc. has provided. In 2024, HOME, Inc. is expected to use some CHDO funding for six single-family homes. In cases where the single-family homebuyers have financing issues, a lease-purchase option may be explored. Five percent of the CHDO funds will be reserved for operating. The City will allocate the lesser of \$50,000 or 5% of its HOME allocation to HOME Inc for operating.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	six low- and moderate-income families will benefit from these activities.
	Location Description	The sites are currently unknown.
	Planned Activities	Planned activities include completing six single-family homes with gap-financing for construction and assisting six homebuyers to purchase CHDO units.
8	Project Name	2024 ESG Program and Administration
	Target Area	
	Goals Supported	Reduce Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$336,000
	Description	ESG funds are allocated to the City of Des Moines, and the City then distributes those funds to Homeward. The CoC then determines which programs will receive ESG funding based on its grant committee's recommendations. Administration will be 7.5% of the funding, HMIS administration will be 3%, and the rest of the allocation will be divided among the other programs.
	Target Date	12/31/2024

Estimate the number and type of families that will benefit from the proposed activities	2,000 very low-income individuals or families will benefit from these activities.
Location Description	
Planned Activities	ESG will fund several activities. One is HMIS, which will be administered by the Institute for Community Alliances. Centralized intake will be funded, and the intake system will be administered by Primary Health Care. Finally, the City will use 7.5 percent of its allocation for administration.

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

Approximately 56 percent of the Des Moines population is low- or moderate-income according to the HUD LMI Map. Consequently, most neighborhoods in Des Moines have low-income census tracts within them that would be eligible for CDBG funds. More than 70 percent of the projects will assist low-income areas, and those areas generally have a higher minority population compared to Des Moines proper. HOME activities have historically been infill development, which also tends to be in the older neighborhoods surrounding Downtown Des Moines.

Target Area	Percentage of Funds
Low/Moderate Eligible Areas in Des Moines	70%

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

LMI tracts or areas have a higher concentration of low-income and minority populations compared to the outer edges of the City. Additionally, they are the oldest areas of Des Moines, which shows in the deterioration of buildings and infrastructure.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City recognizes that many residents have excessive housing costs, especially low- and moderate-income households that disproportionately experience housing cost burden. Below are the goals of households to be supported.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	77
Special-Needs	1
Total	78

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	18
Rehab of Existing Units	60
Acquisition of Existing Units	0
Total	78

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The tables depict the CDBG and HOME funded units in 2024. With CDBG, there has been an increased interest in owner-occupied and rental rehabs. There are 78 units expected to receive CDBG or HOME funding. Of those, 35 will be rental rehabs, 25 will be owner-occupied rehabs, and 18 will be owner-occupied new construction.

AP-60 Public Housing – 91.220(h)

Introduction

The Des Moines Municipal Housing Authority (DMMHA) serves as the City of Des Moines' public housing authority. As such, it is responsible for the distribution of housing vouchers, oversight of public housing units, and provision of supportive services. The following is information pulled from the DMMHA Annual Plan for 2024.

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

The main barrier that renters encounter in Des Moines and Polk County is the availability of affordable rental units. Regardless of age, race, ethnicity or disability, 27,285 renters in the jurisdiction have incomes of less than 80% of the area median income (AMI). Of those, 15,030 have incomes of less than 30% of AMI. There is a high demand for affordable housing units, and opportunities to apply are limited. Once a household completes an application, the average wait time for Section 8 assistance or the public housing program is two years. To address the high demand, the DMMHA has created a strategy that includes five goals:

1. Manage DMMHA's programs in an efficient and effective manner;
2. Development of affordable housing;
3. Increase assisted housing choices;
4. Promote self-sufficiency; and
5. Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

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

The DMMHA helps tenants become more self-sufficient. Since 1992, it has sold single-family homes owned by the agency to income eligible buyers under the 5(h) Homeownership Program. On September 21, 2015, DMMHA received HUD approval to remove the remaining fourteen unsold units from the 5(h) program designation. Although the 5(h) Homeownership Program is now complete, DMMHA will continue to do quarterly and annual updates with the 5(h) home purchasers for seven years from the date of home purchase to assist with successful homeownership outcomes.

Another homeownership initiative is being executed through vouchers. The agency received HUD approval to implement a Section 8 housing choice voucher homeownership program. Contingent on sufficient HUD funding, the DMMHA will allow up to twenty homeownership vouchers to be utilized. The homeownership voucher program is limited to family self-sufficiency, elderly, or disabled participants.

The DMMHA plans to develop a Section 32 application and include 14 single-family units. The application will be submitted to HUD's Special Application Center (SAC) for their review and approval. DMMHA will plan on offering these units to existing residents for homeownership.

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

The DMMHA works diligently to assist those in need of affordable rental and transition eligible tenants into homeownership, which is one reason why HUD has designated it a high performer. It has received the high performer designation for the past 15 plus years for the Section 8 housing choice voucher program.

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

Introduction

Des Moines has adopted a Housing First or rapid rehousing approach to homelessness. ESG funds are allocated to homelessness service providers through the Des Moines/Polk County Continuum of Care (CoC). CDBG funds are also allocated to multiple activities and services that assist homeless individuals.

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

Current goals for successful exits and retention by the CoC include 15% for single and 65% for family emergency shelters, 80% for rapid rehousing, and 90% permanent supportive housing. This will be done by enhancing staff education and enhancing relationships with homeless individuals or households.

One example of relationship building is the Veterans Crisis Response Team. It meets monthly to identify and house veterans. The work team utilizes a "by-name" list of all homeless veterans and provides the team with detailed information on length of time homeless and sheltered or unsheltered status.

The centralized intake system is another outreach activity that will continue in 2024. The centralized intake system gives housing and social service agencies access to relevant client health information. The centralized intake system allows better tracking of people, which allows service providers to recognize patterns and intervene when necessary.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Housing First model adopted by the City is directed toward permanent housing. To be eligible for emergency shelter assistance, and individual or family must be homeless or at imminent risk of being homeless. The City and CoC would like to reduce the length of stay in emergency shelter by 10 percent. The ultimate vision is to eliminate homelessness in Des Moines altogether.

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

HUD defines chronic homelessness as a person who either has been continuously homeless for one or more years or a person who has had at least four episodes of homelessness in the last three years. One way to lower chronic homelessness is to recognize and address mental illness and substance abuse. High rates of mental illness and substance abuse are main contributing factors when evaluating chronic homelessness. With the centralized intake system managed by Primary Health Care, clients are referred to an agency specialized in the appropriate care. Providers are allowed access to a more complete client background, including necessary health information, which can help the providers identify behavioral patterns. Being well informed by more consistent client tracking allows providers to serve clients better, which may lead to a reduction in chronic homelessness associated with irregularly treated mental illness or substance abuse. Another method to help homeless clients into a more permanent residence is to offer permanent supportive housing. Permanent supportive housing programs most frequently

target veterans, disabled, and youth.

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.

One focus will be on an employment strategy for low-income individuals or families at-risk of becoming homeless. In recent surveys, service providers found that unemployment and income are the most frequently self-reported reasons for homelessness. More than 1/3 of respondents reported this as the reason for homelessness.

It is important to note that although unemployment and income are most self-reported as the biggest cause for homelessness, providers are not ignoring other factors, such as mental illness or addiction, also contribute to why someone is unemployed and/or homeless.

Another step the City has taken is continuing a strong emphasis on affordable housing. Affordable housing gives stability to an individual or family. To a household that may experience instability due to health, income, or food, having stable, affordable housing alleviates one stressor so that the family can focus on improving other areas in their lives.

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

Introduction:

Barriers to affordable housing may be presented to low-income households by market conditions; these barriers have been presented in the market analysis. In addition, the City undertakes efforts to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing. The Analysis of Impediments to Fair Housing Choice (AI) identifies impediments to fair housing that also fall under the category of barriers to affordable housing. The City reports on the progress in addressing these impediments and barriers to affordable housing in annual reporting documentation required by HUD.

The following information includes impediments identified by the City with the corresponding Action Items documented to address these impediments within the *2019 Analysis of Impediments to Fair Housing for the Des Moines-West Des Moines Community-Based Statistical Area*:

1. Bias and discrimination - For example, low-income residents of Des Moines often need to return housing vouchers because they are declined for rental housing by landlords based on their source of income or an arrest, not necessarily conviction, record.
2. Availability or location of affordable housing - The highest rental and poverty rates in the region generally occur in older neighborhoods surrounding Downtown Des Moines which are also areas that have less access to opportunity. Areas that have more opportunity access are the suburbs outside Des Moines but those areas tend to have less housing that would be affordable and accessible to low-income earners.
3. Access to financial resources - Discriminatory lending practices, financial strain as caused by having a low income, or the inability to create personal wealth due to institutional or regulatory barriers can all be barriers to affordable housing.

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 following strategies and action items are recommended to address specific barriers to affordable housing in Des Moines as identified in the *2019 Analysis of Impediments to Fair Housing for the Des Moines-West Des Moines Community-Based Statistical Area*. Some lines include updates as well.

Advance equity with education

1. Encourage fair housing training for elected city officials, government staff, landlords, etc.: The City's Neighborhood Services Department is currently looking to incorporate fair housing training into its rental certificate requirements.
2. Encourage program partners to provide financial literacy and homebuyer education: In the last two years, the City has allocated funding to two agencies to support homebuyer counseling. In addition, the local Habitat for Humanity has also become a certified housing counseling agency.

Promote affordable housing

1. Encourage development or preservation of affordable housing units in locations that improve health and quality of life: The City is involved with the Regional Workforce Housing efforts, which takes a collaborative approach with affordable housing advocates to create a regional affordable housing plan with strategies tailored to high opportunity areas.
2. Encourage development or preservation of affordable housing units with consideration to the needs of protected classes: The City tried to incentivize certain housing characteristics that may appeal to protected classes. For example, providing more funding for housing units with more than 3 bedrooms, which could accommodate larger family sizes as seen in many of the City's immigrant or refugee populations. This incentive did not work, though, because the financial increase did not encourage developers to change their models, so the City will have to reevaluate this strategy.
3. Support more service-enriched housing models.

Implement local government policies to encourage social equity and mitigate disparate impacts

1. Establish lawful source of income as a locally protected class: This was achieved and approved by the City Council. However, the State of Iowa made legislation that combats the local policy.
2. Improve communication and representation in government staff, boards, and commissions to reflect the diversity of the program participants' demographics: The City is starting a Residents' Academy which will educate residents about how to engage in local government, such as through committees and boards, with the hope it will increase the diversity of those who serve in such positions.
3. Address zoning and city codes that limit housing choices.

Implement other policies and practices that reduce disparate impacts

Promote current and research new creative financing or ownership tools.

Improve access to and availability of transportation

Note: The Des Moines Metropolitan Planning Organization (MPO) and Des Moines Area Regional Transit (DART) currently have extensive regional planning and implementation efforts to address equity.

AP-85 Other Actions – 91.220(k)

Introduction:

This section highlights other actions that have been or will be taken in neighborhood revitalization. Actions include a reiteration of affordable housing strategy, addressing lead-based paint, reducing poverty, institutional structure, and enhanced coordination.

Actions planned to address obstacles to meeting underserved needs

One indication of underserved needs is the amount of people served by IMPACT Community Action Agency, a non-profit organization that works to eliminate poverty through empowering vulnerable populations, building collaborations, and advocating for social change. IMPACT has recently opened a second location because the number of clients requesting assistance is greater than they can serve. The City will continue to fund IMPACT with CDBG funds.

Homeless individuals are another underserved population. The numbers of homeless people and homeless camps have been increasing in Des Moines. Central Iowa Shelter & Services (CISS) often has people sleeping in chairs or camping on its lawn because the shelter has more people in need than it can assist. In 2024, the City of Des Moines has allocated funding for operations that help address the challenges of homelessness.

Actions planned to foster and maintain affordable housing

As previously mentioned, the City's main tactic to foster and maintain affordable housing is to provide support to developers of affordable housing to create more units. In 2024, the City will provide federal funding to developers to create at least 18 new affordable homes. As well, a heightened interest along with increased staff capacity will allow for more funds used on owner occupied and rental rehabs.

The Des Moines Office of Economic Development is focused on housing in the downtown core. It plans to support a downtown housing workforce plan to evaluate if the housing stock types and costs match the income levels of the downtown workforce, especially those earning below 80 percent of the area median income.

Other vehicles to foster and maintain affordable housing are the Neighborhood Development Corporation (NDC) and the Neighborhood Finance Corporation (NFC). The NDC performs brick and mortar work by rehabilitating or redeveloping commercial and residential properties in existing neighborhoods in Des Moines. The NFC is the local CDFI. NFC provides unique lending programs and other services to facilitate targeted neighborhood revitalization in Polk County, Iowa through partnerships with residents, governments, community-based organizations, and the business community. Although there is a range of projects that NDC and NFC construct or finance, affordable housing is a large component to each of their models.

BTB Investments 2, LLC is a local property investment entity that has identified 40 total properties within the City of Des Moines. Each rehabilitation is expected to cost \$25,000 on average. After rehabilitation, all properties will be affordable to households at or below 80% of the area median income (AMI). Rents will be less than or equal to the Fair Market Rents for Des Moines-West Des Moines, IA Metropolitan Statistical Area (MSA) as determined by the U.S. Department of Housing and Urban Development (HUD) for a minimum period of ten (10) years. All 40 units are expected to be rehabilitated over the next three years.

Two historic rental rehabilitations will take place, as well, on 6th Ave, a historic corridor finding new life. Each

project will provide 4 total rental units.

Actions planned to reduce lead-based paint hazards

The Neighborhood Services Department has one staff member who is certified as a Lead Based Paint inspector by the Iowa Department of Public Health. He is able to effectively monitor construction work in any federally funded project. To monitor existing potential lead hazards, the Des Moines Municipal Housing Agency owns and uses XRF Lead Paint Testing equipment and staff have completed training in lead safe and lead abatement practices.

A lead hazard evaluation is required at the beginning of all rehabilitation projects. In any instance where lead is presumed to be present, lead-certified contractors are used to address lead-based paint in accordance with all local, state, and federal laws. Contractors are required to submit proof of their lead certifications. Aside from lead safe renovation practices, most instances require full abatement of lead based paint on the project site due to the large scope.

Seven staff completed varying degrees of lead based paint training in the Spring 2023.

Actions planned to reduce the number of poverty-level families

IMPACT is the City’s best resource for addressing poverty with CDBG funds. IMPACT Community Action Partnership is a non-profit organization that serves Des Moines and the metro area by eliminating the symptoms and causes of poverty. Services include home energy and weatherization assistance, food support, personal finance education, disaster relief, and more. The group also acts as a resource and referral for other needs a person may have. Staff connect clients to other service agencies, and rental or housing assistance are their most prevalent group of referrals. IMPACT has eight offices, two of which serve Des Moines.

Actions planned to develop institutional structure

The City of Des Moines Neighborhood Services Department, Federal Funds Division, is the administrator of the consolidated plan. Community partners that help implement activities in the plan include neighborhood associations, Polk County Housing Trust Fund, Homeward (CoC), the Des Moines Municipal Housing Agency, Neighborhood Development Corporation, and Neighborhood Finance Corporation.

In 2024, the development services department will be conducting an update to the City’s comprehensive plan along with conducting a comprehensive housing strategy which will include many points regarding affordable housing.

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

City staff and elected officials will remain involved in committees, boards, and events for housing and social service organizations that serve Des Moines. Involvement leads to shared knowledge and enhances coordinated efforts. Such organizations include the Neighborhood Development Corporation (NDC), Neighborhood Finance Corporation (NFC), the Homeward (CoC), etc.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table.

The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
HOME funds are not invested in other forms beyond those listed in 92.205(b). The most frequently used forms of assistance include below market interest-bearing loans, deferred payment loans, or grants.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
The City of Des Moines no longer allows resale, only recapture. If the homebuyer's property is sold, refinanced other than for rate or term, or transferred prior to the end of the affordability period, the homebuyer must repay the total amount of the HOME subsidy less the prorated HOME investment amount for the length of time the homebuyer owned and occupied the unit limited to the "net proceeds" of the sale as defined in HOME Program Rule 92.254(a)(5)(ii)(A).

If the homebuyer leases, sub-leases or transfers any interest in the property during the affordability period or does not sell the Property but fails to occupy the unit as his/her principal residence, the homebuyer is in noncompliance with the HOME program. In that event, the City will take legal action against the Home Buyer to collect the full amount of HOME subsidy.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
When providing HOME assistance to a homebuyer, the City enters into an agreement, which acts as a restrictive covenant against the property for the appropriate affordability period, depending on the amount of assistance provided. Most homebuyers receive \$5,000 or less in direct assistance, and most restrictive covenants are against the property five years from the date of recording. An example of the restrictive covenant enforcing the recapture and affordability period provisions is attached.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated

with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Des Moines does not intend to use HOME funds to refinance existing debt in any project. As a result, it has no refinancing guidelines.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
Please see attached.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
All ESG-funded programs are required to participate in the Homeward (CoC) centralized intake system. Consistent with CoC policies, all ESG-funded projects will rely on service, shelter and housing placements as a result of a completed assessment and referral from the Centralized Intake staff. All ESG-funded programs are required to submit, as part of their application, a completed and signed centralized intake verification form to affirm their project's participation within the Polk County centralized intake system.

The verification form states that:

1. The applicant will accept referrals exclusively from the Centralized Intake System;
 2. The appropriate program staff has read the centralized intake policies and procedures and understands their organization's obligations with regard to the centralized intake;
 3. In an instance where a referral from the centralized intake is denied, the program will comply with the referral rejection section of the centralized intake system policies and procedures; and
 4. The applicant will notify the centralized intake staff, in a timely manner, of open units. Centralized intake can be accessed by phone or in person at Primary Health Care's (PHC) outreach center, which is accessible by four bus lines and handicap accessible. All centralized intake entry methods use a uniform decision making process with assistance from the four-phase assessment tool and VI-SPDAT. The VI-SPDAT score is the basis for referral and ensures connection to proper housing, programs, and services.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
An RFP and application was posted on CoC's website and sent to board members, many of which have connections to the homeless agencies and service providers, in May, 2023. Additionally, HUD- and non HUD-funded service providers and local government officials were sent a request to post and circulate in their

networks. Applications were due to City staff June, 2023. The CoC grant committee then reviewed, scored, and ranked applications. The committee made a recommendation to the CoC board. The CoC board then made a recommendation to the Homeless Coordination Council, a political body established by the Des Moines City Council, and the City Council made the final decision as to which agencies will receive ESG funding.

The grant agreements will be renewed in 2024 for the same amount as 2023. A proportional reduction or increase to subrecipients based on 2024 allocation will take place once allocations are known.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG. To ensure that ESG funds are used effectively, the City of Des Moines will obtain Continuum of Care board members from subgrantee agencies that receive ESG funds. This also satisfies the requirement of interim regulations under 24 CFR part 576.405.
5. Describe performance standards for evaluating ESG.
The performance measures committee is a group comprised of service providers, CoC staff, HMIS staff and City staff that review homelessness metrics each month. Performance standards are measure by street outreach, homeless prevention, shelter, and rapid re-housing.
Goals for each are as follows:
Street Outreach
 - Increase in the percent of persons who exit to shelter or a permanent housing destination.Homeless Prevention
 - Increase the percent of households that remain permanently housed during the 12 months after Homelessness Prevention assistance ends.Shelter
 - Increase in the percent of participants who exit to a permanent destination.
 - Reduce the average and median lengths of time that persons remain homeless in your shelter.Rapid Re-housing
 - Decrease the average length of time to re-house participants.
 - Increase the percent of households that remain permanently housed after Rapid Re-housing assistance ends (program exit).
 - Increase the percent of households that remain permanently housed during the 12 months after program exit.ESG funds for street outreach and emergency shelter do not exceed 60 percent of the ESG funds. When determining projects to fund, there are four categories:
 - Emergency shelter/transitional housing AND street outreach = 50 percent of annual funding;
 - Homeless prevention and rapid rehousing = 50 percent of annual funding;
 - Centralized intake system = \$50,000; and
 - HMIS funding = 3% of allocation. The City and CoC work together to determine which projects to fund without exceeding the percentages listed above.

Section 108 Loan

The Section 108 loan process was initiated in 2006. The national objective for this program is low- and moderate-income jobs, although these accomplishments are not formally tracked in IDIS except for the annual CAPER narrative. Current employers within the development include New Horizons Academy, a childcare center, Estes

Construction, a construction company, Landus Corp, an agriculture company, Holiday Inn Express, and Starbucks. Many jobs are LMI earning less than 80% area median income (AMI). At New Horizons Academy, there are currently 30 jobs, of which 11 are LMI. At Estes Construction, there are currently 38 jobs, of which zero are LMI. At the Holiday Inn Express, there are currently 20 jobs, of which 19 are LMI. At Starbucks, there are currently 14 jobs of which 9 are LMI. At Landus Corp, there are currently 14 jobs, of which zero are LMI. They are still working on a full time/part time break-out schedule. Future development will include Slate, a 55+ community planned to open in late 2023 or early 2024 and contribute three new jobs, as well as a restaurant which will contribute an unknown number of new jobs.