

2023 Action Plan

As part of the City of Des Moines 2020-2024 Consolidated Plan



Executive Summary

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

1. Introduction

In the 2023 Annual Action Plan, the city continues to emphasize affordable housing and neighborhood stabilization with its federal funds. There is also more funding for public facilities than in past years.

2. Summarize the objectives and outcomes identified in the Plan

Objectives and outcomes are listed below by goal area.

Affordable Housing

- 10 homeowner housing units repaired
- 12 new homeowner housing units constructed
- 5 rental units constructed
- 5,000 properties inspected
- 20 rental housing units rehabbed

Public Facilities

- Approximately 7,000 residents in a low/mod area (LMA) will live within a ten minute walk from local parks receiving updates.

Public Services

- IMPACT will serve 20,000 individuals with a variety of services such as budget counseling, food, and utility assistance.
- Central Iowa Shelter and Services (CISS) will serve between 1,000 and 2,000 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 2,000 individuals will be assisted with shelter.
- Approximately 35 individuals will receive rapid rehousing assistance.

3. 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 is exploring the use of federal funds for more public facilities projects in low- and moderate-income areas. One example of this is the use of funds to support a roof and boiler replacement at The Beacon; a local nonprofit dedicated to helping women in crises.

4. Summary of Citizen Participation Process and consultation process

On October 3, 2022, the City of Des Moines City Council set a public hearing to gather public comment on the proposed use of federal funds for November 7, 2022. The public notice was published on October 7, 2022 in the Des Moines Register. Copies of the 2023 Annual Action Plan were available on-line at the city's web site, the city clerk's office, and all public libraries.

5. Summary of public comments

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

7. Summary

No additional summary.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Table 1 – Responsible Agencies

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

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 (previously known as Polk County Continuum of Care).

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

1. 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(I))

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, and those with the highest need are served first with housing and 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. New two-year ESG grant applications will start the review process which includes The City of Des Moines and Homeward evaluating applications and allocated grant funds together with shared goals.

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.

2. 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

Table 2 – Agencies, groups, organizations who participated in preparing the plan

1	Agency/Group/Organization	CENTRAL IOWA SHELTER & SERVICES
	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 monthly. CISS is the largest community partner in addressing emergency homeless shelter.
2	Agency/Group/Organization	DES MOINES MUNICIPAL HOUSING AGENCY
	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 communicate 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	DES MOINES/POLK COUNTY CONTINUUM OF CARE (HOMEWARD)
	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?	The CoC 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 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?	Greater Des Moines Habitat for Humanity consults with the city regularly 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. quarterly 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 quarterly. The Polk County Housing Trust Fund is the nexus between developers, landlords, and housing programs.

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

There were no agency types purposefully left out of consultation.

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

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
The Path Forward	Homeward	Common goals include increasing affordable housing opportunities for low- and very low-income households and increasing supportive services for special needs households
2019 Analysis of Impediments to Fair Housing	City of Des Moines, City of West Des Moines, and DMMHA	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.

Narrative

The City often coordinates with other units of local government, Polk County, and the State of Iowa. Locally, the City of Des Moines partnered with the City of West Des Moines to complete the 2019 Regional Analysis of Impediments. The City of Des Moines also participated in a Workforce Housing Study and Strategy, which includes a regional resolution adopted by several local governments committing to three

workforce housing goals. The City also participates in regional cooperation by having its staff sit on boards for the Continuum of Care, Des Moines Area Regional Transit Authority (DART), and the Metropolitan Planning Organization (MPO).

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.

Going forward, there are also discussions happening about potentially creating 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. This idea is in its infancy.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

The public notice for the 2023 Action Plan was published in the Des Moines Register on October 7th, 2022. An electronic draft of the 2023 Action Plan was published on the city’s web site and hard copies were available at all city libraries as well as the city clerk’s office from October 7th, 2022 through November 7, 2022. The public hearing was held on November 7, 2022.

Several stakeholders and community partners were interviewed during late 2019 as part of the 2020-2024 Consolidated Plan public input process and the 2023 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 2023 funds.

Citizen Participation Outreach

Table 2 – Citizen Participation Outreach

Sort	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	Does not apply			https://www.dsm.city/departments/community_development-division/neighborhood_conservation_services/federal_funds_and_the_consolidated_plan.php
3	Public Hearing	Non-targeted/ broad community				

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

Table 5 – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	3,825,000	65,000	0	3,890,000	3,689,356	HUD grant to address housing, community development, and economic development needs

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,100,000	30,000	0	1,130,000	876,073	HUD grant to address affordable housing needs
ESG	public - federal	Conversion & rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	325,000	0	0	325,000	269,716	HUD grant to address needs for services and homeless persons at risk of becoming homeless

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG, HOME, and ESG funds will leverage private, City, State, and Federal dollars during the 2020-2024 program years. The City of Des Moines Neighborhood Conservation Services Division tracks all affordable housing projects individually and tracks the amount of non-federal cash contributions made per project. The projects are listed on the City’s Annual Match Report submitted to HUD.

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, is located on a brownfield site, or in an area with demonstrated workforce housing needs.

Private corporations or 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 such as Habitat for Humanity or HOME, Inc., the local Community Housing Development Organization (CHDO). Tax abatement is also available throughout the City for new construction.

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.

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 emergency 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.

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

Table 6 – Goals Summary

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	Low/Mod Eligible Areas in Des Moines	Affordable Housing Homelessness Neighborhood Stabilization	CDBG: \$2,055,000 HOME: \$1,020,000	Rental units constructed: 5 Rental units rehabbed: 20 Homeowner units constructed: 12 Homeowner units rehabbed: 10 Direct financial assistance to homebuyers: 12 individuals Properties inspected: 5,000
2	Economic Development	2020	2024	Non-Housing Community Development	Low/Mod Eligible Areas in Des Moines	Public Facility Improvements and Infrastructure		
3	Public Services	2020	2024	Affordable Housing Homeless Non-Housing Community Development	Low/Mod Eligible Areas in Des Moines	Affordable Housing Homelessness Neighborhood Stabilization	CDBG: \$570,000	Public service activities other than Low/Moderate income housing benefit: 20,000 individuals
4	Reduce Homelessness	2020	2024	Affordable Housing Homeless	Low/Mod Eligible Areas in Des Moines	Affordable Housing Homelessness	ESG: \$325,000	Tenant-based rental assistance / rapid rehousing: 35 households Homeless Overnight Shelter: 1,000 individuals
5	Enhance Infrastructure and Public Facilities	2020	2024	Non-Housing Community Development	Low/Mod 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: 7,000 individuals

Table 7 – Goals

1	Goal Name	Affordable Housing
	Goal Description	To 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	To 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 2023 will be from activities allocated funding from previous years.
3	Goal Name	Public Services
	Goal Description	To support public services to low-to-moderate income individuals or households and to 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 (previously known as Polk County Continuum of Care) 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 2023.

Projects

Table 8 - Project Information

#	Project Name
1	2023 Administration
2	2023 NBSD – Code Enforcement
3	2023 Public Services
4	2023 Public Facilities and Infrastructure
6	2023 CDBG Affordable Housing
7	2023 HOME Activities
8	2023 CHDO Activities
9	2023 ESG Program and Administration

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

In past program years, most of the allocation priorities had been dedication 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

Table 9 – Project Summary

1	Project Name	2023 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: \$765,000 HOME: \$110,000
	Description	
	Target Date	12/31/2023
	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	2023 Neighborhood Based Service Delivery - Code Enforcement
	Target Area	Low/Moderate Eligible Areas in Des Moines
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing

	Funding	CDBG: \$1,681,189
	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 community development department contributes approximately \$1.6 million in CDBG to the program. Other program funds come from the police department (approximately \$1.3 million) and the public works department (\$375,000).
	Target Date	12/31/2023
	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	2023 Public Services
	Target Area	None
	Goals Supported	Public Services

	Needs Addressed	Neighborhood Stabilization
	Funding	CDBG: \$570,000
	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	12/21/2023
	Estimate the number and type of families that will benefit from the proposed activities	20,000 persons assisted for public service activities other than Low/Moderate Income Housing Benefit and 2,000 persons assisted through homeless person overnight shelter.
	Location Description	Activities will occur throughout the City of Des Moines.
	Planned Activities	CDBG will fund IMPACT Community Action Agency (\$100,000), Des Moines Municipal Housing Agency (\$100,000) and Central Iowa Shelter & Services (\$375,000) staff time and operations support.
4	Project Name	2023 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	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Activities will have a Low-Mod Area (LMA) benefit.
	Location Description	Efforts will be focused in low- to moderate-income eligible areas throughout Des Moines.

	Planned Activities	In 2023, the planned activities include continuation of parks improvements. Evelyn K Davis Park and Pioneer Park are planned to receive upgrades to serve surrounding residents.
5	Project Name	2023 CDBG Affordable Housing
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$373,811
	Description	
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will assist 20 families. 10 families will be very low-income (below 30 percent AMI), 8 families will be low-income (below 50 percent AMI), and 2 families will be moderate income (80 percent and below). Improving Our Neighborhood (ION) is a City of Des Moines program that will receive funding for owner occupied rehabs. Upgrades to a five unit owner-occupied apartment building will be completed. Rehabilitation of multiple multi-unit renter-occupied apartment buildings are expected to start and be completed as well.
	Location Description	One address is 3940 University Ave in the Drake Neighborhood. Others are expected to be scattered throughout the city. Marketing efforts will be targeted to LMI areas.
Planned Activities	The activity will include rehabbing 20 owner-occupied homes. Staff intend to distribute a Request for Proposal to nonprofit agencies that already perform rehab projects, using a subrecipient model rather than administering through the Neighborhood Services Department.	
6	Project Name	2023 HOME Activities
	Target Area	None
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$570,000
	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	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	There will be 15 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 City has also received informal inquiries about funding rental housing for LMI persons in downtown Des Moines.
	Planned Activities	Planned activities include: <ul style="list-style-type: none"> • Completing 10 homebuyer units, developed by Habitat for Humanity, with gap-financing for construction • Assisting 10 homebuyers to purchase above-mentioned units.
7	Project Name	2023 CHDO Activities
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$450,000
	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 percent 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 2023, HOME, Inc. is expected to use some CHDO funding for two 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.
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	Two low- and moderate-income families will benefit from these activities.
	Location Description	The sites are currently unknown.
	Planned Activities	Planned activities include completing 2 single-family homes with gap-financing for construction and assisting 2 homebuyers to purchase CHDO units.
8	Project Name	2023 ESG Program and Administration
	Target Area	None
	Goals Supported	Reduce Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$325,000
	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%; centralized intake will receive \$50,000; and the rest of the allocation will be divided among the other programs.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	1,000 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 50 percent of the Des Moines population is low- or moderate-income. 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.

Geographic Distribution

Table 10 - Geographic Distribution

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

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.

Discussion

No additional discussion.

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.

Table 11 - One Year Goals for the Number of Households to be Supported

Homeless	0
Non-Homeless	41
Special-Needs	1
Total	42

Table 12 - One Year Goals for the Number of Households Supported Through

Rental Assistance	0
The Production of New Units	17
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	42

Discussion

The tables depict the CDBG and HOME funded units to be created in 2023. Five units will be rental, and 12 units will be single-family. With CDBG, there has been an increased interest in owner-occupied and rental rehabs. The City expects there to be approximately 15 owner-occupied and 10 rental unit rehabs.

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 2023.

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, 23,539 renters in the jurisdiction have incomes of less than 80 percent of the area median income (AMI). Of those, 10,007 have incomes of less than 30 percent 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 is also considering a HUD Section 32 homeownership plan to increase the ability for low-income qualified families to become homeowners. Should it be determined that the agency wants to pursue creation of a Section 32 homeownership program, a formal program request will be submitted to HUD for approval.

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.

Discussion

No additional discussion.

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). In addition, the City will allocate \$375,000 of CDBG funds to Central Iowa Shelter & Services (CISS) as a public service activity.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

1. 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 2023. 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.

2. 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, an 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. The City has also allocated \$375,000 of CDBG funds in addition to ESG funds to CISS as part of its commitment to address emergency shelter and transitional housing.

3. 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.

4. 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 that 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.

Discussion

No additional discussion.

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.

Discussion:

No additional discussion.

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 2022, the City of Des Moines has allocated \$375,000 to CISS for operations to help address the organizational strain that comes with an overstretched homeless shelter.

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 2023, the City will provide federal funding to developers to create at least 12 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 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 the NDC and NFC construct or finance, affordable housing is a large component to each of their models.

Substantial foundation repair is planned for a building at 3940 University Ave that is nearly 100 years old and contains five owner occupied units. More than half of these units are owned by individuals earning low to moderate income.

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. Depending on the scope, lead-based paint may be reduced and contained or abated. All projects where lead-based paint practices are used are tested before residents are allowed to live in the space. Final clearances are completed by a private company, Iowa Lead Safety.

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 connects 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 2023, the Neighborhood Services Department plans to house a Residents Academy and revamp its neighborhood association program. Both initiatives will be led by a Neighborhood Outreach Coordinator, hired at the end of 2021. This position will help develop grassroots capacity so that residents will have more knowledge and confidence to participate in local government.

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.

Discussion:

No additional discussion.

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

**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(l)(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). An example of the homebuyer agreement is attached.

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.

**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 centralized intake system.

The verification form states that:

- The applicant will accept referrals exclusively from the Centralized Intake System;
- The appropriate program staff has read the centralized intake policies and procedures and understands their organization's obligations with regard to the centralized intake;
- 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
- 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 will be posted on CoC's website and sent to board members, many of which have connections to the homeless agencies and service providers, in late 2022 or early 2023.

Additionally, HUD- and non HUD-funded service providers and local government officials will be sent a request to post and circulate in their networks. Applications will be due to City staff by early 2023. The CoC grant committee will then review, score, and rank applications. The committee will make a recommendation to the CoC board which will make a recommendation to the Homeless Coordination Council, a political body established by the Des Moines City Council, and then City Council will make the final decision as to which agencies receive ESG funding.

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 percentage of persons who exit to shelter or a permanent housing destination.

Homeless Prevention

- Increase percentage of households that remain permanently housed 12 months after Homelessness Prevention assistance ends.

Shelter

- Increase percentage of participants who exit to a permanent destination.

- Reduce average and median lengths of time that persons remain homeless in your shelter.

Rapid Re-housing

- Decrease average length of time to re-house participants.
- Increase percentage of households that remain permanently housed after Rapid Re-housing assistance ends (program exit).
- Increase percentage of households that remain permanently housed 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 City of Des Moines Office of Economic Development has been in contact with HUD to determine its best course of action regarding the Section 108 loan that was approved in 2006. Initially, the Section 108 funds would inject \$17.5 million into a 300-acre area south of Des Moines' Central Business District called the Riverpoint West Development Area. The funds would be used in conjunction with a \$2 million BEDI grant to rehabilitate an adjacent contaminated site. In 2012, the remaining balance of the Section 108 loan, approximately \$8.5 million, was abandoned after the loan guarantee expired. Due to an economic downturn, miscommunication, and staff turnover, requirements and expectations for the Section 108 funding became muddled. After the economic recovery, development at the Riverpoint West Development Area accelerated, but questions about HUD's requirements and confusion about national objectives were raised. Over the last three years, City and HUD staff have been communicating about refinancing the loan. One area where housing was constructed will also be designated as slum and blight. Due to the timeframe of when the loan was approved, before 2013, it will not be tracked in IDIS as an activity with accomplishments; however, it will be included in Consolidated Plan, Action Plan, and CAPER narratives as City staff internally tracks compliance with national objectives. As part of the refinancing process, the City will track low- and moderate-income jobs created by Section 108-funded development. Gray's Lake Office is almost 100% leased and a new restaurant is expected to start its build out process in late 2022 or early 2023. Another office building and hotel may begin the early stages of development in 2023, as well.