

# City of West Des Moines Community Development Block Grant (CDBG) Program



## 2019-20 Consolidated Annual Performance and Evaluation Report (CAPER)

## **CR-05 - Goals and Outcomes**

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

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

The Homeless Prevention program has been very successful. It has assisted far more persons than anticipated. This is mainly because applicants are not using the full amount available to them so more people are able to be assisted.

The Transit Pass Program had less participants. There is no clear reason for this. The program has seen a small decline the last few years.

The internet service program will be complete by June 30, 2021 so full numbers will be able to be reported as of then. Currently the service is available, but not fully built out in the neighborhood.

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

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



Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Home Repair	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%			
Homeless Prevention	Affordable Housing	CDBG: \$16069	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0		
Homeless Prevention	Affordable Housing	CDBG: \$16069	Homelessness Prevention	Persons Assisted	80	443	553.75%	33	208	630.30%
Homeownership	Affordable Housing		Homeowner Housing Added	Household Housing Unit	2	0	0.00%			
Internet Service	Non-Housing Community Development	CDBG: \$199635	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%			
Internet Service	Non-Housing Community Development	CDBG: \$199635	Other	Other	0	0		1	0	0.00%

Rental Housing	Affordable Housing		Rental units constructed	Household Housing Unit	10	0	0.00%			
Transitional Housing	Affordable Housing		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	30	0	0.00%			
Transportation Services	Non-Housing Community Development	CDBG: \$30000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	736	58.88%	250	236	94.40%
Transportation Services	Non-Housing Community Development	CDBG: \$30000	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

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

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

The funds are addressing the highest needs in the community. The City may look at funding less transit passes in future years as the need seems to lessen. Although these numbers may be slightly skewed as COVID-19 began in March 2020 and affected the last 4 months of this program year.

**CR-10 - Racial and Ethnic composition of families assisted**

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

**91.520(a)**

	<b>CDBG</b>
White	313
Black or African American	108
Asian	5
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>426</b>
Hispanic	34
Not Hispanic	392

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

**Narrative**

The usage of the programs by race is distributed disproportionately to the population of West Des Moines. The white population of West Des Moines is 85.5% (U.S. Census 2019 estimates) while the usage of the programs was 73.5% by whites. The black or African American population of West Des Moines is 4.6% while black or African American usage of the programs was 25.4%

Although not as drastic the same is true of the Hispanic and Non-Hispanic distribution. Hispanic population is 5.9% while usage of the program by Hispanics was 8.0%.

These statistics show on a small scale the minority populations have a greater need for the available programs.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	307,130	170,880

Table 3 - Resources Made Available

### Narrative

The funds not expended during the program year were mainly attributed to the Internet Service program not complete. The program will be fully complete by June 2021.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of West Des Moines	100	100	
VJ			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The 2019-20 allocation spent was made available to all of West Des Moines.

## Leveraging

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

The internet service has leverage funds from Microsoft Corporation to provide Point-to-Point service for qualifying households.

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	32	79
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>32</b>	<b>79</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

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

The numbers for non-homeless are from the Homeless Prevention Program. This program is very successful and serves more people/households than anticipated.

**Discuss how these outcomes will impact future annual action plans.**

The City will continue to fund this program. At this time a large amount of funds in 20-21 have been allocated to homeless prevention in response to COVID-19.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	61	0
Low-income	14	0
Moderate-income	4	0
<b>Total</b>	<b>79</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

This income distribution is typical in comparison to past years. The highest percentage of households served are below 30% area median income.

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

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

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

Homeless persons in West Des Moines are assisted through the West Des Moines Human Services. They can offer support services of a food pantry and clothing closet. We also offer the Homeless Prevention Program to keep households in their current housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City does not have any emergency shelters within the City limits. The City does offer a housing solution program utilizing the Housing First model. This program remains full and is well utilized.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City offers the Homeless Prevention Program to assist household from becoming homeless. During the 2019-20 program year the goal was to assist 32 households, but the City was able to assist a total of 81 households.

### **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**

Through the West Des Moines Human Services Department, the City offers support services and referrals for homeless persons and families.

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

### **Actions taken to address the needs of public housing**

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

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

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

### **Actions taken to provide assistance to troubled PHAs**

There are no troubled Public Housing Authorities in the City of West Des Moines.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City is currently offering two redevelopment programs for properties in the business district of Valley Junction. These programs can be used for housing space as well as business space. The City is also offering the Upper Story Housing Program which subsidizes affordable upper story rental housing. This program has awarded funding for 39 units of affordable rental housing. Currently 4 are complete and occupied. The remaining are under being developed.

The City is in the process of updating its comprehensive plan. As part of that process, the City is reviewing zoning policies and ordinance affecting affordable housing.

The City has a housing TIF and annually allocates those funds to affordable housing. It is the funding source for the Upper Story Housing Program.

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

The City provides the Homeless Prevention Program and the Transit Pass program as assistance to households and individuals with underserved needs.

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

No actions were taken during the 2019-20 program year.

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

The City has available 250 transit passes for individuals so they have access to free public transit throughout the entire Des Moines Metropolitan Area. This opportunity provides necessary transportation to education and work.

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

The staff of the City working on the CDBG program continue to attend trainings and education webinars to keep current on regulations and policy changes.

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

The City has representation on the Central Iowa Regional Housing Authority advisory board. The City also has a representative on the Polk County Housing Trust Fund Development Committee. The City keeps up to date on the actions of the area Continuum of Care.

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

The City is working on two actions identified in the analysis of impediments to fair housing; 1) income protection ordinance and 2) fair housing training for landlords. Both initiatives are in the process and update will be available in the next CAPER.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City administers all of the CDBG programs itself, so the City does self-monitoring. The Community and Economic Development Department (CED) is in the primary department who administers the CDBG Program. CED monitors the Human Services Department as it related to their program funded by CDBG including Homeless Prevention and Transitional Housing Program. CED reviews Human Services program files once a year.

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

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

The City's CAPER was made available on the City's website for 15 days for public comment. The CAPER was also presented to the City Council as a public hearing during a city council meeting.

## **CR-45 - CDBG 91.520(c)**

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

During the 2019-20 program year, the COVID-19 pandemic began. No funding changes were made to the 2019-20 allocation. Future years and funding may change away from the original Consolidated Plan objectives as a result of the pandemic. These changes will be reported in future CAPER's.

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

No