Community Development Department  
Neighborhood Development Division  
Memorandum  

To: Neighborhood Revitalization Board (NRB)  

From: Chris Johansen  
Community Development Director  

Cc: Scott Sanders, City Manager  
Robert Gieber, Carpenter Neighborhood Association  
Jennifer Sayers, Drake Neighborhood Association  

Date: September 4, 2019  

Re: Staff Report – Removal of Carpenter Neighborhood Association from the list of Recognized Neighborhoods and amend the map to show the Carpenter Neighborhood area as part of Drake Neighborhood.  

As part of the City’s Neighborhood Recognition Policy, the City ‘recertifies’ Recognized neighborhoods that have submitted the Annual Survey and are in compliance with the requirements of the policy. The Annual Survey was mailed on March 11, 2019. Two reminder letters were sent on April 8th and April 26th.  

In response to the neighborhood survey, Carpenter neighborhood indicated that it is no longer active. The neighborhood has asked to not be re-certified as a Recognized neighborhood. Carpenter area falls within the larger Drake Neighborhood area. The Carpenter Area, residents and association members will now be represented by the Drake Neighborhood Association.  

Staff Recommendation  

Staff recommends that the NRB de-recognize the Carpenter Neighborhood and merge this area into the Drake Neighborhood Association.
Minhas, Anuprit J.

From: Robert L. Gieber <bgieber@aol.com>
Sent: Wednesday, August 28, 2019 12:05 PM
To: Minhas, Anuprit J.
Subject: Inactive status of Carpenter Neighborhood

Anne:

This is to let you know that the Carpenter Neighborhood has been inactive since November 2018 and will no doubt remain so. I had been president for 15 years and given my age am no longer willing to continue on, and no one wanted to take on the responsibility. I believe that we should be absorbed by the Drake Neighborhood, as we had been before.

Thanks for your help in making this happen.

—Robert Gieber, former president, Carpenter Neighborhood
bgieber@aol.com
(515) 277-0130
Des Moines 2020-2024 Consolidated Plan

September 4, 2019 – Neighborhood Revitalization Board Meeting
Incorporated into the draft plan, the planning process – all input provided by NRB will be the City do to eliminate the obstacles identified will ensure that obstacles, or barriers, to addressing the needs, and what could community input, relative to priority needs and the primary Consultations.

Needs assessment, Market Analysis, and Stakeholder Consolilated Planning process and the highlights found in the beginning in 2020. This presentation will provide an overview of the City of Des Moines is undertaking the planning process for its next 5-year Consolidated Plan for Des Moines HUD-CPD Programs. Community input is crucial to the process.

Welcome
Introductions

Ben Sturm
The Cloudburst Group
Community Development Department Role

The City of Des Moines Community Development Department is the lead agency responsible for the Consolidated Planning process and the administration of the Community Development Block Grant Program (CDBG), the Home Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG). All of these funds are collectively known as HUD Community Planning and Development (CPD) funds.
Resources and Investments

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>$3,692,162</td>
<td>$4,007,970</td>
</tr>
<tr>
<td>HOME</td>
<td>$1,035,653</td>
<td>$1,008,732</td>
</tr>
<tr>
<td>ESG</td>
<td>$306,430</td>
<td>$313,288</td>
</tr>
</tbody>
</table>
Consolidated Plans 101

1. Determining Needs
   Con Plan

2. Setting Priorities
   Con Plan

3. Determining Resources
   Con Plan

4. Setting Goals
   Con Plan

5. Administering the Programs

6. Evaluating Performance
   CAPER

Citizen Participation and Consultation
Consolidated Planning 101

The six phase model describes how each task in the grants management cycle relates to one another and is part of a larger, cohesive process. Likewise, the sections of the Consolidated Plan should fit together into one unified narrative:

- The Needs Assessment and Market Analysis provide an overall picture of the different levels of need in the community and the market in which the funded programs will be carried out.

- The rationale for setting priorities in the Strategic Plan should flow logically from the Needs Assessment and Market Analysis.

- The goals in the Consolidated Plan and the Annual Action Plan should clearly describe the grantee’s plans to use the resources available to address the priority needs.

The projects in the Annual Action Plan should be designed to address the goals and priority needs outlined in the Consolidated Plan.
Consolidated Plans 101

Community-Wide Dialogue
The consolidated planning process serves as the foundation for a community-wide dialogue to identify housing and community development priorities that align and focus funding from particular HUD programs, such as: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Program.

Methods of Citizen Participation and Stakeholder Engagement
- Web-based Surveys
- One-on-one Stakeholder Interviews
- Focus Group Sessions
- Public Meetings
- Soliciting Public Comment
Strategic Framework for Development of Des Moines 2020-2024 Con Plan

1) Collect and analyze data on community needs and market analysis

2) Residents and program stakeholders comment on needs and priorities they see (August 2019)

3) The analysis of this data and comments will be used to establish priorities, strategies, and actions that the State will undertake to address these needs over the next five years.

4) Develop a Strategic Plan (~September 2019)

5) Develop the Annual Action Plan the planned investment of federal resources to implement specific activities. (~September 2019)

6) Present results ... at Neighborhood Revitalization Board meeting (~September 2019)

7) Residents and program stakeholders comment on draft Consolidated Plan (~October 2019)

8) Final Plan due to HUD (November 2019)
Needs Assessment

The Needs Assessment examines Des Moines needs related to affordable housing, special needs housing, community development, and homelessness.

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered.

Utilizes 2011-2015 CHAS/ACS data, as well as local data sources.
Housing Needs Assessment: Population

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Base Year: 2009</th>
<th>Most Recent Year: 2015</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>203,433</td>
<td>208,025</td>
<td>2%</td>
</tr>
<tr>
<td>Households</td>
<td>82,834</td>
<td>81,720</td>
<td>-1%</td>
</tr>
<tr>
<td>Median Income</td>
<td>$44,022.00</td>
<td>$46,290.00</td>
<td>5%</td>
</tr>
</tbody>
</table>

- Between 2009-2015, population grew 2%
- Between 1990-2015, population grew 8%
Housing Needs Assessment: Age

- Over last 10 years, Des Moines experienced increase in teenagers, young adults, and elderly residents
Housing Needs Assessment: Age

Age Distribution Polk County, Iowa

- Median age in Des Moines is 33.4 – higher % under age of 34 than Polk County as a whole
11.1% of Des Moines residents are age 65 and over ("elderly") compared to 10.1% in 2005. While elderly residents vary by census tract, the tracts with high numbers of elderly residents are distributed evenly around Polk County. Polk County has an elderly population percentage of 11.4%, only slightly higher than in Des Moines.
Housing Needs Assessment: Income

Real Median Wage Change 2005-2015

<table>
<thead>
<tr>
<th>Year</th>
<th>Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$46,290</td>
</tr>
<tr>
<td>2009</td>
<td>$44,022</td>
</tr>
<tr>
<td>2009 (2015 dollars)</td>
<td>$48,726</td>
</tr>
<tr>
<td>Change 2009-2015</td>
<td>-$2,436</td>
</tr>
<tr>
<td>(2015 dollars)</td>
<td></td>
</tr>
<tr>
<td>Percent Change</td>
<td>-5.0%</td>
</tr>
<tr>
<td>2009-2015 (2015</td>
<td></td>
</tr>
<tr>
<td>dollars)</td>
<td></td>
</tr>
</tbody>
</table>

- Adjusting for inflation, 5% decrease in median wages between 2009-2015
- Per capita, residents earn $24,430 – Median income lower in most census tracts in Des Moines than in surrounding Polk County

Poverty Rate

- Poverty in Des Moines is a growing problem. The percentage of the population whose annual income is below the federal poverty line grew by more than 3% between 2011 and 2015.
Housing Needs Assessment: Household Profile

- Average household size in Des Moines is 2.48 people
- 59.6% of households are families
- 33% of households contain one or more children under 18

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Des Moines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Family</td>
<td>33,335</td>
</tr>
<tr>
<td>Large Family</td>
<td>7,584</td>
</tr>
<tr>
<td>Household Contains at least one person 62-74</td>
<td>13,752</td>
</tr>
<tr>
<td>Household Contains at least one person age 75+</td>
<td>7,559</td>
</tr>
<tr>
<td>Household with one or more children (6 or under)</td>
<td>14,492</td>
</tr>
<tr>
<td>Total Households</td>
<td>81,633</td>
</tr>
</tbody>
</table>

Source: CHAS 2011-2015

Households by Income Level

Des Moines

Households with one or more children 6 years old or younger
Household contains at least one person age 75 or older
Household contains at least one person 62-74 years of age
Large Family Households
Small Family Households
Total Households

0%  20%  40%  60%  80%  100%  120%

- 0-30% HAMFI
- >30-50% HAMFI
- >50-80% HAMFI
- >80-100% HAMFI
- >100% HAMFI
Housing Needs Assessment: Housing Problems

Housing Problems defined as:
1. Lacking complete kitchen facilities
2. Lacking complete plumbing facilities
3. Cost burden greater than 30%
4. More than one person per room (overcrowding)

- Renters are most likely to experience a housing problem than homeowners
- Both renters and homeowners at 0-30% AMI experience one or more housing problems
- Renters almost as likely to have a housing problem in 0-30% group as in the 30-50% group

Share of Households by Income and Tenure with Housing Problem

![Bar Chart showing share of households by income and tenure with housing problems.](image-url)
#1 Housing Problem – Cost Burden

**Renter**

| Zero/negative Income (and none of the above problems) |  |  |  |  |  |  |  |  |  |
| Housing cost burden greater than 30% of income (and none of the above...) |  |  |  |  |  |  |  |  |  |
| Housing cost burden greater than 50% of income (and none of the above...) |  |  |  |  |  |  |  |  |  |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) |  |  |  |  |  |  |  |  |  |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and...) |  |  |  |  |  |  |  |  |  |
| Substandard Housing - Lacking complete plumbing or kitchen facilities |  |  |  |  |  |  |  |  |  |

- 1,000  2,000  3,000  4,000  5,000  6,000  7,000  8,000

- 0-30% AMI  >30-50% AMI  >50-80% AMI  >80-100% AMI

**Homeowner**

| Zero/negative Income (and none of the above problems) |  |  |  |  |  |  |  |  |  |
| Housing cost burden greater than 30% of income (and none of the above...) |  |  |  |  |  |  |  |  |  |
| Housing cost burden greater than 50% of income (and none of the above...) |  |  |  |  |  |  |  |  |  |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) |  |  |  |  |  |  |  |  |  |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and...) |  |  |  |  |  |  |  |  |  |
| Substandard Housing - Lacking complete plumbing or kitchen facilities |  |  |  |  |  |  |  |  |  |

- 0  1000  2000  3000  4000  5000  6000

- 0-30% AMI  >30-50% AMI  >50-80% AMI  >80-100% AMI
Housing Cost Burden

HUD defines a housing “cost burden” to a household’s total monthly housing costs (including utilities) exceeding 30% of the total household monthly income.

In Des Moines:

➢ Low-income renters are more likely to have a housing cost burden than owners
➢ Low-income renters are most likely to have a cost burden as household incomes decrease
➢ Low-income homeowners are equally as likely to have a cost burden under 80% AMI

*Cost Burden by Low-Income Households (Des Moines)*

*Cost-Burden by Low-Income Households (Polk County)*
Housing Cost Burden

<table>
<thead>
<tr>
<th>NUMBER OF HOUSEHOLDS</th>
<th>Renter</th>
<th></th>
<th></th>
<th>Owner</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>Total</td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td>Small Related</td>
<td>2,930</td>
<td>1,985</td>
<td>640</td>
<td>5,555</td>
<td>900</td>
<td>1,015</td>
</tr>
<tr>
<td>Large Related</td>
<td>915</td>
<td>505</td>
<td>65</td>
<td>1,485</td>
<td>325</td>
<td>430</td>
</tr>
<tr>
<td>Elderly</td>
<td>853</td>
<td>894</td>
<td>310</td>
<td>2,057</td>
<td>1,420</td>
<td>1,189</td>
</tr>
<tr>
<td>Other</td>
<td>3,345</td>
<td>1,765</td>
<td>505</td>
<td>5,615</td>
<td>985</td>
<td>569</td>
</tr>
<tr>
<td>Total need by income</td>
<td>8,043</td>
<td>5,149</td>
<td>1,520</td>
<td>14,712</td>
<td>3,630</td>
<td>3,203</td>
</tr>
</tbody>
</table>

- The highest household type of cost burdened households in Des Moines is the Elderly.
- Only at 50-80% AMI do the number of owner cost burdened households exceed the number of renter cost burdened households.

**Severe Cost Burden** – monthly housing costs (including utilities) exceeds 50% of a households monthly income

- 8,3139 low-income renters in Des Moines have a severe cost burden
Disproportionately Greater Need

Housing Problems
➢ African American households (82%) in the 50-80% AMI range is 18% points higher than the total jurisdiction at this income level (64%)
➢ American Indian, Alaska Native, Non-Hispanic households in the 30-50% AMI (100%) is 11% point higher that the total jurisdiction (79%)

Severe Housing Problems
➢ American Indian, Alaska Native households (83%) in the 30-50% AMI range is 27 points higher than total jurisdiction (56%)
➢ Pacific Islander households (88%) in the 30-50% AMI range is 32 points higher than total jurisdiction (56%)
➢ Pacific Islander households (44%) in the 80-100% AMI range is 28% points higher than the total jurisdiction (75%)

Housing Cost Burden
➢ At “Any Cost Burden” Hispanic households (53%) is 15 points higher than the total jurisdiction (38%)
Characteristics of Homeless “At-risk” and Housing Instability

Characteristics of Individuals and Families at imminent risk of homelessness:

➢ Providing standard housing for renters below 30% of median income is one of the most difficult issues
➢ According to ACS, 20% of individuals and 15% of families live below the poverty line within Des Moines
➢ The households most susceptible to becoming homeless are households with income less than 30% of AMI that are severely cost burdened
➢ Other populations disproportionately at risk of becoming homeless are victims of domestic violence, substance abuse, those with severe mental health problems and people exiting incarceration.

Housing Characteristics linked with instability and increased risk of homelessness:

➢ Gap between housing costs and minimum/low wage within the region play significant role in housing instability
➢ Limited long-term housing assistance – less than only one in four eligible U.S. households currently receives Federal housing assistance
➢ Short supply of Permanent Supportive Housing units in most communities and nowhere near the level of need.
➢ Lack of a “housing first” model within the homelessness services will keep a large population homeless
➢ Housing eviction laws
Public Housing Needs

- Main barriers are not only the affordability of rental units but also the lack of subsidized housing that would make units affordable.
- Opportunities to apply for affordable units are limited and the wait times for units with rental assistance are extremely long.
- Dominant issue faced by public housing residents is not being able to find suitable housing options that can accommodate family size and within accessible location to employment.
- Waitlist for Public Housing program is open and averaged around 800 applicants throughout past fiscal year. Average wait time for family that does not qualify for 1-bedroom is over 2 years.
- Average wait time for Section 8 program is approximately 2-4 years.
Homeless Needs

➢ In 2018, Polk County Continuum of Care central intake system served more than 5,000 individuals, including children and families.

➢ 2018 Point in Time Count reported a total of 657 sheltered and 107 sheltered persons.
  • 3 unaccompanied youth under 18 (sheltered) and 81 youth aged 18-24 (58 sheltered, 9 unsheltered)
  • 92 homeless veterans (80 sheltered, 12 unsheltered).

<table>
<thead>
<tr>
<th>Sheltered</th>
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<tbody>
<tr>
<td>Total Homeless</td>
<td>657</td>
</tr>
<tr>
<td>Unaccompanied</td>
<td>505</td>
</tr>
<tr>
<td>People in Families</td>
<td>152</td>
</tr>
<tr>
<td>Chronically Homeless</td>
<td>64</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unsheltered</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Homeless</td>
<td>107</td>
</tr>
<tr>
<td>Unaccompanied</td>
<td>107</td>
</tr>
<tr>
<td>People in Families</td>
<td>0</td>
</tr>
<tr>
<td>Chronically Homeless</td>
<td>46</td>
</tr>
</tbody>
</table>

Source: 2018 Polk County CoC Point in Time (PIT)

*Final plan will include 2019 PIT data.*
Non-Homeless Special Needs

Disability by Type: Des Moines

- With an independent living difficulty
- With a self-care difficulty
- With an ambulatory difficulty
- With a cognitive difficulty
- With a vision difficulty
- With a hearing difficulty

0.00%  5.00%  10.00%  15.00%  20.00%  25.00%

- Population 65 years and over
- Total Population

- Per CHAS/ACS, there are 34,531 disabled persons in Des Moines.
- 30% of total disabled persons is from ages 65-75+
- Low-income individuals and disabled elderly are consistently at risk of house cost burdens and having multiple housing problems
Non-Housing Community Development Needs

Existing local and regional plans helped identify a broad range of needs and were complemented by resident/stakeholder surveys, consultations, and focus groups.

Needs identified include:

- Job creation – benefit from on the job training programs
- More affordable transportation programs
- Infrastructure improvements throughout Des Moines' outlying neighborhoods
- Services or system to better assist homeless individuals meet their most basic needs
Market Analysis

The purpose of the Market Analysis is to provide a clear picture of the supply, demand, condition and cost of housing in Des Moines.

- General Characteristics of Housing Market (Number of Housing Units, Cost of Housing, Condition of Housing)
- Lead-Based Paint Hazards
- Public and Assisted Housing
- Assisted Housing
- Facilities, Housing, and Services for Homeless Persons
- Special Need Facilities and Services
- Barriers to Affordable Housing
Number of Housing Units

- Just under 90,000 total housing units in Des Moines
- 66% Single-family homes (1-unit dethatched)
- 14% Multi-family units with 20 or more units within same building
- 61% of housing units are owner-occupied

- 67% of owner-occupied units have 3 or more bedrooms – only 24% of renter units are 3+ bedrooms
- 35% of rental units are one-bedroom of efficiency units

*Housing options for larger households are limited geographically and a housing cost burden is present for many households, especially renters.*
Cost of Housing

Housing Value by Jurisdiction

- $1,000,000 or more
- $500,000 to $999,999
- $300,000 to $499,999
- $200,000 to $299,999
- $150,000 to $199,999
- $100,000 to $149,999
- $50,000 to $99,999
- Less than $50,000

0.00% 5.00% 10.00% 15.00% 20.00% 25.00% 30.00% 35.00% 40.00%

- Polk County
- Des Moines

- Median value in Des Moines has lagged behind the State for past 10 years, but has risen faster than the state average since 2012
Cost of Housing

<table>
<thead>
<tr>
<th>Gross Rent by Jurisdiction</th>
<th>Median Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,000 or more</td>
<td></td>
</tr>
<tr>
<td>$2,500 to $2,999</td>
<td></td>
</tr>
<tr>
<td>$2,000 to $2,499</td>
<td></td>
</tr>
<tr>
<td>$1,500 to $1,999</td>
<td></td>
</tr>
<tr>
<td>$1,000 to $1,499</td>
<td></td>
</tr>
<tr>
<td>$500 to $999</td>
<td></td>
</tr>
<tr>
<td>Less than $500</td>
<td></td>
</tr>
</tbody>
</table>

Between 2009-2015, rents increased in Des Moines by 15%
Housing Affordability

- Only 2,250 rental units in the city are considered affordable to the lowest income group making 30% HAMFI (less than 3% of the total housing units available).
- About 13,000 rental units and 8,400 owner-occupied units are available to households at 50% HAMFI (24% of the housing stock).
- Affordability is likely to decrease within Des Moines if current homeowner values and rents continue to increase at the same rate as the past 5 years.
Des Moines housing stock is largely older, with 82% of owner-occupied housing and 71% of rental housing built before 1980.

27 of 52 neighborhoods had a higher percentage of “bad or deteriorating” houses than “good or excellent” ones – make up 70% of the city’s residential properties.
Barriers to Affordable Housing

- Achieving major goals has been impacted by the decline in federal housing dollars and decline in staff to administer those dollars.

- The lack of meaningful metropolitan cooperation to accept affordable housing in the suburbs has created additional barriers.

- Barriers negatively affecting strategies include:
  - inclusionary zoning
  - low minimum wage rates
  - inability of households to qualify for mortgages and decent rental housing
**Economic Development Analysis**

**Employment by Occupational Group with Average Wage**  
**Des Moines MSA**

<table>
<thead>
<tr>
<th>Occupational Group</th>
<th>Average Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$56.13</td>
</tr>
<tr>
<td>Legal</td>
<td>$42.40</td>
</tr>
<tr>
<td>Computer and mathematical</td>
<td>$40.30</td>
</tr>
<tr>
<td>Healthcare practitioners and technical</td>
<td>$38.88</td>
</tr>
<tr>
<td>Business and financial operations</td>
<td>$34.55</td>
</tr>
<tr>
<td>Architecture and engineering</td>
<td>$34.78</td>
</tr>
<tr>
<td>Life, physical, and social science</td>
<td>$34.53</td>
</tr>
<tr>
<td>Education, training, and library</td>
<td>$24.59</td>
</tr>
<tr>
<td>Community and social service</td>
<td>$23.65</td>
</tr>
<tr>
<td>Installation, maintenance, and repair</td>
<td>$23.34</td>
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<tr>
<td>Construction and extraction</td>
<td>$23.08</td>
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<tr>
<td>Arts, design, entertainment, sports, and media</td>
<td>$21.99</td>
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<tr>
<td>Protective service</td>
<td>$20.62</td>
</tr>
<tr>
<td>Sales and related</td>
<td>$19.80</td>
</tr>
<tr>
<td>Office and administrative support</td>
<td>$19.66</td>
</tr>
<tr>
<td>Transportation and material moving</td>
<td>$19.34</td>
</tr>
<tr>
<td>Farming, fishing, and forestry</td>
<td>$17.54</td>
</tr>
<tr>
<td>Production</td>
<td>$17.32</td>
</tr>
<tr>
<td>Healthcare support</td>
<td>$16.38</td>
</tr>
<tr>
<td>Building and grounds cleaning and maintenance</td>
<td>$14.11</td>
</tr>
<tr>
<td>Personal care and service</td>
<td>$13.33</td>
</tr>
<tr>
<td>Food preparation and serving related</td>
<td>$11.82</td>
</tr>
</tbody>
</table>

**Employment Inflow/Outflow: Des Moines**

- **Commute Into Des Moines for Work and Live In Des Moines**
  - 86,062

- **Live in Des Moines, Commute for Work**
  - 44,391

- **Total**
  - 49,834

- **Des Moines is an employment draw from surrounding communities**
- **Average hourly wage in Des Moines is $25.11**  
  (higher than national average of $24.98)
- **Largest number of workers worker in industries that pay less than the regional average: Sales, Office and Admin Support, and Food Preparation/Services**
- **Minimum wage remains $7.25 – State banned cities from setting their own minimum wage**
Market Analysis Overview

- Des Moines housing market can be categorized as a city of affordable single-family homes of differing quality and organized by neighborhood around a central downtown.
- Newer housing surrounds the city in the suburbs
- Des Moines is a regional employment center
- Des Moines has struggled with lower housing values than its neighboring communities and includes pockets of blight and housing disinvestment.
- The rental housing market does not currently match the potential for growth in the downtown area for workforce housing, an area with numerous jobs that could attract residents and become a vibrant community.
Gathering Input

Methods of Consultation:
➢ Stakeholder Survey
➢ Interviews:
  • Des Moines Municipal Housing Authority
  • DART
  • Polk County CoC
  • Central Iowa Shelter & Services
  • IMPACT Community Action Agency

➢ Focus Groups:
  • Affordable Housing Advocates
  • Des Moines City Agencies and Program Departments

Consultations focused on:
1. How have the needs for your clients/communities changed over the past 5 years?
2. What are the primary obstacles or barriers for addressing those needs of the people/communities you serve?
3. In your opinion, what could the City do to eliminate the obstacles you identified?
What We’ve Heard...

- Need for more honesty with economic conditions of the City
- Need for modification of the processes or systems in place for serving vulnerable populations (centralized intake, internal vetting for eligibility, etc)
- Need for on-the-job training programs
- Need for more affordable transportation
- Need for infrastructure improvements to drive economic development
- Need for improved infrastructure at bus-stops
- More affordable housing options for 30-50% AMI
Questions?

Send additional feedback
Please send additional comments or feedback to:

Ben Sturm
The Cloudburst Group
Benjamin.sturm@cloudburstgroup.com