



2018 CITY OF DES MOINES CAPER

Program Accomplishments from January 1, 2018
through December 31, 2018

NOTICE OF PUBLIC HEARING REGARDING THE 2018 U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT (HUD) CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT (CAPER)

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS

The City of Des Moines proposes to submit a Consolidated Annual Performance and Evaluation Report (CAPER) for the 2018 Consolidated Plan Program year to the U.S. Department of Housing and Urban Development on or about March 29, 2019.

The CAPER report documents the performance of the City of Des Moines' 2018 HUD Consolidated Plan, which includes Community Development Block Grant (CDBG), Home Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funding and is available for public examination and copying upon request in the City Clerk's Office, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, 50309 between 8:00 a.m. and 5:00 p.m., Monday through Friday. The report is also available for public review at branches of the Des Moines Public Library in Des Moines, Iowa during open hours: Central Library, 1000 Grand Avenue; Franklin Avenue Library, 5000 Franklin Avenue; Forest Avenue Library, 1326 Forest Avenue; North Side Library, 3516 Fifth Avenue; South Side Library, 1111 Porter Avenue; and East Side Library, 2559 Hubbell Avenue.

The City Council of the City of Des Moines has determined that a Public Hearing should be held on March 25, 2019, at 5:00 p.m. in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa for the purpose of obtaining citizen views regarding the performance of the City of Des Moines as documented in the 2018 HUD CAPER report.

All persons wishing to comment on the 2018 CAPER report may state their views at this hearing or submit written comments, which will be attached as an addendum to the CAPER for consideration by HUD. Such written comments should be received before 12:00 p.m. on March 25, 2019 at the Office of the City Clerk, mailing and physical address: 400 Robert D. Ray Drive, Des Moines, Iowa, 50309.

Disabled persons attending the hearing should access City Hall through the west door and take the elevator to the Council Chambers on the second floor. Handicap parking spots are located on the north side of City Hall.

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In the 2015-2019 consolidated planning cycle, the City of Des Moines focuses on projects and activities that support affordable housing efforts, promote economic development, bolster public services, and alleviate homelessness. In 2018, the City of Des Moines continued addressing public nuisance issues that have been negatively impacting neighborhood revitalization efforts. Projects that received the highest allocations were the Neighborhood-Based Service Delivery Program and demolition of blighted residential properties. These activities fall under the goal of affordable housing.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal: Affordable Housing

Category: Affordable Housing, Homeless, Non-Homeless, Special Needs

Indicator	2018		2015-2019 Strategic Plan	
	Expected	Actual	Expected	Actual
Rental units constructed	4	0	100	11
Rental units rehabilitated	0	0	200	0
Homeowner housing added	27	15	15	29
Homeowner housing rehabilitated	160	77	500	696
Buildings demolished	25	24	25	49
Housing code enforcement	4,000	5,307	20,000	20,137

Goal: Economic Development

Category: Non-Housing Community Development

Indicator	2018		2015-2019 Strategic Plan	
	Expected	Actual	Expected	Actual
Façade treatment/business rehab	1	2	10	2
Jobs created/retained	1	5	25	16
Businesses assisted	1	0	20	1

Goal: Homelessness Strategy

Category: Affordable Housing Homeless

Indicator	2018		2015-2019 Strategic Plan	
	Expected	Actual	Expected	Actual
Tenant-based rental assist./RRH	200	60	150	661
Overnight shelter	2,500	2331	1000	8464
Emergency shelter/transitional	0	0	35	11

Homelessness prevention	0	0	150	0
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Goal: Public Services

Category: Non-Housing Community Development

Indicator	2018		2015-2019 Strategic Plan	
	Expected	Actual	Expected	Actual
Public facility other than low-income hsg benefit	0	0	0	0
Public facility for low-income hsg benefit	0	0	0	0
Public service activities other than LMI hsg benefits	20,000	28,103	100,000	94,610
Public service activities for LMI hsg benefit	0	0	0	0
Other	0	0	36	35

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Neighborhood-based Service Delivery Program usually meets or exceeds its annual goals of properties assessed. In 2018, the program assessed 5,307 properties. The city staff expected to demolish 24 single-family houses in 2018, and 24 demolitions were completed, which is double the amount of 2017. Finally, twelve new homes were constructed in the Birdland Area of Union Park Neighborhood. Please see examples of activities on Attachment 1.

As mentioned above, the City of Des Moines took a more aggressive route to blighted and vacant properties with reprogrammed funds. The city has been working in similar target areas for the last decade, and blight persists. The demolition program is one way to tackle problematic properties. However, city staff, elected officials, and residents recognize there are several neighborhoods that continue to decline, and demolition is only a small part of the solution.

Other strategies to improve its efforts are a neighborhood revitalization program evaluation and a housing needs assessment. The neighborhood revitalization program evaluation is being performed by a group of consultants. They are reviewing the program’s accomplishments since Des Moines started the approach in the early 1990s. One goal of the evaluation is to learn better approaches for using the city’s federal funds.

Another strategy for improvement is the housing needs assessment. The housing needs assessment will be completed in 2019, and it will be aligned with HUD’s consolidated planning process. The housing needs assessment should help staff and elected officials understand the most problematic housing issues and how to address them.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Race	CDBG	HOME	ESG
White	10,848	0	1,443
Black or African American	12,831	1	698
Asian	214	11	27
American Indian or American Native	2587	0	48
Native Hawaiian or Other Pacific Islander	46	0	4
Total	26,526	12	2,220*

Ethnicity	CDBG	HOME	ESG
Hispanic	1	0	163
Not Hispanic	87	12	2,195
Total	114	8	2,358*

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Although Des Moines is one of the most diverse cities in Iowa, it has a high White population when compared to other races or ethnicities. According to the 2012-2016 American Community Survey estimates, the three race groups with the highest populations are White, Black, and Asian; 77 percent of the population is White, 11 percent are Black, and approximately 6 percent are Asian. Approximately 13 percent of the population is Hispanic or Latino; the largest group of people, 10 percent, who identify as Hispanic or Latino are Mexican.

The breakdown of races and ethnicities assisted with CDBG funds are disproportionate compared to the overall Des Moines racial and ethnic makeup. For example, as mentioned above, 77 percent of Des Moines population is White, and approximately 41 percent White residents were served with CDBG. HOME assistance skews toward more people of color as well. Ninety-two percent served with HOME funds were Asian or Pacific Islander, and less than 10 percent were Black. For ESG funds, the highest number assisted were White, and comprised of 65 percent of the total. Thirty-one percent were Black families.

There are a couple items to note above. Hispanic ethnicity was not tracked in one program that provides many services. It is presumed a significant portion of the population assisted was Hispanic or Latino, although it was not reported. Additionally, in the ESG breakdown by race and ethnicity, some categories, such as two or more races or another race or not reported, are counted in the totals but not shown on an individual line. In other words, the totals may look miscalculated, but they are not.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	3,713,758	\$2,810,968
HOME	1,035,653	\$406,772
ESG	306,430	\$37,732

Table 3 - Resources Made Available

Narrative

HUD allocated \$3,713,758 in Community Development Block Grant (CDBG), \$1,035,653 in HOME Investment Partnerships Program (HOME), and \$306,430 in Emergency Solutions Grant (ESG) funds in 2018.

Identify the geographic distribution and location of investments

Target Area	Planned % of Allocation	Actual % of Allocation	Narrative Description
Neighborhood Revit.	50	50	See narrative.
LMI Areas	50	50	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The city has identified Birdland, Capitol East, Capitol Park, Drake, Martin Luther King Jr. Park, Sherman Hill, the 6th Avenue Corridor, and SW 9th Street Corridor as neighborhood revitalization target areas. These areas are also low- or moderate-income (LMI) areas or have census block groups within them that fit the LMI area definition. Accordingly, all funds are used in neighborhood revitalization areas or LMI areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Most of the leveraged funds were through the Neighborhood Finance Corporation's (NFC) housing rehab and equity loans. The NFC is a local CDFI that tries to coordinate its lending areas with the City's neighborhood revitalization strategy. The City regularly partners with other agencies and organizations to leverage its funding in projects.

HOME match is achieved through private and non-profit developers other funding sources. Their match comes in the form of individual and corporate donations. Some offer below market interest rates on homebuyer projects, and match can also come from volunteer labor or donated construction materials.

ESG match varies between service providers. Most agencies state a dollar-for-dollar match from different types of donations. Donor examples vary from individuals to large organizations such as United Way or Principal Financial.

Publicly Owned Land

The main method of utilizing publicly owned land to promote the Consolidated and Action Plans' goals is the tax deed process. Iowa code 446.19a states that a city may purchase abandoned residential properties that do not sell at annual tax deeds. Often these properties are deteriorating and considered public nuisances. The City of Des Moines reserves abandoned tax deed properties for low-to moderate-income housing, which is achieved by transferring the properties to local non-profits that rehabilitate the houses or construct new houses. No properties were transferred in the tax deed

process in 2018 due to staff changes; however, the City anticipates approximately 20 sites will be transferred via the tax deed process throughout the 2015-2019 Consolidated Plan. Some projects will use HOME funding.

Fiscal Year Summary – HOME Match

1. Excess match from prior Federal fiscal year	19,318,916
2. Match contributed during current Federal fiscal year	354,890
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	19,673,806
4. Match liability for current Federal fiscal year	33,408
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	19,640,399

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year

Project No.	Date of Contribution	Cash (non-Federal)	Foregone Taxes, Fees	Appraised Land/Real Property	Total Match
205 E Holcomb	07/12/2018	35,000			
211 E Holcomb	05/24/2018	48,453			
217 E Holcomb	06/22/2018	35,000			
219 E Holcomb	10/12/2017	25,000			
219 Watson	10/12/2017	25,000			
2460 Saylor	07/27/2018	25,500			
304 Watson	10/06/2017	10,500			
306 Watson	10/06/2017	10,500			
310 Watson	10/06/2017	10,500			
314 Watson	10/06/2017	10,500			
318 Watson	10/06/2017	10,500			
400 Watson	10/06/2017	10,500			
CDBG Homeowner Rehab Projects	09/30/2018	97,937			

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income

Enter the program amounts for the reporting period

Balance on hand at beginning of reporting period	70,346
Amount received during reporting period	60,525
Total amount expended during reporting period	5,727
Amount expended for TBRA	0
Balance on hand at end of reporting period	125,144

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises

Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Alaskan Native or Am. Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Contract Dollar Amount	610,000					610,000
Number	12					12
Subcontracts Number	38			1		37
Dollar Amount	627			627		0

	Total	Women Business Enterprises	Male
Contracts: Dollar Amount	610,000	0	610,000
Number	12	0	12
Sub-contracts: Dollar Amount	38	0	38
Number	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property

Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

		Alaskan Native or Am. Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

	Number	Cost
Parcels acquired	0	0
Businesses displaced	0	0
Nonprofit organizations displaced	0	0
Households temporarily relocated, not displaced	0	0

Households Displaced

	Total	Alaskan Native or Am. Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing unit	0	0
Number of Non-Homeless households to be provided affordable housing units	67	89
Number of Special-Needs households to be provided affordable housing units	3	0
Total	70	89

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	30	12
Number of households supported through Rehab of Existing Units	40	77
Number of households supported through Acquisition of Existing Units	0	0
Total	70	89

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The biggest difference between goals and outcomes is the number of households supported through the production of new units. In 2018, the HOME funds were allocated to a rental project that was delayed due to the environmental review. The activity may have been completed in late 2018, but due to the environmental and other construction delays, those 10 rental HOME units will be completed in 2019 instead. Additionally, seven new homebuyer units constructed by Habitat for Humanity were expected to start in spring 2018, but they were also delayed. Those units will close in spring 2019. Finally, the local CHDO, HOME, Inc., also had several project setbacks that have pushed the new construction of a duplex rental to summer of 2019.

Discuss how these outcomes will impact future annual action plans.

Most of the applications the City receives for new construction of affordable housing rarely are built on schedule. For some projects, especially large multi-family rental projects, staff may anticipate outcomes two years out from the contract date rather than one year out. In addition, staff have moved up the environmental review process during application or proposal review to bring awareness to potential issues as soon as possible.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4	0
Low-income	15	3
Moderate-income	39	9
Total	58	12

Table 13 – Number of Households Served

Narrative

No additional narrative.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Street Outreach is conducted by three agencies: Primary Health Care (PHC), Iowa Homeless Youth Centers (IHYC), and JOPPA. Outreach includes engaging people at the Polk County Jail, on the street, at free meal sites, in camps located in sparsely populated wooded areas and in apartments occupied by multiple youth. Every known location is documented and updated by cross talk between agency staff, with law enforcement, and by word of mouth from persons already engaged.

Street outreach teams are out daily. Engagement with specific individuals occurs at least weekly and in some instances daily or multiple times a day depending on their needs and vulnerabilities. Non-English speaking persons will be assisted by bilingual staff or by use of Language Line services. Outreach materials are produced in English and Spanish and distributed to clinics, pantries, campsites, hospitals, and school SUCCESS case managers.

In 2018, IHYC increased access to services for unsheltered youth experiencing homelessness by expanding the hours of their Youth Opportunity Center located in downtown Des Moines. The Center's operation hours were increased from 5 to 7 days per week, allowing increased access to drop-in and outreach services.

In January and July of each year, the PCCoC, in conjunction with the HMIS-Lead and various outreach, housing and shelter programs conduct a Point-In-Time (PIT) count. The unsheltered count is conducted by teams made up of volunteers working side by side with staff from IHYC, PHC and the Central Iowa VA. Prior to the count, the outreach programs scout potential sites which typically results in identification of new sites to send survey teams. Persons experiencing homeless who are not already engaged in services are provided referrals on the spot or are followed up with the next day by one of the outreach team members.

Individual needs are assessed through centralized intake using VI-SPDAT tools for youth, families, and single adults. Each of these tools, which use questions pertaining to vulnerability and severity of need, generate an acuity score that informs centralized intake staff of the most appropriate housing intervention. The VI-SPDAT results as well as answers given to questions contained in the initial Intake also provide valuable information to assess a household's need for income, health and mental health services, food assistance and child care. Needs are continually assessed by case managers in emergency shelter, rapid rehousing, VASH, and permanent supportive housing programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Referrals for emergency family shelter are made through centralized intake, based on the family's VI-SPDAT score. Central Iowa Shelter & Services (CISS) and Bethel Mission also offer walk-in emergency shelter for individuals and childless couples. If no family shelter beds are available, the family is placed on a waiting list, in rank order, based on the family's VI-SPDAT score. A person has 6 hours to respond after being apprised of a shelter opening or the next person will be contacted. A person on the waiting list who doesn't respond will be contacted again at the time of the next shelter opening.

If a family is in need of shelter in the evening or on a weekend, they contact 2-1-1 and are placed in a motel until the next business day, at which time they contact centralized intake. Two family shelters, Catholic Charities Family Shelter and Family Promise of Greater Des Moines, offer shelter stays up to 90 days, which increases the likelihood that large or hard to house families will have success moving into housing.

Shelters are always working to reduce barriers to shelter. In the last year, Bethel Mission dropped its requirement that persons staying at their shelter participate in chapel service. New Directions Shelter recently dropped its evening curfew and significantly reduced its house rules. Networking and coordinated efforts to address emergency shelter needs is

also done through the CoC's Coordinated Services Committee and a semimonthly meeting of shelter case managers, centralized intake staff and rapid rehousing staff.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Built into the centralized intake's HMIS-based initial intake tool are modules for diversion and prevention. These modules provide the necessary information to assist staff in preventing a household from losing their home or divert the household from shelter. Centralized intake staff work closely with non-CoC funded prevention services to meet the needs of people imminently at risk of homelessness. Clients in need of cash assistance for prevention or diversion are referred to General Assistance and to non-CoC funded assistance agencies. Referrals are made to Iowa Legal Aid and HOME, Inc. for legal counsel & tenant/landlord mediation. Centralized intake staff engage in mediation with family and friends with whom individuals and families are living to determine what it will take for the individual or family to remain. To expand diversion efforts, the PCCoC formed a Diversion Work Team in November 2017 to research and make recommendations to develop a more comprehensive diversion program as a tool to reduce the occurrence of first-time homelessness.

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

The CoC facilitates monthly or quarterly committee meetings to discuss local homelessness issues. The committees are comprised of 20 to 30 volunteers associated with social services, housing, and health. The committees discuss housing shortfalls, coordinate services, and collaborate on homelessness initiatives. Continuing efforts include the coordination of Section 8 vouchers, potential low-income housing tax credit development, and other initiatives to help homeless persons establish permanent housing.

More specifically, New Directions and Family Promise of Greater Des Moines shelters have aftercare programs where they follow former clients for three to six months after they've exited shelter to ensure housing success. West Des Moines Human Services, Primary Health Care, and Iowa Homeless Youth Centers rapid rehousing programs also follow families for up to six months after exiting their programs.

Through these aftercare programs, former clients receive emotional support, crisis planning, and education on community resources to prevent a reoccurrence of homelessness. Similarly, JOPPA outreach continues to stay in touch with clients once they've moved to permanent housing, assisting them with services that enable the client in staying in housing.

All of the permanent housing initiatives listed in the above provide case management services to assist households in the transition to permanent housing as well as to maintain their permanent housing. Anawim Housing also hosts a gathering every Friday to support their program participants. These weekly gatherings provide participants an opportunity to build community, learn about community resources, and help new participants learn from the experiences of those who've been in the program for a longer time.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Per its annual plan, the Des Moines Municipal Housing Agency (DMMHA) intends to address needs by maximizing the number of units available. This includes effective maintenance and management policies to minimize the number of public housing units off-line, reduce the time to renovate and lease public housing units, and reduce the turnover time for vacated public housing units.

One way to maximize units was to create new ones. The DMMHA constructed nine single family homes utilizing Replacement Housing Factor (RHF) funds, and those units have been rented.

Another need addressed was handicapped accessibility. The DMMHA assists families with disabilities by making modifications needed based on the Section 504 needs assessment for public housing. DMMHA is also working with the City of Des Moines real estate division to purchase a handicapped accessible single-family unit to be placed in its inventory as well.

Finally, DMMHA has enriched its outreach. The DMMHA participates in the Polk County Housing Continuum (PCHC), a collaboration of several housing and social service providers in the community that works to identify and address various needs of families in our community, including affordable housing issues. DMMHA also maintains a referral listing of other subsidized housing opportunities in the area, which is provided to all families and individuals inquiring about rental assistance. Public housing applicants can also track their status through the City of Des Moines web site.

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

Homeownership is being encouraged by vouchers. Contingent on HUD funding, the housing agency will allow up to 20 homeownership vouchers. The program is limited to family self-sufficiency participants, elderly, or disabled. DMMHA is evaluating the possibility of a Section 32 Homeownership Plan as well.

Actions taken to provide assistance to troubled PHAs

This is not applicable as the Des Moines Municipal Housing Agency is not designated as troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Des Moines recognizes that there are several barriers to affordable housing, some of which are unintended consequences of policies. Actions taken to remove the negative effects of public policy include changing the zoning code to become a form-based code and traditional code hybrid and assessing the neighborhood revitalization planning process.

Per the most recent comprehensive plan, Plan DSM, the city has contracted a consultant to evaluate the current zoning code, which has not been fully reviewed since the 1960s. The new zoning code will retain some traditional concepts, but overall, the new code will be mostly form-based. A new form-based code may allow a wider range of building types to be housing, which may increase the number of affordable units, because it focuses on neighborhood character rather than restrictive land uses. In addition, it will be presented in a more digestible format, including pictures and building examples, which allows more residents to understand and use it. The code should be adopted in 2019.

The city's community development department is in the process to evaluate its neighborhood planning process. In 1989, Stockard & Engler, consultants from Massachusetts, wrote the Housing Improvement and Neighborhood Revitalization report, which the City has used as its basis for neighborhood activities. It was reviewed and updated in 1996 and 2005 as well. The most recent evaluation that is currently underway has shown that although the staff and elected officials have done well in engaging residents and neighborhoods, little progress has been made in true neighborhood revitalization. The same neighborhoods that were struggling in 1990 continue to struggle. Plenty of affordable housing is available, but it is poorly maintained and concentrated in declining neighborhoods. The full evaluation was completed in 2018. New strategies, including an inclusive housing policy guide, will be completed in 2019.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One obstacle to meeting underserved needs is lack of resident knowledge about available programs. In 2017, city staff started thinking more strategically about promoting programs and services to residents, especially underserved residents. A tool to assist is the city's quarterly newsletter issued by the public information office. Over the last few years, one article explained the emergency repair program for low- to moderate-income homeowners and how to apply. Another program discussed the city's partnership with Habitat for Humanity, and included information on how to apply for a new home. In an upcoming newsletter, there will be information about how residents can be good neighbors. This will include city departments, phone numbers to call, and available programs intended to solve issues such as junk and debris that contribute to neighborhood blight.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Lead-based paint hazards are addressed in compliance with the Iowa Department of Public Health's guidelines. City inspectors ensure that contractors follow guidelines to protect owners from inhaling or being exposed to excessive levels of lead-based paint. Most projects the city funds do not require lead-based paint reduction or abatement due to their scope of work.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Poverty is measured by the US Census Bureau and American Community Survey data. Unfortunately, that data has not shown a reduction in poverty. Reviewing poverty data, Des Moines residents living below the poverty line increased from 11.4 percent in 2000 (2000 Census) to 17.7 percent (2011-2015 American Community Survey). The most recent American Community Survey, 2012-2016, estimates 19.0 percent of Des Moines residents live below the poverty line.

The City of Des Moines has the highest percentage of people living in poverty compared to other cities in the region. The average of other cities in the metro area is 9.9 percent.

Since 2014, United Way of Central Iowa has been leading the charge on reducing poverty in the region, with the goal of increasing the percentage of people who are financially self-sufficient from 65 percent to 75 percent by 2020. Acting as the convener and backbone organization for a collective impact model, United Way has engaged over 1,000 individuals and 200 organizations and businesses in supporting an OpportUNITY plan to bring prosperity to all. The OpportUNITY work involves community members from government and education institutions, non-profit and faith-based organizations, business and philanthropy, as well as those living in poverty. The plan focuses on four priority areas, including: Education and Employment Readiness; Transportation, Homelessness and Housing; Individual, Place-Based and System Change; and Food Insecurity. The effort is succeeding in raising awareness of the issue of poverty and engaging the community in developing resources and responses that can demonstrate measurable progress.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The most direct action in developing institutional structure is the capacity building efforts at the DM/PCCoC. Within the last four years, the City and associated homelessness agencies have tried to develop a better institutional structure for the CoC. In 2015, they hired an executive director to act as a coordinator for the spectrum of homeless services. By developing a stronger structure, the homeless population has decreased, written policies were created, and an organized client intake system has been created.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Des Moines recognizes successful community development requires coordination with other housing and social service agencies. Coordination is achieved by established mutual goals, information sharing, and supportive action. City staff and elected officials interact frequently with housing and social service agencies by attending their events, inspecting projects as needed, meeting to discuss strategies and funding requests.

Common agencies that staff coordinate with include the Polk County Housing Trust Funds, the Iowa Finance Authority, the Neighborhood Development Corporation, the Neighborhood Finance Corporation, Greater Des Moines Habitat for Humanity, and HOME, Inc. For example, staff members serve on the development and housing services committee for the local housing trust fund. They attend the annual IFA Housing Conference to meet with those across the state providing affordable housing opportunities. They coordinate with nonprofits through outreach in the neighborhood planning process.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In the previous Greater Des Moines Regional Analysis of Impediments to Fair Housing Choice approved in 2014, the most prominent fair housing goals included:

1. Educating others of fair housing laws, rights, and processes as a tool to empower residents against discrimination; and
2. Adjustment of property owner screening requirements to reduce exclusion in renting to protected classes.

The City of Des Moines Civil and Human Rights Commission is primarily responsible for fair housing education and outreach. Four employees in the department facilitate trainings, seek out vulnerable groups, and investigate fair housing violation claims.

Staff performs an average of one training per week regarding difference in treatment in the areas of age, race, color, creed, sex, national origin, ancestry, religion, disability, sexual orientation, and familial status. Target audiences include

multi-family property owners, leasing managers, and realtors. The department also coordinates an annual event to raise awareness about civil rights issues, which includes fair housing. This education has led to some landlords adjusting their screening criteria to be more inclusive to groups such as seniors, refugees, disabled people, and low-income individuals.

Another achievement is increasing the amount of translated material for vulnerable groups. The commission now has fair housing videos in Arabic, Bosnian, French, Lao, Spanish, and Swahili. The commission has partnered with institutions, schools, and other organizations to increase outreach efforts to racial or ethnic minority and immigrant populations, especially refugee communities.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Staff conduct risk assessments of every agency that has requested federal funds. After the award, staff conduct on-site, in-person monitoring once a year with subrecipients and agencies receiving funding. During the program year, agencies submit monthly reports as well.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizen input was requested for the 2018 CAPER via a comment period and public hearing. The public hearing was set on February 25, 2019 to take place on March 25, 2019 at 5 PM. A public notice was submitted to the Des Moines Register on March 2, 2019 stating the time and date of the upcoming public hearing and comment period, and locations of where the CAPER information could be found. No public comments were received. Please see [Attachment 2](#) for proof of publication for public notice.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The city has not changed its program objectives since 2015, the first program year of the 2015-2019 Consolidated Plan. Goals that are not on track are rental housing production and economic development. The city will continue with these goals and objectives through 2019. It will change some objectives by the next consolidated planning cycle, which will cover plans between 2020 and 2024.

The city is undergoing an evaluation of its neighborhood revitalization program. The city channels most of its CDBG funds to projects and activities that support the neighborhood revitalization strategy. Indicators—such as assessed housing valuations, residential sales data, housing conditions, poverty concentration, and income distribution—have shown that the city's current neighborhood revitalization strategy is not focused enough to yield substantial results. As a result, the city will be changing some of its objectives by 2020 once the full analysis is complete and solutions have been adopted.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Des Moines has historically relied upon the Community Development, Neighborhood Inspection Division (NID), to complete the rental housing inspections. In the past the NID inspectors completed the rental inspections to the city's adopted housing rental code, every 3 years, meeting HUD's HOME rental monitoring requirements. In 2013, Des Moines' City Council amended the rental housing code, allowing for landlords to purchase an additional year on their rental certificate, causing the NID inspectors to only inspect the rental units every 4 years. The city's Neighborhood Conservation Services (NCS) division has been preparing to assume the responsibility of the ongoing rental inspections, but they were waiting on HUD's release of the UPCS standards. Since the standards and subsequent trainings have not been released by HUD, NCS staff was not prepared to step into the ongoing rental inspection process. Please attached JPEG of on-site inspections.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The city's affirmative marketing action have worked well. Most of those assisted with HOME funds in 2018 are Asian or Pacific Islander. When compared to the overall population of Des Moines where less than 6 percent is Asian, the HOME marketing efforts reached out to promote homeownership to people of color.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

INSERT

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City has several programs and complementary programs from other agencies that work to foster and maintain affordable housing. Homeownership programs include homebuyer assistance, single-family new construction, and owner-occupied housing rehab. Rental programs include HOME funds for LIHTC developers and niche rental construction projects such as elderly rental. It also utilizes the tax deed process to obtain properties that are delinquent on property taxes and reserve them for affordable housing.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in e-snaps
For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name DES MOINES

Organizational DUNS Number 073498909

EIN/TIN Number 426004514

Identify the Field Office OMAHA

Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

ESG Contact Name

Prefix Ms

First Name Penny

Middle Name M

Last Name Orewiler

Suffix 0

Title Community Investment Analyst

ESG Contact Address

Street Address 1 602 Robert D. Ray Drive

Street Address 2 Armory Building

City Des Moines

State IA

ZIP Code -

Phone Number 5152834587

Extension 0

Fax Number 5152371687

Email Address pmorewiler@dmgov.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2018

Program Year End Date 12/31/2018

3a. Subrecipients

SUBRECIPIENT	AWARD AMT
CISS - Op/Community Kitchen/Transit	65,856.74
Hawthorn Hill Ministries	13,170.00
City Admin.	22,982.00
Iowa Homeless Youth Center	30,391.00
Polk County-Comm Family & Youth Svcs	50,652.00
HMIS	9,193.00

Primary Healthcare	114,185.00
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CR-65 - Persons Assisted

Please see Attachment 3 for ESG CAPER information provided from Sage

4. Persons Served

4a. Complete for Homelessness Prevention Activities

- Number of Persons in Households Total
- Adults
- Children
- Don't Know/Refused/Other
- Missing Information
- Total

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

- Number of Persons in Households Total
- Adults
- Children
- Don't Know/Refused/Other
- Missing Information
- Total

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

- Number of Persons in Households Total
- Adults
- Children
- Don't Know/Refused/Other
- Missing Information
- Total

Table 18 – Shelter Information

4d. Street Outreach

- Number of Persons in Households Total
- Adults
- Children
- Don't Know/Refused/Other
- Missing Information
- Total

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households Total

Adults

Children

Don't Know/Refused/Other

Missing Information

Total

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

Total

Male

Female

Transgender

Don't Know/Refused/Other

Missing Information

Total

Table 21 – Gender Information

6. Age—Complete for All Activities

Total

Under 18

18-24

25 and over

Don't Know/Refused/Other

Missing Information

Total

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in
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Emergency Shelters

Veterans

Victims of Domestic Violence

Elderly

HIV/AIDS

Chronically Homeless

Persons with Disabilities:

Severely Mentally Ill

Chronic Substance Abuse

Other Disability

Total (unduplicated if possible)

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed

Number of New Units – Conversion

Total Number of bed - nights available

Total Number of bed - nights provided

Capacity Utilization

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

Dollar Amount of Expenditures in Program Year

2016 2017 2018

Expenditures for Rental Assistance

Expenditures for Housing Relocation and Stabilization Services - Financial Assistance

Expenditures for Housing Relocation & Stabilization Services - Services

Expenditures for Homeless Prevention under Emergency Shelter Grants Program

Subtotal Homelessness Prevention

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

Dollar Amount of Expenditures in Program Year

2016 2017 2018

Expenditures for Rental Assistance

Expenditures for Housing Relocation and Stabilization Services - Financial Assistance

Expenditures for Housing Relocation & Stabilization Services - Services

Expenditures for Homeless Assistance under Emergency Shelter Grants Program

Subtotal Rapid Re-Housing

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

Dollar Amount of Expenditures in Program Year

2016 2017 2018

Essential Services

Operations

Renovation

Major Rehab

Conversion

Subtotal

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

Dollar Amount of Expenditures in Program Year

2016 2017 2018

Street Outreach

HMIS

Administration

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
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Table 29 - Total ESG Funds Expended

11f. Match Source

2016	2017	2018
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Other Non-ESG HUD Funds

Other Federal Funds

State Government

Local Government

Private Funds

Other

Fees

Program Income

Total Match Amount

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
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Table 31 - Total Amount of Funds Expended on ESG Activities