



Executive Summary

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

1. Introduction

The City of West Des Moines (City) has been identified as a potential entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. Entitlement communities include local governments with 50,000 or more residents, other local governments designated as central cities of metropolitan areas, and urban counties with populations of at least 200,000. West Des Moines is an entitlement community because it is considered a local government with 50,000 or more residents.

The City is required by HUD to have an approved Consolidated Plan (Plan) to receive the annual CDBG entitlement grant, and the Plan must be updated every five years. The Plan fulfills the application and reporting requirements for entitlement communities and contains a strategic plan describing how the jurisdiction will use its CDBG funds. This is the City of West Des Moines' second Consolidated Plan. This Plan will address the time period of 2015-2019.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has five overall goals for meeting housing and community development needs during the 2015-19 Program Years

1. Produce and preserve both renter-and owner-occupied affordable housing
2. Address infrastructure needs that are tied to affordable housing or job creation;
3. Reduce the number of homeless families and individuals through homeless prevention programs
4. Maintain the City's ability to support the provision of special needs services, specifically as they are tied to affordable housing or job creation, meet the most urgent needs in the community and reduce demands on other city services; and
5. Explore the possibility of leveraging the initial allocation (or allocations) to have a larger initial impact.

3. Evaluation of past performance

The City has been successful in allocating the CDBG funds to a variety of programs. Some programs are funded year after year as they are very well used by the citizens of West Des Moines. The City is also

creative with our use of CDBG funds; to find a new program that will provide the most benefit to the low-income residents of West Des Moines.

4. Summary of citizen participation process and consultation process

The significant aspects of the process to prepare the strategic plan include:

- Various consultation meetings with community housing and social service agencies, adjacent governments, educational institutions and economic development agencies.
- Evaluated current housing and community development programs
- Analyzed data from several sources to develop a statistical picture of the City

Four consultation meetings were held with the following groups: (1) housing agencies and providers; (2) health and social service agencies; (3) adjacent governments and metropolitan planning organizations; and (4) economic development agencies and educational institutions. Each meeting began with a brief presentation describing the basics of the CDBG program and a statistical picture of the City of West Des Moines. Each group then had a discussion on the community's needs, gaps in service, and possible programs.

Public Comment Period

The Public Comment period began on April 15, 2015 and ended on May 15, 2015.

The Public Comment Period was advertised in the following ways:

- Press Release to the Business Record, Dallas County News, Des Moines Register, KCCI TV, Press Citizen, WHO TV, WOI TV, and the Indianola Record Harold
- Front page of the West Des Moines website
- Power point presentation on public access channel 7
- Letter to all consultation meeting invitees

The Consolidated Plan and Action Plan were available for review and comment at these locations:

- West Des Moines Human Services Department (139 6th Street)
- West Des Moines Library (4000 Mills Civic Parkway)
- West Des Moines Community and Economic Development Department, City Hall (4200 Mills Civic Parkway)
- City of West Des Moines website
- In addition, copies of the plan were available on CD at the West Des Moines Community and Economic Development Department office, upon request.

All locations are handicapped accessible.

On April 27, 2015, a public meeting was held to present the Five-Year Strategic Plan and First Year Action Plan. The meeting highlighted the Consolidated Plan development process, proposed priority areas and the proposed programs for the first year. In addition, time was available for the public to comment about the Consolidated Plan.

The public meeting was advertised along with the public comment period.

The location is handicapped accessible.

5. Summary of public comments

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

7. Summary

The mission of the City of West Des Moines is to serve the people of West Des Moines honestly and effectively. Through a variety of services, we strive to provide the quality of life desired by the community.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	WEST DES MOINES	
CDBG Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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The Public Comment Period was advertised in the following ways:

- Press Release to the Business Record, Dallas County News, Des Moines Register, KCCI TV, Press Citizen, WHO TV, WOI TV, and the Indianola Record Harold
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The public meeting was advertised along with the public comment period.

The location is handicapped accessible.

NOTES

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

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(l)).

Four consultation meetings were held with agencies divided into the following categories: (1) adjacent governments; (2) business and education; (3) health and social services; and (4) housing. Letters were sent to the organizations inviting them to participate in the Consolidated Plan Consultation Meetings. The notes from these meetings are in the appendix of the plan.

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

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

The City of West Des Moines does not receive ESG funds.

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

1	Agency/Group/Organization	HOME OPPORTUNITIES MADE EASY, INC. (a/k/a HOME, INC)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
2	Agency/Group/Organization	Anawim Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Anawim attended the housing consultation meeting.

3	Agency/Group/Organization	Sun Prairie Apartments
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
4	Agency/Group/Organization	Maple Grove Villa's
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
5	Agency/Group/Organization	Conlin Properties, Inc.
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
6	Agency/Group/Organization	Pedcore Management Company
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
7	Agency/Group/Organization	Des Moines Municipal Housing Agency
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
8	Agency/Group/Organization	Central Iowa Regional Housing Authority (CIRHA)
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.

9	Agency/Group/Organization	YOUTH EMERGENCY SERVICES & SHELTER (YESS)
	Agency/Group/Organization Type	Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
10	Agency/Group/Organization	Good Samaritan Urban Ministries
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
11	Agency/Group/Organization	HOME CONNECTION
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
13	Agency/Group/Organization	NEIGHBORHOOD FINANCE CORPORATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
14	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
15	Agency/Group/Organization	IOWA HOMELESS YOUTH CENTERS (IHYC)
	Agency/Group/Organization Type	Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
16	Agency/Group/Organization	POLK COUNTY HOUSING TRUST FUND
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Three representatives attended the housing consultation meeting.
17	Agency/Group/Organization	Dallas County Local Housing Trust Fund, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
18	Agency/Group/Organization	Red Rock Area Community Action Program
	Agency/Group/Organization Type	Housing Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
19	Agency/Group/Organization	Iowa Finance Authority
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
20	Agency/Group/Organization	IOWA ECONOMIC DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Other government - State Business Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
21	Agency/Group/Organization	Community Housing Initiative
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
22	Agency/Group/Organization	Des Moines Continuum of Care
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
23	Agency/Group/Organization	Federal Home Loan Bank of Des Moines
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the housing consultation meeting. The organization did not attend.
24	Agency/Group/Organization	CENTRAL IOWA SHELTER & SERVICES
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative attended the housing consultation meeting.
25	Agency/Group/Organization	PROTEUS, INC.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
26	Agency/Group/Organization	Catholic Charities 14
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
27	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
28	Agency/Group/Organization	PRIMARY HEALTH CARE, INC.
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
29	Agency/Group/Organization	United Way 211
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
31	Agency/Group/Organization	AIDS PROJECT OF CENTRAL IOWA
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
32	Agency/Group/Organization	Iowa Department of Human Services
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
34	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
35	Agency/Group/Organization	Eddie Davis Community Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
36	Agency/Group/Organization	Eyerly Ball Community Mental Health
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
37	Agency/Group/Organization	Polk County Community, Family & Youth Services
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency attended the health/social services consultation meeting.
38	Agency/Group/Organization	Bridges of Iowa
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
39	Agency/Group/Organization	Veteran Affairs
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
40	Agency/Group/Organization	Polk County West Side Community Center
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
41	Agency/Group/Organization	WEST DES MOINES HUMAN SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency attended the housing consultation meeting.
42	Agency/Group/Organization	Polk County Public Health
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the health/social services consultation meeting. The organization did not attend.
43	Agency/Group/Organization	Des Moines Area Metro Planning Organization
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the agency attended the Adjacent Government consultation meeting.
44	Agency/Group/Organization	CITY OF DES MOINES
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from agency attended the adjacent government consultation meeting.
45	Agency/Group/Organization	City of Clive
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
46	Agency/Group/Organization	City of Urbandale
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
47	Agency/Group/Organization	City of Johnston
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
48	Agency/Group/Organization	City of Windsor Heights
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
49	Agency/Group/Organization	City of Cumming
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
50	Agency/Group/Organization	City of Waukee
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
51	Agency/Group/Organization	City of Norwalk
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
52	Agency/Group/Organization	Polk County Board of Supervisors
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the organization attended the adjacent government consultation meeting.
53	Agency/Group/Organization	Dallas County Board of Supervisors
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
54	Agency/Group/Organization	WARREN COUNTY
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
55	Agency/Group/Organization	MADISON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was invited to the adjacent government consultation meeting. The organization did not attend.
57	Agency/Group/Organization	Upper Iowa University
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
58	Agency/Group/Organization	Des Moines Area Community College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
59	Agency/Group/Organization	Simpson College
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
60	Agency/Group/Organization	Viterbo University
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
61	Agency/Group/Organization	William Penn University
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
62	Agency/Group/Organization	West Des Moines Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.

63	Agency/Group/Organization	Greater Des Moines Community Foundation
	Agency/Group/Organization Type	Other government - Local Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
64	Agency/Group/Organization	Historic Valley Junction Foundation
	Agency/Group/Organization Type	Business Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the organization attended the business/schools consultation meeting.
65	Agency/Group/Organization	West Des Moines School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
66	Agency/Group/Organization	Waukee School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
67	Agency/Group/Organization	Norwalk School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the organization attended the business/schools consultation meeting.
68	Agency/Group/Organization	Greater Dallas County Development Alliance
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
69	Agency/Group/Organization	Warren County Economic Development Corporation
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from organization attended the business/schools consultation meeting.
70	Agency/Group/Organization	Iowa Workforce Development
	Agency/Group/Organization Type	Services-Education Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
71	Agency/Group/Organization	Iowa State University Extension
	Agency/Group/Organization Type	Services-Education Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
72	Agency/Group/Organization	Drake University
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
73	Agency/Group/Organization	West Des Moines Development Corporation
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to the business/schools consultation meeting. The organization did not attend.
74	Agency/Group/Organization	Greater Des Moines Partnership
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the organization attended the business/schools consultation meeting.
75	Agency/Group/Organization	West Des Moines Business Incubator
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Two representatives of the organization attended the business/schools consultation meeting.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

There was a specific consultation meeting for adjacent governments. Cities, the state, and regional planning organizations were invited to attend.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The significant aspects of the process to prepare the strategic plan include:

- Various consultation meetings with community housing and social service agencies, adjacent governments, educational institutions and economic development agencies.
- Evaluated current housing and community development programs
- Analyzed data from several sources to develop a statistical picture of the City

Four consultation meetings were held with the following groups: (1) housing agencies and providers; (2) health and social service agencies; (3) adjacent governments and metropolitan planning organizations; and (4) economic development agencies and educational institutions. Each meeting began with a brief presentation describing the basics of the CDBG program and a statistical picture of the City of West Des Moines. Each group then had a discussion on the community’s needs, gaps in service, and possible programs.

Citizen Participation Outreach

Sort Order	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	Public Hearing	Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Non-targeted/broad community				
4	Internet Outreach	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following resources were used to develop the needs assessment for the City of West Des Moines:

- Data provided by HUD in the consolidated plan tables
- American Community Survey
- U.S. Census Bureau, American FactFinder
- City of West Des Moines Human Services Department Client Characteristics
- City of West Des Moines Comprehensive Plan
- City of West Des Moines Factbook
- United Way 211 Statistical database
- Polk County Continuum of Care
- Consultation meetings with affordable housing agencies, health and social services providers, adjacent governments, educational institutions, and economic development groups
- Public meetings

The priorities were discussed in detailed at each consultation meeting and public meeting as well as internal City meetings. The needs assessment, resources, and comments from the consultation meetings were analyzed and considered in determining the priorities recommended to the City Council.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	46,414	55,812	20%
Households	19,817	23,604	19%
Median Income	\$54,139.00	\$67,179.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,690	1,820	4,145	2,545	13,400
Small Family Households *	555	435	1,270	750	7,285
Large Family Households *	25	45	135	190	1,145
Household contains at least one person 62-74 years of age	80	260	525	315	1,915
Household contains at least one person age 75 or older	280	350	545	270	580
Households with one or more children 6 years old or younger *	300	295	449	425	2,175
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	10	30	40	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	0	35	0	65	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	0	0	30	0	0	45	10	55
Housing cost burden greater than 50% of income (and none of the above problems)	925	245	0	0	1,170	350	90	205	25	670

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	40	695	650	0	1,385	10	180	585	350	1,125
Zero/negative Income (and none of the above problems)	215	0	0	0	215	25	0	0	0	25

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	950	275	45	30	1,300	350	90	255	40	735
Having none of four housing problems	115	995	2,220	1,100	4,430	35	455	1,630	1,380	3,500
Household has negative income, but none of the other housing problems	215	0	0	0	215	25	0	0	0	25

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	470	230	140	840	70	55	270	395
Large Related	15	0	4	19	10	45	24	79
Elderly	95	100	100	295	165	165	160	490
Other	410	620	405	1,435	110	10	345	465
Total need by income	990	950	649	2,589	355	275	799	1,429

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	425	70	0	495	70	30	35	135
Large Related	15	0	0	15	10	0	20	30
Elderly	80	45	0	125	155	50	45	250
Other	410	125	0	535	110	10	105	225
Total need by income	930	240	0	1,170	345	90	205	640

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	30	30	35	0	95	0	0	15	10	25

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	30	0	30
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	30	30	35	0	95	0	0	45	10	55

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Reviewing the Number of Households table, households that do not fit into one of the listed categories totals 2,701. This is 11% of the total households in West Des Moines. Of these households, an average of 25% are low-income and would qualify for a CDBG program.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

The most common housing problem is being cost burdened. Of the 4,780 household with some kind of housing problem, 4,350 or 91% are cost burdened at least 30%.

Are any populations/household types more affected than others by these problems?

All of the housing problems are more prevalent in the renter households than owners. There are almost double the number of renters cost burdened greater than 50% than owners. The problems of substandard housing and severely overcrowded are only seen in renter households and not in owner households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

There are 575 household that are either small or large family households in the extremely low-income housing category. There are 2,465 family households with incomes below 80% AMI. Of the households below 30% AMI, 485 or 84% are cost burdened greater than 30% and 435 or 76% of the households are cost burdened greater than 50%. These are households are currently being housed, but because of their cost burdeness, they are at great risk of becoming unsheltered or residing in a shelter.

The City of West Des Moines does not offer rapid-rehousing assistance. The City does offer a Transitional Housing Program through West Des Moines Human Services. The program provides 4 housing units for up to two years of assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not Applicable

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristic in West Des Moines most linked with instability and increased risk of homelessness is being cost burdened. This is also a housing characteristic that affects the majority of low-income households in the City. This issue is seen more in renter households than owner households.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,400	150	90
White	1,045	135	45
Black / African American	95	0	30
Asian	75	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	15	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,240	880	0
White	1,005	800	0
Black / African American	30	30	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	20	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,465	2,970	0
White	1,345	2,645	0
Black / African American	65	110	0
Asian	40	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	115	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	450	2,430	0
White	405	2,355	0
Black / African American	0	25	0
Asian	35	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	10	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The division of housing problems by population is similar breakdown to the population for the white and black population in the City. For example 87.56% of the population in West Des Moines is white and 82.70% of the white population has one or more of four housing problems. This does not hold true for the Asian or Hispanic population. The Asian population seems to be of higher income levels; as 5.99% of the population is Asian, but only 2.8% of the Asian population has one or more housing problems. The opposite is true of the Hispanic population. The Hispanic population percentage in West Des Moines is 6.04%, but 8.77% of the Hispanic population has one or more housing problems.

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,335	210	90
White	985	195	45
Black / African American	95	0	30
Asian	75	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	15	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	415	1,700	0
White	275	1,530	0
Black / African American	0	60	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	110	75	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	290	4,145	0
White	265	3,725	0
Black / African American	0	175	0
Asian	25	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	130	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	115	2,765	0
White	80	2,675	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	0	25	0
Asian	35	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Reviewing the severe housing problems it is a slightly different picture. Fewer whites have severe housing problems; 87.56% of the total population compared to 74.75% with severe housing problems are white. The disproportionate distribution is even evident with the Hispanic population. While only 6.04% of the total West Des Moines population is Hispanic, 14.22% of the population with severe housing problems is Hispanic.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,500	2,990	2,000	90
White	17,150	2,725	1,515	45
Black / African American	250	95	95	30
Asian	540	40	100	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	510	120	260	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS
Source:

Discussion:

21.16% of the population of West Des Moines is cost burdened at least 30%. As seen in earlier statistics, the Hispanic population has twice as many households severely cost burdened than just cost burdened at 30%. It is also shown in the table above the Asian population has twice as many households severely cost burdened then just cost burdened at 30%.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The income categories of 0-30% AMI and 31-50% AMI have a disproportionately greater number of Hispanic households with at least one or more housing problems.

If they have needs not identified above, what are those needs?

No, the needs have been identified previously.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

A large percentage of the Hispanic population of West Des Moines lives in Valley Junction, the oldest part of the City. This seems to go back generations as many families have been in the neighborhood for more than three generations.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	12	530	3,976	0	3,864	80	24	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	18	90	0	26	41	23	
# of Elderly Program Participants (>62)	0	0	224	735	0	720	12	0	
# of Disabled Families	0	1	141	1,406	0	1,386	11	4	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	12	530	3,976	0	3,864	80	24
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	4	413	2,840	0	2,749	65	18	0
Black/African American	0	8	99	1,085	0	1,065	15	5	0
Asian	0	0	14	33	0	32	0	1	0
American Indian/Alaska Native	0	0	3	17	0	17	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	15	69	0	67	2	0	0
Not Hispanic	0	12	515	3,907	0	3,797	78	24	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of West Des Moines does not have any public housing units in the City.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public Housing waiting list from The Des Moines Municipal Housing Agency:

496 one bedroom

329 two bedroom

170 three bedroom

16 four bedroom

11 five bedroom

Total 1,022

The Section 8 Program waiting list for the Des Moines Municipal Housing is just over 100 families. There is not a breakdown based on bedroom sizes as they pull 200 applications at a time for processing based on their random pool number. They last opened the waiting list in June 2011 with over 4,600 applications submitted and the list is currently closed. They anticipate re-opening our waiting list within the next 12 to 18 months. The biggest issue is funding as there is a need and the families for the most part are able to find affordable units with the rental subsidy.

How do these needs compare to the housing needs of the population at large

These needs are very similar. Most everyone is looking for affordable rental housing and much of the West Des Moines population is cost burdened at least 30%.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community:

Persons with special needs include the elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, alcohol/other drug addicted and public housing residents. The portion of these populations requiring special housing options has not been quantified. Many persons with special needs also have very low incomes. There, their needs may have already been taken into account in estimating the housing needs of persons with very low incomes.

What are the housing and supportive service needs of these populations and how are these needs determined?

The needs are determined by the social service and housing agencies most directly in contact with special needs populations in West Des Moines, Polk County, and Dallas County.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2011 Epidemiological Profile for Iowa, there are 661 cumulative Iowa AIDS diagnoses between 1982 and 2011 in the Des Moines MSA. The same study shows 607 persons living with HIV or AIDS as of December 31, 2011 in the Des Moines MSA. The study states, "The statewide prevalence of persons living with HIV or AIDS is 64 persons per 100,000 population. The ten most populous counties have an average prevalence (91 per 100,000) almost three times the average prevalence (32 per 100,000) of the other 89 counties." West Des Moines is part of the ten most populous counties in Iowa.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

In 2014, a Polk County senior center was opened in Valley Junction. This new facility is serving a great need in the community. The Community Center owned and operated by the City is undergoing a renovation to better serve the neighborhood. It appears the need for public facilities in the jurisdiction are being met.

How were these needs determined?

The census data, combined with discussions with City staff and community stakeholders provided the identification of the non-housing community development needs for the City of West Des Moines. The Community and Economic Development Department is familiar with the overall needs of the township and assisted in identifying the township's non-housing community development needs.

Describe the jurisdiction's need for Public Improvements:

The City of West Des Moines public improvements are mainly funded by the City's Capital Improvement Program. The funds to date have been sufficient to satisfy the needs. The only area lacking is in internet service. There are areas of the City greatly lacking in internet service. Also the availability varies greatly throughout the City. A gap is being creating in low income households as more schools are doing business online with their student's assignment. There appears to be a need for most consistent internet service and affordable internet service to low income households.

How were these needs determined?

The census data, combined with discussions with City staff and community stakeholders provided the identification of the non-housing community development needs for the City of West Des Moines. The Community and Economic Development Department is familiar with the overall needs of the township and assisted in identifying the township's non-housing community development needs.

Describe the jurisdiction's need for Public Services:

The need for public services in West Des Moines is great! This portion of the allocation is maxed out every year. The Tansit Pass Program which has been funded since 2005, is very successful. The funding available for these public services is limited in West Des Moines. The Human Services Department provides most of the public services for West Des Moines residents.

How were these needs determined?

The census data, combined with discussions with City staff and community stakeholders provided the identification of the non-housing community development needs for the City of West Des Moines. The Community and Economic Development Department is familiar with the overall needs of the township and assisted in identifying the township's non-housing community development needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,103	47%
1-unit, attached structure	3,492	14%
2-4 units	775	3%
5-19 units	4,643	18%
20 or more units	4,303	17%
Mobile Home, boat, RV, van, etc	282	1%
Total	25,598	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	301	4%
1 bedroom	77	1%	2,636	31%
2 bedrooms	3,982	26%	4,435	52%
3 or more bedrooms	11,058	73%	1,115	13%
Total	15,117	100%	8,487	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The focus of the City in last few years has been owner-occupied rehabilitation. This has focused on single family units for low income households (less than 80% AMI). The City offers the Metro Home Improvement Program which assists 3-4 households per year with home repairs. In addition, the City has allocated considerable dollars to the CDBG Owner-Occupied Rehabilitation Program. In 2012, the waiting list was over 50 households; today the waiting list is down to 5 households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No unit lost is expected.

Does the availability of housing units meet the needs of the population?

No, the availability of housing units does not meet the needs of the population. There is a need for more affordable housing, both rental and homeownership.

Describe the need for specific types of housing:

The City has focused efforts toward additional senior housing in the last few years. From those efforts, 107 additional units of affordable senior rental housing were added to the inventory of available housing.

Discussion

A unique fact about the City of West Des Moines is 47% of the housing units in the City are detached and 52% are attached. More units are attached housing than detached. There are more owners than renters which shows that owners are okay with attached housing. There are almost twice as many bigger units for owners and smaller units for renters.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	137,800	183,000	33%
Median Contract Rent	601	753	25%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	756	8.9%
\$500-999	6,600	77.8%
\$1,000-1,499	1,057	12.5%
\$1,500-1,999	64	0.8%
\$2,000 or more	10	0.1%
Total	8,487	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	170	No Data
50% HAMFI	1,855	440
80% HAMFI	5,525	2,620
100% HAMFI	No Data	4,220
Total	7,550	7,280

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	585	631	783	1,090	1,161
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No there is not sufficient housing for households at all income levels. The area of greatest need is the lowest income households, those less than 30% AMI. These households cannot afford to purchase a home, but also find it difficult to find affordable rental housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing is likely to get worse as costs continue to increase. The Polk County Housing Trust Fund is looking at the correlation of housing and transportation costs to determine an Affordability Index. According to their data, West Des Moines residents spend an average of 26% of the income on housing costs and 21% on transportation costs. The total, 47% is slightly over the affordability threshold of 45%.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the Des Moines Metro Apartment Survey of 2014 the Average Rent by Unit Type is higher than the Fair Market Rent, with the exception of three bedroom units. This statistic shows the need for affordable units as the average rent is higher than the Fair Market Rent.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

The City has no clearly defined definition for "substandard condition" and "substandard condition but suitable for rehabilitation."

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,451	16%	2,685	32%
With two selected Conditions	26	0%	71	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,640	84%	5,731	68%
Total	15,117	100%	8,487	101%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,110	21%	1,457	17%
1980-1999	6,496	43%	4,099	48%
1950-1979	4,435	29%	2,468	29%
Before 1950	1,076	7%	463	5%
Total	15,117	100%	8,487	99%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,511	36%	2,931	35%
Housing Units build before 1980 with children present	1,840	12%	895	11%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

There are 8,442 housing units built before 1980. That is 35.7% of the housing units at least 35 years old and likely to contain Lead-Based Paint.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

There are 2,735 housing built before 1980 with children present. This includes both owner and renter units. With 32% of the population being low-income, it is safe to estimate 875 of the 2,735 housing units are occupied by a low income family.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	13	625	4,204	0	3,368	709	0	424
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units in the City of West Des Moines.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units in the City of West Des Moines.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing units in the City of West Des Moines.

Discussion:

There are no public housing units in the City of West Des Moines.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	6	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Any supplemental services targeted for homeless persons in West Des Moines are administered by the Human Services Department. The department offers many programs including: clothing closet, computer classes, emergency assistance, energy assistance, friendship connection, garden program, holiday assistance, pool passes, school supplies, senior dining center, summer lunch, transportation, and youth recreational assistance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

West Des Moines Human Services offers a transitional housing program called Housing Solutions Program. It provides homeless families an opportunity to break down barriers that have prevented them from maintaining stable housing environments for their families. The goal for each family is to leave the program stable, with increased skills and income, and permanent housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Persons with special needs include the Elderly and Frail Elderly, Persons with Severe Mental Illness, Developmentally Disabled, Physically Disabled, Alcohol/Other Drug Addicted, and public housing residents. The portion of these populations requiring special housing options has not been quantified. Many persons with such special needs also have very low incomes. Therefore, their needs may have already been taken into account in estimating the housing needs of persons with very low incomes.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Foster Care:

Iowa law mandates that the case permanency plan for all children in foster care include a written transition plan of services for youth, 16 years and older and the establishment of local transition committees to address the needs of youth at the time they leave foster care. These committees act to address gaps existing in services or supports available that would assist the youth in the transition from foster care to adulthood. This protocol ensures that every effort will be made to prevent the child in transition from becoming homeless.

Health Care:

Discharge protocol for Health Care is located in Iowa Administrative Rules which requires that discharge planning begin at admission and provide for ongoing patient needs post treatment which includes housing.

Mental Health:

Mental Health organizations are accredited by JCAHO (Joint Commission on the Accreditation of Health Care Organizations), as well as governed by state statutes for all aspects of mental health care in Iowa towns and counties. These standards require all state MHI organizations to have a set plan of care which moves along a continuum from entry and assessment, to planning treatment and coordination, to referral, transfer of care and discharge, similar to the formal discharge policy submitted to the Governor in 2005, which makes every effort to insure that the discharge does not result in the person becoming homeless.

Corrections:

In response to the discharge policy developed by the Iowa Council on Homelessness, the Iowa Department of Corrections (DOC) established a new Discharge Planning Coordinator position and implemented a comprehensive reentry case management system that is improving offender outcomes when they are released. Some of the elements include beginning to plan for release when offenders are admitted at the Iowa Medical and Classification Center (IMCC); completing a battery of assessments during reception to identify risk and needs that will be used at the next institution to develop a case management plan; identifying a targeted release date that will be used to prioritize treatment programming that addresses risk and needs; contacting Community Based Corrections (CBC) when an offender is within six months of that targeted release date to begin engaging CBC staff in a dialogue to plan for the offender's release; another contact with CBC when the offender is within two months of the targeted release date to create a solid release plan so that when the offender is granted release by the Board of Parole (BOP) the offender is prepared for release, CBC is prepared to assume supervision and the offender walks out the prison door within a few days after the release decision is made. The case plan does focus on housing as well as treatment issues. The goal is to have appropriate housing arranged prior to release so that the likelihood of homelessness is reduced.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of West Des Moines will continue to provide funding to the Human Services Homeless Prevention Program and the Transitional Housing Program.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Not Applicable.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of West Des Moines currently has a garage ordinance that requires a stall and a half garage to be built when a new house is constructed. Typically this does not have a negative impact on investment. The ordinance does come into play when working with Habitat for Humanity. The organization typically does not build garages for their homes. Through volunteers and a council member's fundraising efforts a garage was built, so that Habitat for Humanity could build a house in West Des Moines.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	82	43	0	0	0
Arts, Entertainment, Accommodations	2,503	4,896	10	11	1
Construction	751	1,160	3	3	0
Education and Health Care Services	4,231	4,662	17	10	-7
Finance, Insurance, and Real Estate	6,542	16,572	27	36	9
Information	904	1,645	4	4	0
Manufacturing	1,144	1,025	5	2	-3
Other Services	1,044	1,302	4	3	-1
Professional, Scientific, Management Services	2,347	4,402	10	10	0
Public Administration	0	0	0	0	0
Retail Trade	3,102	8,168	13	18	5
Transportation and Warehousing	595	204	2	0	-2
Wholesale Trade	1,379	1,376	6	3	-3
Total	24,624	45,455	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	33,448
Civilian Employed Population 16 years and over	31,888
Unemployment Rate	4.66
Unemployment Rate for Ages 16-24	11.99
Unemployment Rate for Ages 25-65	4.05

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	10,777
Farming, fisheries and forestry occupations	1,804
Service	2,698
Sales and office	8,807
Construction, extraction, maintenance and repair	1,258
Production, transportation and material moving	1,071

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,326	91%
30-59 Minutes	2,295	8%
60 or More Minutes	403	1%
Total	30,024	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	881	154	257

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,210	196	779
Some college or Associate's degree	7,257	433	1,168
Bachelor's degree or higher	14,390	476	1,807

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	212	78	216	123	305
9th to 12th grade, no diploma	386	336	320	219	271
High school graduate, GED, or alternative	1,201	1,078	842	2,276	2,085
Some college, no degree	1,497	1,804	1,197	2,565	1,252
Associate's degree	444	1,392	859	1,059	203
Bachelor's degree	1,549	4,785	3,004	4,253	1,112
Graduate or professional degree	100	1,087	1,460	2,127	708

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,250
High school graduate (includes equivalency)	27,358
Some college or Associate's degree	34,984
Bachelor's degree	51,524
Graduate or professional degree	74,531

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors for West Des Moines are finance, insurance, and real estate. The next highest is retail trade.

Describe the workforce and infrastructure needs of the business community:

The business community is looking for an educated workforce. The residents of West Des Moines are very highly educated. 84.11% of West Des Moines residents have some college or associates degree and 55.91% have a bachelors degree or higher.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The focus in the last fews and upcoming is on entrepreneurs. The City is heavily involved in the West Des Moines Business Incubator and is looking to develop an Innovation District in Valley Junction. Larger companies continue to locate and expand in West Des Moines including Microsoft and Wells Fargo. Retail continues to expand as well.

How do the skills and education of the current workforce correspond to employment oppportunities in the jurisdiction?

The skills and education of the workforce correspond well with employment opportunities. The residents are highly educated and most of the jobs are in finance, insurance and real estate.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City is very involved with the West Des Moines Business Incubator. The Incubator provides affordable office space and support services for new small businesses. The City is also a part of the Govenor's STEM council for the education of students in speciality fields. And the City is developing an Innovation District in Valley Junction to bring together the synergy of all of these efforts. Although the City may not fund economic development activities with CDBG funds, these efforts affect the low income population of West Des Moines by providing them with additional employment opportunities.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City does have an Economic Development Plan with six goals.

1. Implement a targeted marketed and business attraction campaign in conjunction with regional allies
2. Enhance business retention and small business support
3. Ensure appropriate real estate options and infrastructure are in place to meet industry requirements
4. Enhance support for entrepreneurship and capture innovation
5. Align workforce and educational systems with industry
6. Enhance quality of life amenities

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There is only one area that appears to have a concentration of households with multiple housing problems. According to the CPD map - % of low income households with any of 4 sever housing problems, there is a large census tract block group (110.28 Block 3) that runs along the river which has greater than 83.64% of the households with any of 4 sever housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Definition of minority concentration - the percentage of households in a particular racial or ethnic minority group is at least 20% higher than the percentage of that minority group for the City. There are three census tracts in West Des Moines that meet this definition. The tracts of 110.26, 110.01, and 111.14. These three census tracts have between 23-46.54% persons of Hispanic Origin. The overall percentage of West Des Moines residents of Hipanic origin is 6.04%.

What are the characteristics of the market in these areas/neighborhoods?

The three census tracts vary greatly. Geographically there are spread throughout the Polk County portion of the City. The age of housing varies and the type of housing varies. One area is more rental housing than owner and another area is just the opposite. There is not a characteristic that is common among the three census tracts.

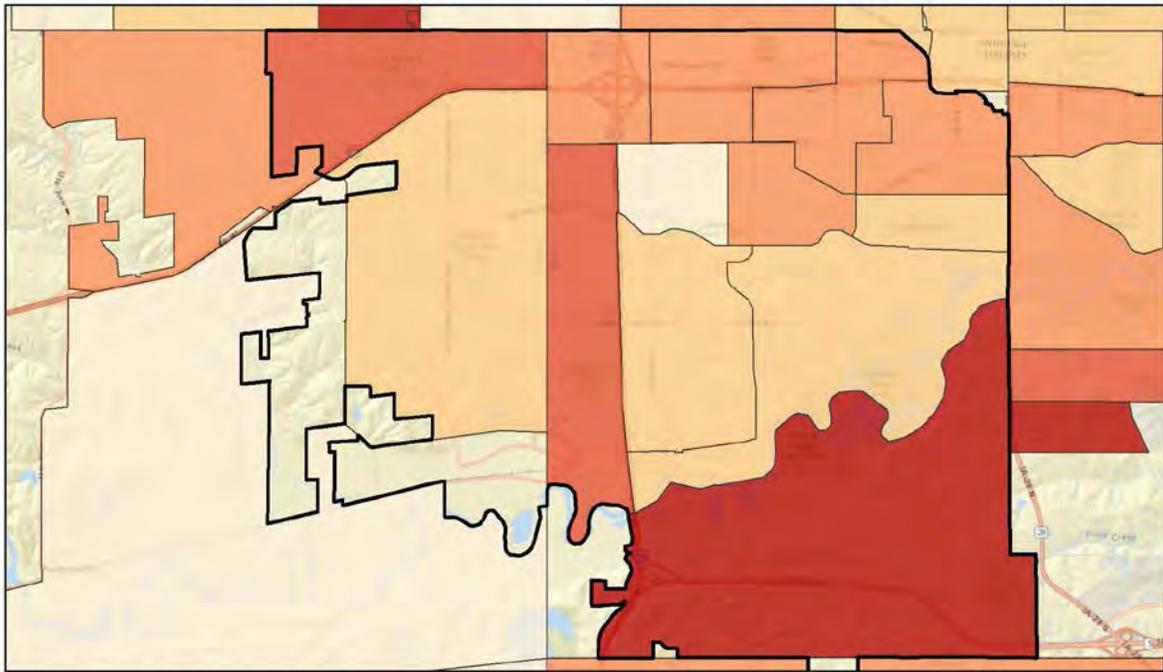
Are there any community assets in these areas/neighborhoods?

All of these census tracts has neighborhood parks and local elementary schools. The census tract of 110.01 (Valley Junction) is the location of the senior center, community center, and the Human Services Department.

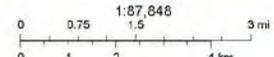
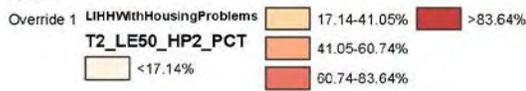
Are there other strategic opportunities in any of these areas?

There do not appear to be any strategic opportunities in any of these areas.

CPD Maps - % of Low Income Households with any of 4 sever housing problems



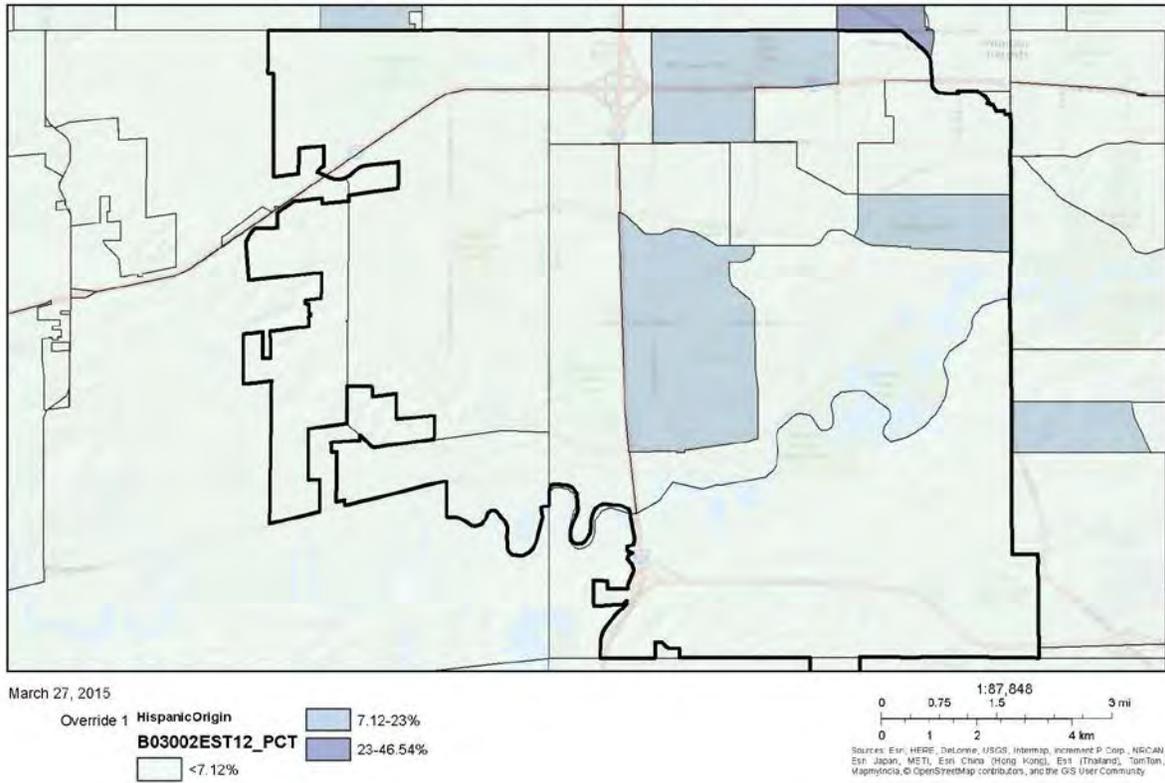
March 27, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Thailand, Swisstopo, Mapbox, © OpenStreetMap contributors, and the GIS User Community

Housing Problems Concentration

CPD Maps - Persons of Hispanic Origin concentration



Hispanic Origin Concentration

Strategic Plan

SP-05 Overview

Strategic Plan Overview

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments will not be allocated geographically.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Not Applicable - the City does not oversee TBRA.
TBRA for Non-Homeless Special Needs	Not Applicable - the City does not oversee TBRA.
New Unit Production	The City would like to produce additional units, both owner and rental. The difficulty is the availability of land and the price of available land.
Rehabilitation	With the number of housing units over 35 years, the City will continue to make housing rehabilitation a priority.
Acquisition, including preservation	The City has already acquired a building with the purpose of preservation and adding new rental housing units. The City would like to explore second story housing along 5th Street in Valley Junction.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	234,762	0	0	234,762	880,000	

Table 50 - Anticipated Resources

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

The City of West Des Moines had been granted only CDBG funds. The five year Strategic Plan includes this First Year Annual Plan for spending \$234,762 from the CDBG Program. The FY 2015-16 action plan provides funds for XXXXX.

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

The City recently acquired Phenix Elementary in Valley Junction. It is the intent of the City to rehabilitate the building into rental housing units. The exact plan is still being finalized as this plan was being written.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WEST DES MOINES	Government	Homelessness Non-homeless special needs Ownership Planning Rental	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

- Experience administering similar programs
 - Communication between departments within the City
 - Commitment from City leaders to housing and social service programs
 - Partnerships with area agencies and other cities
 - Knowledge of housing and social service systems in the metro area
-
- Increased costs for services and materials

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			

Street Outreach Services			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As noted above, services are available in the community but not targeted to homeless persons or persons with HIV. Services targeting homeless persons and families and those with HIV is provided in the City of Des Moines.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As noted above, services are available in the community but not targeted to homeless persons or persons with HIV. Services targeting homeless persons and families and those with HIV is provided in the City of Des Moines.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to work actively with regional service providers to address homelessness and special needs. Given the limited resources at the City level to address these issues, the city can better address the issues through partnerships in area and regional efforts. These efforts can leverage resources that the City alone cannot access.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Transportation Services	2015	2019	Non-Housing Community Development				Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
2	Homeless Prevention	2015	2019	Affordable Housing				Homelessness Prevention: 80 Persons Assisted
3	Transitional Housing	2015	2019	Affordable Housing				Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
4	Internet Service	2015	2019	Non-Housing Community Development				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
5	Home Repair	2015	2019	Affordable Housing				Homeowner Housing Rehabilitated: 10 Household Housing Unit
6	Homeownership	2015	2019	Affordable Housing				Homeowner Housing Added: 2 Household Housing Unit
7	Rental Housing	2015	2019	Affordable Housing				Rental units constructed: 10 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Transportation Services
	Goal Description	Offer 12-month bus pass for the Des Moines Area Regional Transit (DART) system.
2	Goal Name	Homeless Prevention
	Goal Description	Provide funding to the Human Services Department to offer additional homeless prevention services to more households.
3	Goal Name	Transitional Housing
	Goal Description	Provide funding for support services to clients in the Human Services Transitional Housing Program.
4	Goal Name	Internet Service
	Goal Description	Provide affordable and consistent internet service to low-income households.
5	Goal Name	Home Repair
	Goal Description	Provide Owner-Occupied Rehabilitation Program.
6	Goal Name	Homeownership
	Goal Description	Provide additional homeownership opportunities to low-income families in West Des Moines.
7	Goal Name	Rental Housing
	Goal Description	Provide additional affordable rental units..

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable

Activities to Increase Resident Involvements

Not Applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of West Des Moines currently has a garage ordinance that requires a stall and a half garage to be built when a new house is constructed. Typically this does not have a negative impact on investment. The ordinance does come into play when working with Habitat for Humanity. The organization typically does not build garages for their homes. Through volunteers and a council member's fundraising efforts a garage was built, so that Habitat for Humanity could build a house in West Des Moines.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As the garage ordinance has only affected one organization developing affordable housing in West Des Moines, it is unlikely the City will change the ordinance. If necessary, the City will again be creative in working with an organization and within the confines of the ordinance.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of West Des Moines is a participant in the Polk County Continuum of Care. The Continuum of Care (COC) has developed a system to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. The COC addresses the housing and supportive services needs in each stage of the continuum of care process to help homeless persons make the transition to permanent housing and independent living. The City will continue to support the Continuum of Care strategy to meet the needs of homeless persons and those at risk of becoming homeless.

Addressing the emergency and transitional housing needs of homeless persons

The City of West Des Moines will address the emergency and transitional housing needs of homeless persons as a participant in the Polk County Continuum of Care. The City does provide some services, but will mainly work with the COC to address homelessness. No homeless housing is available in the City. The City does provide six units of transitional housing through the Human Services Department.

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.

Homeless service providers assist homeless individuals and families to make the transition to permanent and independent living. These service providers are not located in West Des Moines, but a close by in the City of Des Moines.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of West Des Moines offers the Homeless Prevention Program through the Human Services Department. The program provides mortgage, rent, and utility assistance to households to remain in their current housing.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

According to the data in MA-20, there are 23,604 housing units in West Des Moines, both renter and owner. Of those units 8,442 were built before 1979. That is 35.7% of the housing stock could have lead based paint in it.

The City of West Des Moines currently administers an owner-occupied rehabilitation program with \$12,500 as the maximum amount spent per unit. All units are inspected by a city inspector who is certified in lead-based paint identification. Additionally the general contractor is certified for safe work practices and risk assessment for lead based paint. The City of West Des Moines will continue to use safe lead-based paint practices in all rehabilitation activities.

The City also has an Owner-Occupied Rehabilitation Program funded by CDBG. This program has a full lead paint assessment completed by Polk County.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Metro Home Improvement Program (MHIP) and CDBG Owner-Occupied Rehabilitation Program will address lead-based paint on a case-by-case basis.

How are the actions listed above integrated into housing policies and procedures?

Lead-based paint hazards are addressed during any housing rehabilitation involving federal funds.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of West Des Moines has chosen housing and community development goals based on the areas of need shown through the statistical data. As appropriate, the City will leverage federal, state, and local dollars through partnerships with public and private agencies to accomplish our housing and community development goals.

The City adopts a comprehensive approach to housing and community development issues. Currently the City administers a wide variety of programs to meet the needs of the community. It is the plan of the City to utilize the dollars of the Community Development Block Grant Program to fill gaps in services which may exist and expand current services that have proven successful at proactively preventing and reducing existing poverty in our community.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Poverty is a function of income, which is related to education, job training and employment. The City has very little control over the factors that cause poverty. The City may be able to support actions that increase employment skills and opportunities, but the City alone cannot change the level of poverty. Federal and state policies on welfare, health care, and the minimum wage are more crucial to addressing and reducing poverty. The City, in partnership with non-profit agencies and businesses, can influence the chances of moving families and individuals to move up and out of poverty by supporting local and regional efforts to improve family outcomes. The City will support employment skills development programs and will consider funding future projects that benefit West Des Moines residents.

SP-80 Monitoring – 91.230

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

The City will monitor all programs it administers to ensure the proper use of funds and compliance with all applicable federal, state, and local laws and regulations. All projects will be actively monitored for compliance with regulations and timely implementation through a cost reimbursement system, quarterly reports (at a minimum), site visits, and yearly audits.

Detailed standards and monitoring procedures will be established for all programs under the Consolidated Plan and in alignment with the Consolidated Plan. The City will pledge long-term compliance for each activity with the appropriate program.

The City will require, at a minimum, quarterly reports from any agency receiving funding. Progress reports will be checked to assure measurable progress is being made to achieve the goals and objectives. Accurate and timely reporting by programs will be the trigger for allocating funds.

The City will monitor programs to ensure:

- Financial management (cost efficiencies)
- Eligible activities
- Quality of services/work performed
- Effective program management policies and procedures
- Environmental clearance
- Labor standards monitoring as applicable
- Outreach to minority businesses
- Proper procurement procedures
- Appropriate expenditures and outcomes

The Community and Economic Development Department has the responsibility for the Consolidated Annual Performance and Evaluation Report (CAPER).

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	234,762	0	0	234,762	880,000	

Table 54 - Expected Resources – Priority Table

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

The City of West Des Moines had been granted only CDBG funds. The five year Strategic Plan includes this First Year Annual Plan for spending \$234,762 from the CDBG Program. The FY 2015-16 action plan provides funds for XXXXX.

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

The City recently acquired Phenix Elementary in Valley Junction. It is the intent of the City to rehabilitate the building into rental housing units. The exact plan is still being finalized as this plan was being written.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Transportation Services	2015	2019	Non-Housing Community Development			CDBG: \$25,412	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
2	Homeless Prevention	2015	2019	Affordable Housing			CDBG: \$8,000	Homelessness Prevention: 16 Persons Assisted
3	Transitional Housing	2015	2019	Affordable Housing			CDBG: \$2,000	Public service activities for Low/Moderate Income Housing Benefit: 3 Households Assisted
4	Internet Service	2015	2019	Non-Housing Community Development			CDBG: \$125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Transportation Services
	Goal Description	

2	Goal Name	Homeless Prevention
	Goal Description	
3	Goal Name	Transitional Housing
	Goal Description	
4	Goal Name	Internet Service
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The City is continuing to fund programs that have been successful and used by the community. There is one new project the City is planning to fund based on needs expressed in the Consultation meetings. It is an infrastructure project to make internet service available, affordable, and accessible for low-income families, particularly in Valley Junction.

Projects

#	Project Name
1	Administration
2	Transitional Housing Program
3	Transit Pass Program
4	Homeless Prevention

Table 56 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Transitional Housing Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Transit Pass Program
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Homeless Prevention
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

Investments will not be allocated geographically, except for the Internet Service Program. This is an area with a higher concentration of low-income households.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The only program being allocated geographically, the Internet Service Program, is based on location and density of low-income households.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	269
Special-Needs	0
Total	269

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

There are no public housing units in the City of West Des Moines.

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

There are no public housing units in the City of West Des Moines.

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

Not applicable.

Discussion

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

Introduction

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

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

The Polk County Continuum of Care will continue to address the emergency, transitional, and permanent housing needs of homeless individuals, families, and special needs population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Polk County Continuum of Care will continue to address the emergency, transitional, and permanent housing needs of homeless individuals, families, and special needs population.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Polk County Continuum of Care will continue to address the emergency, transitional, and permanent housing needs of homeless individuals, families, and special needs population.

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

The City of West Des Moines does provide a Homeless Prevention Program which assists with mortgage, rent, and utilities to preserve someone's current housing situation. In addition, the COC is working actively to assist homeless persons make the transition to permanent housing and independent living.

Discussion

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

Introduction:

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 City of West Des Moines currently has a garage ordinance that requires a stall and a half garage to be built when a new house is constructed. Typically this does not have a negative impact on investment. The ordinance does come into play when working with Habitat for Humanity. The organization typically does not build garages for their homes. Through volunteers and a council member's fundraising efforts a garage was built, so that Habitat for Humanity could build a house in West Des Moines. As the garage ordinance has only affected one organization developing affordable housing in West Des Moines, it is unlikely the City will change the ordinance. If necessary, the City will again be creative in working with an organization and within the confines of the ordinance.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

A Housing Tomorrow Plan is being developed for Polk County as part of the Tomorrow Plan. It will be released in mid-2015. The City will use the Housing Tomorrow Plan as it allocates future funding.

Actions planned to foster and maintain affordable housing

The City will continue to offer the Metro Home Improvement Program for owner-occupied rehabilitation.

Actions planned to reduce lead-based paint hazards

The City will continue to offer the Metro Home Improvement Program for owner-occupied rehabilitation.

Actions planned to reduce the number of poverty-level families

The City will continue to work with economic development partners, in addition to private developers, to create an economic environment that will create more job opportunities in the area. This will in turn reduce the number of poverty level families.

Actions planned to develop institutional structure

The City will continue to work with partners in the area to maximize resources to enhance the institutional structure to address housing and non-housing community development needs.

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

The City will continue to offer the Metro Home Improvement Program which is a partnership of 10 cities in Polk County. In addition, the City will work with non-profit agencies and developers to further the development and redevelopment of housing and social service programs in the City.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:

Appendix - Alternate/Local Data Sources

1	Data Source Name 2014 test
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.