



**Community Development Block Grant (CDBG) Program  
2025-29 Consolidated Plan &  
2025-26 (FY 2026) Annual Action Plan**

**DRAFT for Public Comment Period  
June 1, 2025 to July 1, 2025**

# 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 an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. Entitlement communities are defined as 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 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' fifth Consolidated Plan. The Consolidated Plan will cover at timeline of July 1<sup>st</sup> 2025 to June 30<sup>th</sup>, 2029.

### 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 2025-29 Program Years

- **Expand and preserve affordable housing options** for both renters and homeowners.
- **Invest in infrastructure improvements** that support affordable housing development and job creation.
- **Prevent and reduce homelessness** through targeted programs for individuals and families.
- **Sustain and enhance special needs services**, particularly those connected to housing or employment, to address urgent community needs and alleviate pressure on other city services.
- **Leverage initial funding allocations** to maximize impact and generate additional investment.
- **Enhance quality of life** by supporting amenities in underserved neighborhoods.
- **Address key community needs** related to transportation and infrastructure

### 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 due to the high usage by the residents of West Des Moines. The City is also creative with our use of CDBG funds; to fund a new program that will provide the most benefit to the low-income residents of West Des Moines. The focus in the next five years is to be timely in spending CDBG funds.

#### **4. Summary of citizen participation process and consultation process**

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

- Evaluated current housing and community development programs
- Analyzed data from several sources to develop a statistical picture of the City
- Listen to needs from various groups in the consultation meetings

##### **Public Comment Period**

The Public Comment period began on June 1, 2025 and ended on July 1, 2025.

The Public Comment Period was advertised in the following ways:

- A notice was published in the Des Moines Register and West Des Moines Area News.
- Front page item on the City's website
- An email to all groups who were invited and/or participated in a consultation meeting

The Consolidated Plan and Annual Action Plan were available for review in person and online at these locations:

- City of West Des Moines website
- Historic City Hall (137 5th Street)
- West Des Moines Human Services (139 6th Street)
- West Des Moines Library (4000 Mills Civic Parkway)
- West Des Moines City Hall (4200 Mills Civic Parkway)
- Mid-American Energy Co RecPlex (6500 Grand Ave)

#### **5. Summary of public comments**

THIS SECTION WILL BE FILLED IN AFTER PUBLIC COMMENT PERIOD.

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

THIS SECTION WILL BE FILLED IN AFTER PUBLIC COMMENT PERIOD.

## 7. Summary

### ***City of West Des Moines Vision Statement:***

The community is inclusive, healthy, engaged and safe. Residents, visitors and businesses thrive within the City's strong natural, economic and learning environments.

City of West Des Moines Mission Statement:

To engage the community, anticipate the needs and serve with proactive, effective systems and partnerships.

Our Motto:

Engage. Anticipate. Deliver.

## 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
CDBG Administrator	WEST DES MOINES	Community & Economic Development

**Table 1 – Responsible Agencies**

#### Narrative

The 2025-29 CDBG Consolidated Plan for the City of West Des Moines was prepared by the housing division of the Community and Economic Development Department.

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

West Des Moines held six separate consultation meetings to discuss the cities needs from a CDBG Perspective. The meetings were for the City Council, Businesses and Educational Organizations, Housing Organizations, Health Services, Other City Departments and a Public Meeting.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of West Des Moines actively fosters coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies through several strategic initiatives:

- Regional collaboration on housing and community needs
- Historic West Des Moines Housing Fund
- Metro Home Improvement Fund
- Dallas County Local Housing Trust Fund
- Public engagement and planning

**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**

There has been minimal coordination in the previous five years. There is definitely room for improvement in the next five years and it will be a goal to have more coordination between the City of West Des Moines and the Continuum of Care.

Coordination has included:

- Specific to preparation of this Consolidated Plan, West Des Moines requested input and feedback on homeless data for the Homeless Needs Assessment from the CoC.
- West Des Moines staff refer people experiencing homelessness to the CoC’s Centralized Intake System (CI). The CoC Lead Agency, Homeward has an MOU with Primary Health Care (PHC), a nonprofit community health center dedicated to serving the medically insured, uninsured and underinsured with their health care needs to operate the CI. The CI process starts with an intake assessment, and those with the highest need are served first with housing and directed to other needed services.

- West Des Moines Human Services Director, Audrey Kennis, was a member of the CoC Leadership Team which oversaw the creation of the Blueprint to Address Homelessness, a plan to reduce homelessness over the next five years and chart a path for eventual elimination 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**

Not applicable - 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 jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HOME OPPORTUNITIES MADE EASY, INC. (a/k/a HOME, INC)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
2	<b>Agency/Group/Organization</b>	Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
3	<b>Agency/Group/Organization</b>	CITY OF DES MOINES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
4	<b>Agency/Group/Organization</b>	CENTRAL IOWA SHELTER & SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
5	<b>Agency/Group/Organization</b>	Newbury Living
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
6	<b>Agency/Group/Organization</b>	POLK COUNTY HOUSING TRUST FUND
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
7	<b>Agency/Group/Organization</b>	Hubbell Realty Company
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
8	<b>Agency/Group/Organization</b>	NEIGHBORHOOD FINANCE CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
9	<b>Agency/Group/Organization</b>	MID-IOWA PLANNING ALLIANCE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
10	<b>Agency/Group/Organization</b>	CUTLER DEVELOPMENT
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and attended on March 10th, 2025.
11	<b>Agency/Group/Organization</b>	Anawim Housing, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and did not attend.
12	<b>Agency/Group/Organization</b>	IOWA HOMELESS YOUTH CENTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and did not attend.
13	<b>Agency/Group/Organization</b>	GREATER DES MOINES SUPPORTIVE HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and did not attend.
14	<b>Agency/Group/Organization</b>	Rebuilding Together
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and did not attend.
15	<b>Agency/Group/Organization</b>	Conlin Properties, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and did not attend.
16	<b>Agency/Group/Organization</b>	Community Housing Initiatives Inc (CHI)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and did not attend.
17	<b>Agency/Group/Organization</b>	Des Moines Municipal Housing Agency
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and did not attend.
18	<b>Agency/Group/Organization</b>	Central Iowa Regional Housing Authority (CIRHA)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to Housing Organizations Consultation Meeting and did not attend.
19	<b>Agency/Group/Organization</b>	WEST DES MOINES HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and attended March 11th, 2025. Attendance included Board Members and Employees.

20	<b>Agency/Group/Organization</b>	Dallas County Health Department
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and attended March 11th, 2025.
21	<b>Agency/Group/Organization</b>	IMPACT Community Action Partnership
	<b>Agency/Group/Organization Type</b>	Housing Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and attended March 11th, 2025.
22	<b>Agency/Group/Organization</b>	Youth Justice Initiative
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Health Services-Education Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and attended March 11th, 2025.
23	<b>Agency/Group/Organization</b>	PRIMARY HEALTH CARE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Health
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and attended March 11th, 2025.
24	<b>Agency/Group/Organization</b>	Eddie Davis Community Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Health
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and did not attend.
25	<b>Agency/Group/Organization</b>	United Way 211
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Health

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and did not attend.
26	<b>Agency/Group/Organization</b>	Polk County Health
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Health
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and did not attend.
27	<b>Agency/Group/Organization</b>	AIDS PROJECT OF CENTRAL IOWA
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy Heath
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and did not attend.
28	<b>Agency/Group/Organization</b>	Polk County Westside Senior Center
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Health Center
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and did not attend.

29	<b>Agency/Group/Organization</b>	Polk County Community, Family & Youth Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Health Center
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and did not attend.
30	<b>Agency/Group/Organization</b>	Veteran Affairs
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and did not attend.
31	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Health and Social Services Consultation Meeting and did not attend.
32	<b>Agency/Group/Organization</b>	Des Moines Area Community College
	<b>Agency/Group/Organization Type</b>	Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and attended on March 7th, 2025.
33	<b>Agency/Group/Organization</b>	Greater Des Moines Partnership
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and attended on March 7th, 2025.
34	<b>Agency/Group/Organization</b>	Iowa State University Extension
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and attended on March 7th, 2025.
35	<b>Agency/Group/Organization</b>	West Des Moines School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and attended on March 7th, 2025.

36	<b>Agency/Group/Organization</b>	Greater Dallas County Development Alliance
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and attended on March 7th, 2025.
37	<b>Agency/Group/Organization</b>	Greater Des Moines Community Foundation
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and attended on March 7th, 2025.
38	<b>Agency/Group/Organization</b>	Upper Iowa University
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
39	<b>Agency/Group/Organization</b>	Simpson College
	<b>Agency/Group/Organization Type</b>	Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
40	<b>Agency/Group/Organization</b>	Viterbo University
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
41	<b>Agency/Group/Organization</b>	William Penn University
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
42	<b>Agency/Group/Organization</b>	West Des Moines Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
43	<b>Agency/Group/Organization</b>	Historic Valley Junction Foundation
	<b>Agency/Group/Organization Type</b>	Regional organization Foundation Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
44	<b>Agency/Group/Organization</b>	Winterset Community School District
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
45	<b>Agency/Group/Organization</b>	DES MOINES PUBLIC SCHOOLS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
46	<b>Agency/Group/Organization</b>	Waukee School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
47	<b>Agency/Group/Organization</b>	Norwalk School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
48	<b>Agency/Group/Organization</b>	Warren County Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
49	<b>Agency/Group/Organization</b>	Iowa Workforce Development
	<b>Agency/Group/Organization Type</b>	Other government - State Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
50	<b>Agency/Group/Organization</b>	Drake University
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Business and Education Consultation Meeting and did not attend.
51	<b>Agency/Group/Organization</b>	West Des Moines Development Services
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.
52	<b>Agency/Group/Organization</b>	West Des Moines Police Department
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - Victims Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.
53	<b>Agency/Group/Organization</b>	West Des Moines Public Services
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.
54	<b>Agency/Group/Organization</b>	West Des Moines Parks and Rec
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Parks Department
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.
55	<b>Agency/Group/Organization</b>	West Des Moines Fire Department
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Fire Department
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.
56	<b>Agency/Group/Organization</b>	West Des Moines Library
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Other government - Local Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Library
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.
57	<b>Agency/Group/Organization</b>	West Des Moines Engineering Services
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Engineering Department
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.
58	<b>Agency/Group/Organization</b>	West Des Moines IT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Information Technology Department
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.

59	<b>Agency/Group/Organization</b>	West Des Moines Community and Economic Development
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the Other City Departments Consultation Meeting and attended on March 26th, 2025.
60	<b>Agency/Group/Organization</b>	West Des Moines City Council
	<b>Agency/Group/Organization Type</b>	Other government - Local Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	WDM City Council Members
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to the City Council Consultation Meeting and attended on February 3rd, 2025.

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

The City made a concerted effort to invite a broad range of organizations and ensured that public meetings were open to all. The consultation was designed to be inclusive of key stakeholders who are directly affected or have subject-matter expertise relevant to the plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
<b>Continuum of Care</b>	<b>Homeward</b>	Expand rehousing capacity through Rapid-Re-Housing (RRH) and Permanent Supportive Housing (PSH) and other permanent housing (OPA) for single adults Institute housing-focused case management for all persons experiencing homelessness
<b>2019 Consumer Needs Assessment Report - HIV</b>	<b>Iowa Department of Public Health</b>	Understanding of consumer needs with relation to those diagnosed and living with HIV for supportive housing.
<b>2022 HIV End of the Year Report - Iowa</b>	<b>State of Iowa Department of Health and Human Services</b>	Understanding of consumer needs with relation to those diagnosed and living with HIV for supportive housing.
<b>2022 Ryan White Part B Program Overview - HIV Iowa</b>	<b>Iowa Health and Human Services</b>	Understanding of consumer needs with relation to those diagnosed and living with HIV for supportive housing.
<b>2024 CHNA Community Regional Plan</b>	<b>PRC Health</b>	Review of Community Health Needs Assessment to sustain and enhance special needs services.
<b>2024 Iowa Housing Profile</b>	<b>National Low Income Housing Coalition</b>	Understanding Iowa's Housing Profile for Renters and expand affordable housing.
<b>2024 PCR CHNA Report Central Iowa</b>	<b>PRC Health</b>	Review of Community Health Needs Assessment for residents to sustain and enhance special needs services.
<b>2025 Apartment Housing Outlook - Greater Iowa Apar</b>	<b>Greater Iowa Apartment Association</b>	Understanding of 2025 apartment housing opportunities for renters and expand affordable housing.
<b>ACS-CHAS Data</b>	<b>ACS Division of Chemical Health and Safety</b>	Review of Rent and Vacancy for Des Moines regional area to expand affordable housing.
<b>CBRE Q3 2024 Rent &amp; Vacancy</b>	<b>CBRE</b>	Understanding Iowa's Housing Profile for Renters to expand affordable housing.

<b>Congressional District Housing Profile</b>	<b>National Low Income Housing Coalition</b>	Understanding Iowa's Housing Profile for Renters to expand affordable housing.
<b>Family Homelessness Summary</b>	<b>Homeward</b>	Review of the metro's homelessness to prevent and reduce homelessness.
<b>Family Homelessness Final</b>	<b>Drake University</b>	Review of the metro's homelessness to prevent and reduce homelessness.
<b>GIAA Monthly Report October 2024 Des Moines</b>	<b>ALN Apartment Data</b>	Understanding of 2024 apartment housing opportunities for renters.
<b>Housing Needs by State</b>	<b>ACS</b>	Reviewing Iowa's housing needs to expand and preserve affordable housing options.
<b>HWG Builder Developer Perspectives Distribution fr</b>	<b>Polk County Housing Trust Fund</b>	Review of builder and developer perspectives as they related to workforce housing attainability.
<b>MEI 2024 West Des Moines Iowa</b>	<b>Human Rights Campaign Foundation</b>	Review of the West Des Moines equality in employment to invest in community improvements
<b>MySidewalk - Demographic Data Snapshot WDM</b>	<b>mySidewalk</b>	Understanding of demographic information for West Des Moines to invest in community improvements
<b>MySidewalk - Economic Data Snapshot WDM</b>	<b>mySidewalk</b>	Understanding of economic data for West Des Moines to invest in community improvements
<b>MySidewalk - Housing Data Snapshot WDM</b>	<b>mySidewalk</b>	Understanding of housing data for West Des Moines to expand and preserve affordable housing options.
<b>MySidewalk - Polk County Housing Forecast</b>	<b>mySidewalk</b>	Looking at the housing forecast for West Des Moines predominant county to expand and preserve affordable housing options.
<b>MySidewalk - Quality of life Data Snapshot WDM</b>	<b>mySidewalk</b>	Review of the quality of life for West Des Moines Residents to sustain and enhance health services

<b>MySidewalk - State of Iowa Housing Forecast</b>	<b>mySidewalk</b>	Looking at the housing forecast for the State of Iowa to expand and preserve affordable housing options.
<b>National Low Income Housing Coalition Report</b>	<b>National Low Income Housing Coalition</b>	Review of Iowa's low-income housing to expand and preserve affordable housing options.
<b>Retrieving data. Wait a few seconds and try to cut</b>	<b>WDM Human Services</b>	Review of the services offered by our WDM Human Services to WDM Resident for health needs.
<b>2024 CBRE DSM Multifamily Market Overview</b>	<b>CBRE</b>	Review of the multifamily market in the Greater DSM Area to expand and preserve affordable housing options.
<b>CXR 2024 Annual Report</b>	<b>Capital Crossroads</b>	Review of housing needs in varying connected counties to expand and preserve affordable housing options.
<b>Polk County Housing Affordability</b>	<b>Polk County Housing Trust Fund</b>	Review of Affordable housing in Polk County to expand and preserve affordable housing options.
<b>Capital Crossroad Roadmap for Central Iowa</b>	<b>Capital Crossroads</b>	Review of housing needs in varying connected counties to expand and preserve affordable housing options.
<b>In Good Health Report</b>	<b>CHNA</b>	Assessment of Community Health needs in a regional area to sustain and enhance health services
<b>Latinx Project Central Iowa Nuestro Iowa Report</b>	<b>Nuestro Iowa Report</b>	Statistics and stories about the Central Iowa Latino Community to sustain and enhance health services
<b>WDM Community Health Data</b>	<b>Dallas County Health Department</b>	Review of the Health Data for Dallas County to sustain and enhance health services
<b>Homelessness System Needs Assessment and Centralize</b>	<b>Homeward</b>	Looking at optimizing the Homeless Response System in Polk County to prevent and reduce homelessness
<b>Iowa Homelessness Needs Assessment</b>	<b>Iowa Finance Authority</b>	Assessment of the Homeless Needs in Iowa to prevent and reduce homelessness.

<b>Stop HIV Iowa - Iowa's Integrated HIV Prevention</b>	<b>Iowa Department of Public Health</b>	Review of Iowa Integrated HIV Prevention and Care Plan to sustain and enhance health services
<b>cancer in Iowa 2025</b>	<b>University of Iowa</b>	Review of cancer and causes in Iowa to sustain and enhance health services
<b>WDM Human Services Report - 2024</b>	<b>WDM Human Services</b>	Review of the Calendar Year report from Human Services 2024 to sustain and enhance special needs services
<b>Polk County Data Dashboard - Homeward</b>	<b>Homeward</b>	Polk Counties statistical dashboard to expand and preserve affordable housing options.
<b>Homeless system needs assessment – Des Moines Polk</b>	<b>Polk County Continuum of Care</b>	Review of Homeless System needs assessment and centralized intake evaluation to prevent and reduce homelessness.
<b>2024 DSM Point in Time</b>	<b>Institute for Community Alliances</b>	Point in time review of Des Moines to expand and preserve affordable housing options.
<b>July 2024 Point in time - Polk County</b>	<b>Institute for Community Alliances</b>	Point in Time review of Polk County Coc 2024 to expand and preserve affordable housing options.
<b>United Way Community Report 2025</b>	<b>United Way</b>	Review of Community Report from United Way to sustain and enhance special needs services
<b>Name of Plan</b>	<b>Lead Organization</b>	How do the goals of your Strategic Plan overlap with the goals of each plan?

**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))**

The City of West Des Moines demonstrates robust cooperation and coordination with other public entities, including the State of Iowa and adjacent local governments, in the implementation of its Consolidated Plan. Key examples of this coordination include:

- Regional planning efforts
- Partnerships with Polk and Dallas County
- Metro Home Improvement Program
- Coordination with State agencies
- Central Iowa Community Land Trust



## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The West Des Moines residents were consulted via a public consultation meeting held on April 15th, 2025. We discussed how CDBG dollars can assist them and requested feedback. We were able to align goals of the citizens that attended with goals that the city is prioritizing.

### **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)
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1	Public Meeting	WDM Residents	Public Meeting held April 15th (evening). Three residents attended.	Discussed the funding of local parks and whether this has been done before. Would like residents to be able to own rather than rent are there incentives to own. Discussed getting the information out. Someone asked about Radon Mitigation which we currently have programing for. Is there Downpayment Assistance. Discuss the possibility of tenants right of first refusal - Washington DC. They would have the first option to buy. Property Taxes is always a concern for the public. Discussed the new Community Land	None	
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				<p>Trust. Discussed the Rain Barrels funded by Engineering. Biggest Difference maker would be Policy Changes - Allowing Duplexes and Quadplexes. Economic Development Policy - Encouraging Union Formation - Tenant Unions, assistance for tenants, stronger Tenant Protections. City could Escrow and leverage to help tenants. Discussed a Tenants Bill of Rights - what kind of protections are out there. Suggested Anonymous Surveys for Tenants.</p>		
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2	Newspaper Ad	Residents of Public and Assisted Housing	Advertised Public Meeting. Three residents attended.	<p>Discussed the funding of local parks and whether this has been done before. Would like residents to be able to own rather than rent are there incentives to own. Discussed getting the information out. Someone asked about Radon Mitigation which we currently have programming for. Is there Downpayment Assistance. Discuss the possibility of tenants right of first refusal - Washington DC. They would have the first option to buy. Property Taxes is always a concern for the public. Discussed the new Community Land</p>	None	
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				<p>Trust. Discussed the Rain Barrels funded by Engineering. Biggest Difference maker would be Policy Changes - Allowing Duplexes and Quadplexes. Economic Development Policy - Encouraging Union Formation - Tenant Unions, assistance for tenants, stronger Tenant Protections. City could Escrow and leverage to help tenants. Discussed a Tenants Bill of Rights - what kind of protections are out there. Suggested Anonymous Surveys for Tenants.</p>	
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3	Internet Outreach	WDM Residents	Listed the public meeting on the City Website and advertised through WDM Social Media - Facebook. In addition, it was added to the city calendar which resulted in a email to citizens who are subscribed.	Discussed the funding of local parks and whether this has been done before. Would like residents to be able to own rather than rent are there incentives to own. Discussed getting the information out. Someone asked about Radon Mitigation which we currently have programing for. Is there Downpayment Assistance. Discuss the possibility of tenants right of first refusal - Washington DC. They would have the first option to buy. Property Taxes is always a concern for the public. Discussed the new Community Land	None.	
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				<p>Trust. Discussed the Rain Barrels funded by Engineering. Biggest Difference maker would be Policy Changes - Allowing Duplexes and Quadplexes. Economic Development Policy - Encouraging Union Formation - Tenant Unions, assistance for tenants, stronger Tenant Protections. City could Escrow and leverage to help tenants. Discussed a Tenants Bill of Rights - what kind of protections are out there. Suggested Anonymous Surveys for Tenants.</p>	
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**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Many sources were used to develop the needs of the community.

The City held five consultation meetings, reviewed forty various plans and data sources.

The details of the consultation meetings and plans is listed in section PR-10 – Consultation.

The needs assessment, resources, consultation meetings and other regional plans 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

Housing affordability is the most significant issue faced by residents in West Des Moines, particularly for low-income households. A large portion of the population, including renters and homeowners, spend a substantial portion of their income on housing costs, with many being cost-burdened (spending over 30% of their income on housing).

Certain populations and household types are more disproportionately impacted by housing issues: Low-Income Families with Children, Extremely Low-Income Households and renter households.

Households at Imminent Risk of Homelessness including eviction and displacement risks and formerly homeless families.

Particular groups have Housing Needs for Specific to their groups including seniors, people with disabilities and people of color.

There is an urgent need for affordable housing options—both for renters and homeowners—at subsidized rates that align with the income levels of low- and extremely low-income households.

Emergency Assistance and Support: Families at risk of homelessness need immediate financial assistance, legal aid, and case management to avoid eviction and shelter residence.

Long-Term Housing Stability: Families transitioning from homelessness or rapid re-housing programs need long-term housing solutions and community support services to maintain housing stability and prevent future homelessness.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	61,265	66,720	9%
Households	25,885	29,440	14%
Median Income	\$71,200.00	\$74,159.00	4%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,380	3,375	5,180	3,265	15,235
Small Family Households	750	680	1,850	975	7,300
Large Family Households	75	80	190	160	925

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Household contains at least one person 62-74 years of age	509	600	865	415	2,560
Household contains at least one person age 75 or older	515	670	635	225	805
Households with one or more children 6 years old or younger	345	365	675	515	1,995

**Table 6 - Total Households Table**

Data 2016-2020 CHAS  
Source:

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	55	25	80	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	0	15	65	195	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	65	35	50	225	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	845	230	30	0	1,105	459	295	165	15	934

	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)	295	1,740	765	205	3,005	125	315	605	110	1,155
Zero/negative Income (and none of the above problems)	125	0	0	0	125	20	0	0	0	20

**Table 7 – Housing Problems Table**

Data 2016-2020 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,035	300	140	140	1,615	459	295	165	15	934
Having none of four housing problems	630	1,900	2,675	1,605	6,810	260	885	2,205	1,510	4,860
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 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	530	405	275	1,210	105	160	330	595
Large Related	75	4	10	89	0	55	70	125
Elderly	405	445	155	1,005	329	309	215	853
Other	275	1,135	400	1,810	140	95	155	390
Total need by income	1,285	1,989	840	4,114	574	619	770	1,963

**Table 9 – Cost Burden > 30%**

Data 2016-2020 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	0	0	15	15	105	65	0	170
Large Related	0	0	0	0	0	0	0	0
Elderly	295	110	15	420	239	160	140	539
Other	0	245	105	350	110	0	0	110
Total need by income	295	355	135	785	454	225	140	819

**Table 10 – Cost Burden > 50%**

Data 2016-2020 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	190	65	65	90	410	0	0	0	0	0

	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	0	0	0
Other, non-family households	0	0	0	25	25	0	0	0	0	0
Total need by income	190	65	65	115	435	0	0	0	0	0

**Table 11 – Crowding Information – 1/2**

Data 2016-2020 CHAS  
Source:

	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:

**Data is not available for this table.**

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

Approximately 31.2% of households in West Des Moines consisted of individuals living alone. This percentage translates to about 9,145 single-person households.

Additionally, about 7.4% of all households were made up of individuals aged 65 and older living alone. This equates to approximately 2,170 senior single-person households.

These figures highlight a significant portion of the population living alone, indicating a demand for housing options that cater to single-person households, including affordable and senior housing.

**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.**

While specific data on the number of families with disabilities is not readily available, national estimates suggest that approximately 12.6% of the U.S. population has a disability. Applying this percentage to West Des Moines would imply that around 8,650 residents may have a disability. However, this figure includes individuals of all ages and does not specifically address families.

Specific to West Des Moines, in 2021, West Des Moines reported 62 aggravated assaults and 23 rapes, totaling 85 violent crimes. While these figures indicate incidents of domestic violence and sexual assault, they do not directly correspond to the number of households affected. The actual number of households impacted is likely higher, as each incident may involve multiple victims or households.

Data from central Iowa includes:

- Children & Families of Iowa (CFI) provided safe shelter to 496 individuals in the last fiscal year, including 194 children. Additionally, they assisted 4,169 individuals seeking to escape abusive relationships.
- Domestic Violence Intervention Program & Rape Victim Advocacy Program (DVIP & RVAP) served 2563 individuals across several counties, including Des Moines County, in FY24. They provided 368 individuals with shelter and 18,032 bed nights.
- Polk County has seen a 37% increase in the number of individuals reporting they were fleeing domestic violence, according to the most recent Point in Time count. This is the highest number in the last six years.

### **What are the most common housing problems?**

Specific homeless data from the Continuum of Care is in section NA-40.

Housing affordability is the most common housing challenge faced by residents in West Des Moines. Both renters and homeowners are increasingly burdened by rising housing costs. The median home value has climbed above \$300,000, while median monthly rents in some ZIP codes exceed \$1,200—well above state and national averages. Nearly half of renter households in the area spend more than 30% of their income on housing, meeting the federal definition of being "cost-burdened." These trends highlight the growing need for affordable housing options and policy solutions that address the widening gap between housing costs and household incomes.

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

Certain population and household types in West Des Moines are more affected by housing affordability problem than others.

These groups are especially vulnerable due to income limitations, systemic barriers, or specific household circumstances:

- Seniors and Elderly Households - Fixed incomes, many live alone and are more likely to be cost-burdened, and aging housing stock may not meet accessibility needs, requiring expensive modifications.

- Single-Parent Households (Especially Female-Headed) - Often rely on a single income source, Face a higher likelihood of being housing cost-burdened, may have additional childcare expenses that strain household budgets.
- People with Disabilities - May face barriers in accessing affordable, accessible housing units, disability-related income (e.g., SSI or SSDI) is often far below what is needed to afford market-rate housing, may also face discrimination in rental markets.
- People of Color - In many communities, racial disparities in income, homeownership rates, and access to credit result in higher housing instability, Black and Latino households in particular are more likely to rent and to be cost-burdened.
- Young Adults and First-Time Renters/Homebuyers - Often earn lower wages early in their careers and struggle to afford high rents and save for down payments, many are forced to delay homeownership, cohabit, or live with family.
- Victims of Domestic Violence - Often need to flee unsafe housing quickly, leading to temporary homelessness or emergency shelter use, may have poor credit or rental histories due to financial abuse or instability, and lack of stable housing can prevent long-term recovery and independence.

**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**

Very low-income households (those at or below 30% of the area median income) spending in excess of 50% of their income for gross rent (rent plus tenant-paid utilities) are particularly vulnerable to an unexpected financial or personal crisis which could lead to homelessness. Single-parent households with children are the most vulnerable. They have a greater need for affordable housing, accessible day care, health care, and other supportive services. Because of their lower income and higher living expenses, very low-income single-parent households are at imminent risk of becoming homeless. The major needs for these households are affordable housing, reliable transportation, job training and affordable childcare.

Very low-income seniors, especially those with co-occurring disorders and/or acute medical diagnoses, are increasingly vulnerable to homelessness due to limited income, generally Social Security, high medical costs which may lead to delaying medical treatment or accessing medication, as well as the inability to access assisted living.

**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**

A list of characteristics:

- High Rent Relative to Income (Cost Burden)
- Substandard Housing Conditions
- Frequent Moves or Short-Term Leases
- Overcrowding
- Lack of Rental Protections or Assistance
- Disconnection from Transportation and Services
- Low Vacancy Rates and Limited Affordable Units
- Expiring or Non-Renewed Subsidized Housing Contracts
- Discrimination in Housing Markets

Additionally, particular housing characteristics that have been linked to instability and an increased risk of homelessness include lack of housing that is affordable on jobs that don't pay a living wage which lead to people needing to make stark choices between paying rent or other basic needs such as food, medical care, child care, or responding to an unexpected financial crisis such as an automobile breakdown. Housing occupied by multiple households who aren't the lease holder which results in precarious living situations for the non-lease holders who can be asked to vacate the housing with no notice. Landlords who will not provide adequate upkeep of their units forcing people to choose between living in substandard housing or becoming homeless. Housing that is not located near jobs making it difficult for some people to obtain stable employment due to a lack of transportation or their housing not being near a DART bus line.

## 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

The data below was compared to the total number of households per the 2020 census. A picture of the comparison is attached to each table below.

From that analysis, no racial or ethnic group has a disproportionately greater need.

### 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	1,625	150	100
White	1,300	95	70
Black / African American	115	55	0
Asian	100	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	0	4

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 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%

	Has one or more of Four housing Problems	Total Households - 29,440	Has none of the four housing problems	Total Households - 29,440	Household ha no/negative income but none of the other housing problems	Total Households - 29,440
<b>0-30% AMI</b>						
Jurisdiction as a whole	1625	5.52%	150	0.51%	100	0.34%
White	1300	4.42%	95	0.32%	70	0.24%
Black/African American	115	0.39%	55	0.19%	0	0.00%
Asian	100	0.34%	0	0.00%	10	0.03%
American Indian, Alaska Native	0	0.00%	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Hispanic	65	0.22%	0	0.00%	4	0.01%

### NA-15 0-30

**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	1,940	470	0
White	1,470	380	0
Black / African American	140	90	0
Asian	110	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	225	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 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%

	Has one or more of Four housing Problems	Total Households - 29,440	Has none of the four housing problems	Total Households - 29,440	Household ha no/negative income but none of the other housing problems	Total Households - 29,440
<b>30-50% AMI</b>						
Jurisdiction as a whole	1940	6.59%	470	1.60%	0	0.00%
White	1470	4.99%	380	1.29%	0	0.00%
Black/African American	140	0.48%	90	0.31%	0	0.00%
Asian	110	0.37%	0	0.00%	0	0.00%
American Indian, Alaska Native	0	0.00%	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Hispanic	225	0.76%	0	0.00%	0	0.00%

**NA-15 30-50**

**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	1,645	2,634	0
White	1,325	2,235	0
Black / African American	80	139	0
Asian	140	75	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	90	184	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 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%

	Has one or more of Four housing Problems	Total Households - 29,440	Has none of the four housing problems	Total Households - 29,440	Household has no/negative income but none of the other housing problems	Total Households - 29,440
<b>50-80% AMI</b>						
Jurisdiction as a whole	1645	5.59%	2634	8.95%	0	0.00%
White	1325	4.50%	2235	7.59%	0	0.00%
Black/African American	80	0.27%	139	0.47%	0	0.00%
Asian	140	0.48%	75	0.25%	0	0.00%
American Indian, Alaska Native	20	0.07%	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Hispanic	90	0.31%	184	0.63%	0	0.00%

**NA-15 50-80**

**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	690	2,450	0
White	485	2,235	0
Black / African American	65	40	0
Asian	105	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	40	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 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%

	Has one or more of Four housing Problems	Total Households - 29,440	Has none of the four housing problems	Total Households - 29,440	Household has no/negative income but none of the other housing problems	Total Households - 29,440
<b>80-100% AMI</b>						
Jurisdiction as a whole	690	2.34%	2450	8.32%	0	0.00%
White	485	1.65%	2235	7.59%	0	0.00%
Black/African American	65	0.22%	40	0.14%	0	0.00%
Asian	105	0.36%	70	0.24%	0	0.00%
American Indian, Alaska Native	0	0.00%	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Hispanic	25	0.08%	40	0.14%	0	0.00%

**NA-15 80-100**

## 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

The data below was compared to the total number of households per the 2020 census. A picture of the comparison is attached to each table below.

From that analysis, no racial or ethnic group has a disproportionately greater need.

### 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	1,390	379	100
White	1,080	314	70
Black / African American	115	55	0
Asian	100	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	10	4

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2016-2020 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	620	1,795	0
White	440	1,410	0
Black / African American	20	210	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	100	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	165	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 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%

	Has one or more of Four housing Problems	Total Households - 29,440	Has none of the four housing problems	Total Households - 29,440	Household has no/negative income but none of the other housing problems	Total Households - 29,440
<b>30-50% AMI</b>						
Jurisdiction as a whole	620	2.11%	1795	6.10%	0	0.00%
White	440	1.49%	1410	4.79%	0	0.00%
Black/African American	20	0.07%	210	0.71%	0	0.00%
Asian	100	0.34%	10	0.03%	0	0.00%
American Indian, Alaska Native	0	0.00%	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Hispanic	60	0.20%	165	0.56%	0	0.00%

**NA-20 30-50**

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	455	3,824	0
White	380	3,180	0
Black / African American	0	220	0
Asian	40	170	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	35	239	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 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%

	Has one or more of Four housing Problems	Total Households - 29,440	Has none of the four housing problems	Total Households - 29,440	Household has no/negative income but none of the other housing problems	Total Households - 29,440
<b>30-50% AMI</b>						
Jurisdiction as a whole	620	2.11%	1795	6.10%	0	0.00%
White	440	1.49%	1410	4.79%	0	0.00%
Black/African American	20	0.07%	210	0.71%	0	0.00%
Asian	100	0.34%	10	0.03%	0	0.00%
American Indian, Alaska Native	0	0.00%	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Hispanic	60	0.20%	165	0.56%	0	0.00%

**NA-20 50-80**

**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	225	2,920	0
White	80	2,650	0
Black / African American	25	80	0
Asian	105	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	55	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 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%

	Has one or more of Four housing Problems	Total Households - 29,440	Has none of the four housing problems	Total Households - 29,440	Household has no/negative income but none of the other housing problems	Total Households - 29,440
<b>80-100% AMI</b>						
Jurisdiction as a whole	225	0.76%	2920	9.92%	0	0.00%
White	80	0.27%	2650	9.00%	0	0.00%
Black/African American	25	0.08%	80	0.27%	0	0.00%
Asian	105	0.36%	70	0.24%	0	0.00%
American Indian, Alaska Native	0	0.00%	0	0.00%	0	0.00%
Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Hispanic	10	0.03%	55	0.19%	0	0.00%

**NA-20 80-100**

## 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:

The data below was compared to the total number of households per the 2020 census. A picture of the comparison is attached to the table below.

From that analysis, no racial or ethnic group has a disproportionately greater need.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,484	3,549	2,165	110
White	18,510	2,910	1,725	75
Black / African American	760	240	135	0
Asian	1,310	145	180	10
American Indian, Alaska Native	10	20	0	0
Pacific Islander	45	0	0	0
Hispanic	710	250	80	4

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2016-2020 CHAS

Source:

Housing Cost Burden	<=30%	Total Households - 29,440	30-50%	Total Households - 29,440	>50%	Total Households - 29,440	No/Negative income (not computed)	Total Households - 29,440
Jurisdiction as a whole	21484	72.98%	3539	12.02%	2165	7.35%	110	0.37%
White	18510	62.87%	2910	9.88%	1725	5.86%	75	0.25%
Black/African American	760	2.58%	240	0.82%	135	0.46%	0	0.00%
Asian	1310	4.45%	145	0.49%	180	0.61%	10	0.03%
American Indian, Alaska Native	10	0.03%	20	0.07%	0	0.00%	0	0.00%
Pacific Islander	45	0.15%	0	0.00%	0	0.00%	0	0.00%
Hispanic	710	2.41%	250	0.85%	80	0.27%	4	0.01%

### NA-25

### **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?**

After analysis of the data compared to the total number of households in West Des Moines, there are no income categories in which a racial or ethnic group has disproportionately greater need.

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

All of the needs have been identified.

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

The Valley Junction area of the City has a larger percentage of the Hispanic and Black population of West Des Moines in comparison to other areas of the city. This has been true since the late 1800's as many families go back multiple generations in the neighborhood.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of West Des Moines has three housing authorities overseeing Section 8 Housing Choice Vouchers within its jurisdiction. There are no public housing units in the City of West Des Moines. The Central Iowa Regional Housing Authority oversees vouchers in the Dallas and Madison counties, Warren County Housing Authority oversees vouchers in Warren County, and the Des Moines Municipal Housing Agency oversees vouchers in Polk County.

There are no public housing units in the City of West Des Moines. While the City of West Des Moines does not directly oversee public housing or Section 8 Housing Choice Vouchers, it collaborates where appropriate with regional housing authorities to provide these services.

### 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
# 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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
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

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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:**

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

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

There is no public housing in West Des Moines. As noted above, other organizations administer the Section 8 Housing Choice Vouchers in West Des Moines. The needs of voucher holders is finding housing and landlords that will accept the voucher. This is a challenge throughout the region.

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

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

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The data in the tables below was provided from the Continuum of Care.

### 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)	110	2	589	436	129	39
Persons in Households with Only Children	1	0	13	9	5	42
Persons in Households with Only Adults	457	145	2,217	1,547	748	50
Chronically Homeless Individuals	92	71	405	208	123	47
Chronically Homeless Families	12	0	33	24	7	24
Veterans	36	19	186	164	69	52
Unaccompanied Child	37	2	258	173	89	61
Persons with HIV	6	0	21	14	10	40

**Table 26 - Homeless Needs Assessment**

Data Source Comments: Continuum of Care

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):**

Not Applicable

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	376	111
Black or African American	143	20
Asian	12	5
American Indian or Alaska Native	9	2
Pacific Islander	2	2
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	34	13
Not Hispanic	534	134

Data Source

Comments: Continuum of Care

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

The 2024 Point in Time Count reported 112 people were in families that included at least one adult and one child. The average number of children in families was 1.6. The 2024 PIT also recorded 55 people who identified as a veteran. All 55 veterans were single adults.

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

Homeless individuals are more likely to identify as White than any other racial or ethnic group. Over 68% of residents experiencing homelessness in Polk County identified as White during the 2024 PIT Count. The second largest racial group is those identifying as Black or African American. Black residents in Polk County are disproportionately affected by homelessness, making up about almost 23% of those counted, while Black residents make up about 7% of the county’s population.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

According to the 2024 PIT Count, a total of 715 people were experiencing homelessness on the night of the count. People experiencing unsheltered homelessness represented 21% (147 people) of those counted while people experiencing homelessness who were sheltered represented 79% (568 people) of those counted. People identified as unsheltered were all single individuals. Of the 175 people who met HUD’s definition of “chronic homelessness”, 41% (71 people) were unsheltered while 59% (104 people) were sheltered. Of the 54 people who identified as being a veteran, 26% (14 people) were unsheltered while 74% (40 people) were sheltered. Of the 41 people who identified as youth (ages 18-24), 5% (2 people) were unsheltered while 95% (39 people) were sheltered.

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

### Describe the characteristics of special needs populations in your community:

The City of West Des Moines recognizes the housing and supportive service needs of special needs populations who may not be homeless but who require assistance to maintain housing stability, live independently, and prevent future episodes of homelessness. These groups face unique challenges in accessing safe, affordable, and appropriate housing, particularly in a suburban context where service access may be more limited compared to urban cores.

#### Persons with Disabilities (Physical, Intellectual, Developmental)

Characteristics: Individuals with physical or cognitive impairments may experience challenges with mobility, communication, or independent living. Many are reliant on fixed incomes and require ADA-compliant housing.

#### Needs:

- Affordable, accessible rental housing with universal design
- In-home care, personal assistance services, and transportation
- Proximity to medical providers and social support services

#### Persons with Serious Mental Illness

Characteristics: Individuals living with chronic mental illness (e.g., schizophrenia, PTSD, bipolar disorder) may struggle with employment, social integration, and housing stability.

#### Needs:

- Permanent supportive housing (PSH) models with integrated clinical care
- Case management and crisis intervention services
- Non-institutional housing environments that reduce isolation

#### Persons with Substance Use Disorders

Characteristics: Individuals recovering from addiction or in active use are at high risk for eviction and homelessness. Stigma, criminal history, and untreated co-occurring disorders can be barriers to stable housing.

#### Needs:

- Recovery housing or sober living environments

- Access to outpatient treatment, harm reduction services, and peer support
- Coordination with mental health and reentry programs

#### Veterans and Veteran Families

Characteristics: Veterans may experience physical disabilities, mental health conditions, or housing instability due to service-related trauma and difficulty accessing VA benefits.

#### Needs:

- HUD-VASH or other VA-linked housing options
- Case management and veteran peer services
- Employment assistance and accessible transportation

#### Older Adults (Seniors 62+)

Characteristics: Seniors often live on fixed incomes and may struggle with home maintenance, rising housing costs, and age-related health issues. Many wish to age in place.

#### Needs:

- Affordable senior housing with accessibility features
- Home modifications and mobility support (e.g., ramps, grab bars)
- Social services to reduce isolation and support healthy aging

#### Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Characteristics: Survivors, many of whom are women with children, are frequently forced to leave their homes to escape abuse. This population often has limited income and may be isolated from support networks.

#### Needs:

- Confidential emergency shelter and long-term housing options
- Trauma-informed case management and legal advocacy
- Safe housing with enhanced security measures

#### Unaccompanied Youth and Transition-Age Youth (18–24)

Characteristics: This population includes youth aging out of foster care, those estranged from family due to abuse or rejection, and LGBTQ+ youth. They are often unstably housed or couch-surfing, with no adult support.

Needs:

- Transitional housing or host homes
- Wraparound services including education, employment training, and counseling
- Life skills development and mentorship

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

Common housing needs across these groups include:

- **Affordable Rent Levels:** Most individuals rely on fixed or limited income sources (e.g., Social Security, SSI, VA benefits) and cannot afford market-rate housing without subsidy.
- **Accessible and Adaptable Units:** For persons with physical or developmental disabilities, housing must meet ADA standards, including no-step entries, widened doorways, and accessible bathrooms.
- **Permanent Supportive Housing (PSH):** Needed especially for those with chronic disabilities, mental illness, or a history of long-term homelessness.
- **Emergency and Transitional Housing:** Particularly vital for survivors of domestic violence and unaccompanied youth, who often face sudden displacement.
- **Aging in Place Modifications:** Seniors need home retrofits, single-level housing, and safe environments to live independently as they age.
- **Family-Oriented Units:** For disabled parents or survivors of domestic violence with children, larger units with supportive family services are required.

The following supportive services are critical to maintaining stable housing and addressing individual challenges:

- **Case Management and Housing Navigation:** Assists with applying for benefits, finding and maintaining housing, and accessing health and community resources.
- **Mental and Behavioral Health Services:** Essential for individuals with serious mental illness or co-occurring disorders.
- **Substance Use Treatment and Recovery Services:** Includes outpatient treatment, peer support, and sober housing for individuals in recovery.
- **In-Home Support Services:** For seniors and persons with disabilities who need assistance with daily living activities.
- **Trauma-Informed Care:** For survivors of domestic violence and unaccompanied youth, including crisis intervention, counseling, and legal advocacy.
- **Transportation and Employment Support:** Helps overcome physical and geographic isolation, particularly in suburban areas like West Des Moines.

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

The Des Moines–West Des Moines Metropolitan Statistical Area (MSA), encompassing Polk, Dallas, Warren, Madison, Guthrie, and Jasper counties, is home to a significant number of individuals living with HIV/AIDS. The MSA's total population is approximately 753,913 as of 2024. In 2022, there were 975 diagnoses in Polk County. The city of Des Moines–West Des Moines has a population of 453,080, with 528 individuals living with HIV, representing 0.12% of the population. A significant proportion of new HIV diagnoses in Iowa are among individuals aged 13–24. Black Iowans, who make up less than 4% of the state's population, accounted for 24% of new HIV cases in 2021, highlighting disparities in healthcare access and outcomes.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

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

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

### **Describe the jurisdiction’s need for Public Facilities:**

The City of West Des Moines, a growing suburban community within the Des Moines Metropolitan Statistical Area (MSA), continues to experience demographic shifts, economic development, and increased demand for public infrastructure. As the population expands and diversifies, so too does the need for public facilities that serve low- and moderate-income (LMI) residents, support neighborhood revitalization, and improve access to essential community services.

Public Facility Needs include:

- Community & Neighborhood Facilities
- Accessibility and ADA Upgrades
- Health and Wellness Facilities
- Emergency Shelter and Transitional Housing Facilities
- Educational and Workforce Development Facilities

### **How were these needs determined?**

These needs were determined from the consultation meetings and reviewing local and regional plans.

### **Describe the jurisdiction’s need for Public Improvements:**

The City of West Des Moines is a dynamic and growing community within the Des Moines Metropolitan Statistical Area (MSA). While it is known for its strong tax base and high quality of life, certain neighborhoods and populations—particularly low- and moderate-income (LMI) residents—face persistent infrastructure gaps that limit access, safety, and opportunity. To meet the needs of these residents and promote equitable growth, the City has identified key public improvement priorities.

Public Improvement Needs include:

- Street and Sidewalk Infrastructure
- Transit and Mobility Enhancements
- Stormwater and Drainage Improvements
- Parks, Trails, and Public Open Space Improvements
- Utility and Infrastructure Modernization

### **How were these needs determined?**

These needs were determined from the consultation meetings and reviewing local and regional plans.

### **Describe the jurisdiction’s need for Public Services:**

As the City of West Des Moines continues to grow and diversify, public service needs have expanded, particularly among low- and moderate-income (LMI) households, seniors, immigrants, persons with disabilities, and others facing barriers to stability. While West Des Moines benefits from a strong regional economy, the need for accessible, locally delivered support services has increased in parallel with rising housing costs, income inequality, and a growing aging population.

Public services are essential for maintaining housing stability, fostering economic mobility, preventing homelessness, and addressing basic needs among vulnerable residents.

Public Services needs include:

- Emergency Food, Clothing, and Basic Needs Assistance
- Childcare and Youth Services
- Senior Services
- Mental Health and Substance Use Services
- Housing Stability and Case Management
- Immigrant and Refugee Support

### **How were these needs determined?**

These needs were determined from the consultation meetings and reviewing local and regional plans.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Housing Market Analysis:

- High demand and low vacancy rates in West Des Moines continue to push rents and home prices upward.
- Land and development costs often lead developers to prioritize higher-end housing, making it financially challenging to build affordable units without subsidy or incentives.
- Displacement risk increases as rents rise in previously affordable neighborhoods, particularly for LMI renters.

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

### Introduction

#### Market Pressures and Challenges

- High demand and low vacancy rates in West Des Moines continue to push rents and home prices upward.
- Land and development costs often lead developers to prioritize higher-end housing, making it financially challenging to build affordable units without subsidy or incentives.
- Displacement risk increases as rents rise in previously affordable neighborhoods, particularly for LMI renters.

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,705	46%
1-unit, attached structure	4,390	14%
2-4 units	675	2%
5-19 units	5,465	17%
20 or more units	6,185	19%
Mobile Home, boat, RV, van, etc.	320	1%
<b>Total</b>	<b>31,740</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	85	0%	560	5%
1 bedroom	245	1%	2,880	24%
2 bedrooms	3,790	22%	6,500	55%
3 or more bedrooms	13,390	76%	1,990	17%
<b>Total</b>	<b>17,510</b>	<b>99%</b>	<b>11,930</b>	<b>101%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

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

The City of West Des Moines has assisted a variety of housing types with local funds including rental and owner-occupied housing. Most financial assistance is offered in partnership with another organization to leverage funds for greater impact. Housing assistance efforts in the last five years include:

- Historic West Des Moines Housing Fund - Home Improvement Fund – exterior repairs for owner-occupied homes for households at or below 110% AMI (85 to date), Downpayment Program – down payment funds for the purchase of a home for households at or below 100% AMI (1 to date), Rental Acquisition Fund – creation of owner-occupied housing units for households at or below 80% AMI (4 to date)
- Radon Mitigation – available for renter and owner-occupied units with household incomes at or below 80% AMI (12 to date)
- Neighborhood Finance Corporation Program – Provide home purchase and home rehabilitation without income restrictions to areas of the city. (75 to date)
- Upper Story Housing Program – financially assisted in the development of 39 upper story rental housing units in Valley Junction for households at or below 80% AMI (39 total)
- Phenix School Apartments – financially assisting in the redevelopment of this school into 17 mixed income rental units (17 total)
- Owner-occupied rehabilitation programs for households at or below 80% AMI through the Dallas County Local Housing Trust Fund and the Metro Home Improvement Program. (30 to date)
- Infill Owner-Occupied Housing for households at or below 80% AMI (3 to date)
- Financially assist the development of rental housing for households at or below 80% AMI (198 to date)

**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 units are expected to be lost. There are no expiring affordability periods for any units in the next five years.

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

The City of West Des Moines is experiencing continued population growth, diversification, and increasing housing demand. However, the availability of housing units—particularly those that are affordable to low- and moderate-income (LMI) households—does not fully meet the needs of the population. These gaps are most pronounced among renters, first-time homebuyers, extremely low-income households, and special populations such as seniors and persons with disabilities.

- Mismatch Between Supply and Affordability
- Limited Affordable Homeownership Options
- Lack of Accessible and Age-Friendly Housing

- Special Populations Face Disproportionate Barriers

**Describe the need for specific types of housing:**

West Des Moines is a growing suburban community with a diverse and evolving population. While the city has seen continued investment in new housing, the existing supply does not adequately meet the full range of needs—especially for low- and moderate-income households, special populations, and first-time buyers. The city requires a more balanced housing stock that includes a variety of unit types, sizes, price points, and accessibility features.

- Affordable Rental Housing (0–60% AMI)
- Entry-Level Homeownership Opportunities
- Senior Housing and Aging-in-Place Options
- Supportive and Permanent Housing for Special Populations
- Transitional and Emergency Housing
- Multi-Unit and Missing Middle Housing

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

### Introduction

There is an affordability gap in West Des Moines, for both owner and renter occupied units. That gap is expected to increase unless substantial intervention occurs.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	188,600	228,300	21%
Median Contract Rent	816	943	16%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	705	5.9%
\$500-999	6,600	55.3%
\$1,000-1,499	3,810	32.0%
\$1,500-1,999	650	5.5%
\$2,000 or more	145	1.2%
<b>Total</b>	<b>11,910</b>	<b>99.9%</b>

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	370	No Data
50% HAMFI	2,635	915
80% HAMFI	7,030	3,664
100% HAMFI	No Data	5,424
<b>Total</b>	<b>10,035</b>	<b>10,003</b>

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	833	899	1,080	1,477	1,481

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	833	899	1,080	1,477	1,481
Low HOME Rent	833	899	1,080	1,477	1,481

**Table 32 – Monthly Rent**

Data Source Comments: US Department of Housing & Urban Development

### Is there sufficient housing for households at all income levels?

While West Des Moines offers a relatively diverse housing stock, there is not sufficient housing available for households at all income levels, especially for those earning at or below the area median income (AMI). The city’s current housing inventory does not adequately meet the affordability, accessibility, and unit-type needs of all income groups—particularly extremely low-income, very low-income, and moderate-income households.

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

The affordability of housing in West Des Moines is expected to continue declining in the near term due to rising home values, increasing rents, and limited growth in household incomes, particularly among low- and moderate-income (LMI) residents. Without strategic intervention, the city is likely to see widening affordability gaps, growing cost burdens, and increased displacement risk among vulnerable populations.

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

The difference between FMR and AMR highlights the affordability gap in West Des Moines. While FMRs are used to determine eligibility for housing assistance, they may not align with the actual market rents, which can be higher. This discrepancy can impact the effectiveness of housing programs and the availability of affordable units.

To address these challenges, strategies could include:

- Developing Housing Units Below Market Rates: Creating housing options with rents lower than the prevailing AMR can provide more affordable choices for low-income residents.
- Utilizing Housing Vouchers Effectively: Ensuring that housing vouchers are sufficient to cover the difference between FMR and AMR can help low-income tenants access suitable housing.
- Encouraging Private Sector Participation: Incentivizing developers to include affordable units in their projects can increase the overall supply of affordable housing.

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

## Introduction

The data for the tables in this section did not automatically load and staff is not able to enter the data into the table. To show the information, tables from the 2023 Census has been attached as jpeg files for each table.

Vacant Units - the Census reports 2,106 vacant units in West Des Moines. The census does not tract abandoned units. A search of REO properties in West Des Moines shows 279 units as of May 23, 2025.

## Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of West Des Moines does not have a definition of standard condition and substandard condition but suitable for rehabilitation.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Table B25123		West Des Moines city, Iowa	
		Estimate	
		31,825	
	<b>Owner occupied:</b>	18,252	
	With one selected condition	2,616	14.33%
	With two selected conditions	26	0.14%
	With three selected conditions	0	0.00%
	With four selected conditions	0	0.00%
	No selected conditions	15,610	85.52%
	<b>Renter occupied:</b>	13,573	
	With one selected condition	5,168	38.08%
	With two selected conditions	285	2.10%
	With three selected conditions	0	0.00%
	With four selected conditions	0	0.00%
	No selected conditions	8,120	59.82%

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

**I**Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

West Des Moines city, Iowa	
Label	Estimate
Total:	34,914
Built 2020 or later	1,812
1980-1999	12,740
1950-1979	6,669
Before 1950	1,337

**MA-20 - Year Built**

**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	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Risk of Lead-Based Paint Hazard			
Total Number of Units Built Before 1980	8,006		Using 9% - estimate that 9% of houses 739 built prior to 1980 have children under 6
Owner-Occupied units with children under 6	2,188		
Renter-Occupied units with children under 6	868		
Total households with children under 6	3,056	9%	Percentage of households with children under 6
Used census tables - B25012 & 25034			

## MA-20 - Risk of Lead-Based Paint Hazard

### 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

### Search Real Estate Investments in West Des Moines, IA

How many HUD foreclosures are available for sale in West Des Moines, IA? Right now, West Des Moines, IA currently has **279** HUD foreclosure listings available.

HUD offers a variety of apartments, duplexes, townhouses and single-family houses to purchase in West Des Moines, IA. If you located a great foreclosed HUD home deal near you, be sure to first get pre-qualified before attempting to purchase the property - this is something you can do on your own online. In addition, a local real estate agent can help you with possible financing options and get you pre-qualified to buy a HUD home and/or foreclosure. Also remember: FHA assists first-time homebuyers and others who might be unable to meet down payment requirements for conventional loans, providing mortgage insurance to private lenders.

## MA-20 REO Properties

### Need for Owner and Rental Rehabilitation

The City continues to have a need for rehabilitation of owner and rental housing. This is particularly true as 59% of all West Des Moines housing units (both renter and owner occupied) were built prior to 2000, making those housing units greater than 25 years old.

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

There are 4,795 owner and rental housing built before 1980 with children present. According to the 2020 Low/Mod Census numbers, 30.55% of West Des Moines' population is low-income. With that percentage of low-income people in the City, it is safe to estimate 1,464 of the 4,795 housing units are occupied by a low-income family.

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

### Introduction

The City of West Des Moines has three housing authorities overseeing Section 8 Housing Choice Vouchers within its jurisdiction. There are no public housing units in the City of West Des Moines. The Central Iowa Regional Housing Authority oversees vouchers in the Dallas County and Madison Counties, Warren County Housing Authority oversees vouchers in Warren County, and the Des Moines Municipal Housing Agency oversees vouchers in Polk County.

The table below lists of vouchers and public housing units under Central Iowa Regional Housing Authority and the Des Moines Municipal Housing Agency. The numbers are not specific to West Des Moines.

On average Central Iowa Regional Housing Authority has 152 vouchers in West Des Moines.

### 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									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

There are on public housing units in the City of West Des Moines.

### 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 on 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 on 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 on public housing units in the City of West Des Moines.

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

### Introduction

The information in this section was provided by the Continuum of Care. These facilities are not located in the City of West Des Moines, but rather the City of Des Moines.

### 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)	91	0	56	165	0
Households with Only Adults	316	38	147	356	0
Chronically Homeless Households	0	0	0	284	0
Veterans	5	0	0	165	0
Unaccompanied Youth	9	0	29	12	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments: Continuum of Care

**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**

The geographic area covered by the local Continuum of Care (CoC) includes Des Moines, Polk County and West Des Moines. Homeward, the lead agency for the CoC, takes a system-wide approach to homelessness. The CoC has prioritized collaboration among local service providers to address homelessness. Mainstream services used to complement services targeted to people experiencing homelessness include:

Health Care - Primary Health Care, Exemplar Care, Des Moines Integrated Healthcare and Broadlawn's Hospital provide health care services to people experiencing homelessness. Iowa Total Care and United Health Care also partner with individual programs to assist clients in accessing health care benefits.

SOAR – All programs receiving CoC and ESG funding are required to have at least one SOAR trained staff person to assist clients in completing SSI/SSDI applications & appeals.

Mental Health – Des Moines Mobile Crisis Unit, Polk County Life Service Center (crisis observation and stabilization), Eyerly Ball, Broadlawn's Integrated Health Home and Positive Alternatives to Hospitalization programs, and Community Support Advocates provide mental health care to persons experiencing homelessness.

Substance Abuse – The Sobering Center provides an alternative to shelter for people experiencing homelessness who are inebriated. Lutheran and Broadlawn's hospitals, USC Healthcare, Eyerly Ball and Employee and Family Resources assist people experiencing homelessness with evaluation and placement in treatment.

Employment – Anawim Housing, Central Iowa Shelter & Services and Iowa Homeless Youth Centers all have entrepreneurial programs that train and employ people experiencing homelessness.

**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.**

A variety of organizations provide housing and supportive services to meet the needs of homeless people, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. These organizations include:

- Anawim Housing – Anawim is the largest provider of permanent supportive housing (PSH) in the CoC. They provide PSH for chronically homeless individuals and families as well as PSH for unaccompanied youth experiencing homelessness.
- Catholic Charities – Catholic Charities of the Diocese of Des Moines provides emergency shelter for families experiencing homelessness.

- Central Iowa Shelter & Services – Provides shelter, housing focused case management and “in reach” to individuals and couples experiencing homelessness including people experiencing chronic homelessness. They also operate a Safe Haven program through a VA Grant and Per Diem grant as well as permanent housing both market rate and through Project Based Vouchers.
- Children & Families of Iowa –Provides emergency shelter and advocacy services as well as Rapid Rehousing for people fleeing domestic violence. They also provide Rapid Rehousing and Transitional housing for unaccompanied fleeing domestic violence.
- Des Moines Public Library, Central Branch – The Central Library hosts their Outreach Project every Friday which brings together service providers to provide services to persons experiencing unsheltered homelessness including people experiencing chronic homelessness.
- Des Moines Municipal Housing Agency – Administers the HUD-VASH, Family Reunification, Mainstream Voucher and Emergency Housing Voucher programs which provide housing for families, individuals and veterans who are experiencing homelessness.
- Families Forward – Provides emergency shelter and permanent housing for families experiencing homelessness.
- Hope Ministries – Hope Ministries provides shelter, supportive services for individuals experiencing homelessness as well as, transitional housing for men and women experiencing homelessness.
- Iowa Homeless Youth Center – IHYC works to eliminate homelessness among children, youth, and young families in Central Iowa through case management and advocacy. Programs include Rapid Rehousing, transitional housing, counseling, foster care advocacy and aftercare, drop-in services, street outreach, emergency shelter, and education support.
- JOPPA – Joppa provides basic support for persons experiencing homelessness in Des Moines, including food, clothing, street outreach, emergency shelter, mail services, medical referrals, transportation assistance, housing navigation, and more.
- Primary Health Care, Inc – PHC administers the CoC’s centralized intake, provides street outreach to persons experiencing unsheltered homelessness and Rapid Rehousing for people experiencing homelessness and chronic homelessness.
- The Beacon – Provides transitional housing for persons experiencing homelessness who are/have been engaged with the criminal justice system.
- VA of Central Iowa – Provides case management services for people experiencing homelessness and chronic homelessness through the HUD-VASH program as well as street outreach to the same populations.
- YMCA Supportive Housing Campus – Provide permanent housing for persons experiencing homelessness through Project Based vouchers and the VA Grant and Per Diem program.

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

**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**

Supportive housing addresses the unique and often complex needs of vulnerable populations by combining affordable housing with flexible, voluntary support services. For the following groups — including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), individuals with substance use disorders, persons with HIV/AIDS and their families, and public housing residents — supportive housing can be critical for promoting stability, independence, and improved quality of life.

Elderly and Frail Elderly - Accessible units (e.g., single-story, grab bars, elevators), Health services, Personal care services, Social activities and case management, Transportation services for healthcare, groceries, and social events

Persons with Disabilities (mental, physical, developmental) - Permanent supportive housing, Case management and crisis intervention, Vocational and daily living support services, Subsidized housing, Fully accessible units (e.g., roll-in showers, wide doorways, automatic doors), In-home care and personal assistance, Transportation to healthcare and other essential services, Proximity to medical facilities, Supervised group homes or independent living with support, Life skills training and daily structure, Access to medical and behavioral health professionals, Community integration support

Persons with Substance Use Disorders - Transitional or permanent supportive housing with integrated substance abuse treatment, Sober living environments, Peer support and counseling, Employment training and case management, Access to detox and recovery services

Persons with HIV/AIDS and Their Families - Stable, affordable housing, Access to comprehensive medical care, nutritional support

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

Ensuring that individuals returning from mental and physical health institutions receive appropriate supportive housing is essential for reducing homelessness, improving health outcomes, and supporting successful reintegration into the community. In West Des Moines, Iowa, and throughout the state, a combination of local, state, and federal programs works to meet these needs.

Examples of programs/services include:

- Permanent Supportive Housing (PSH) Programs

- Iowa Money Follows the Person (MFP) Program
- Iowa Community-Based Mental Health Services
- Section 811 Project Rental Assistance (PRA) Program
- Local Nonprofit and Faith-Based Programs

**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 prioritize funding the West Des Moines Human Services Homeless Prevention Program and the Transit Pass 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 is reviewing its policies to determine what if any public policies are having a negative effect on affordable housing. This is a work in progress.

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

### Introduction

The tables below did not automatically fill in. Census data was used to complete the tables with information available. Where tables are left blank that data was not available.

Census tables used:

2023: ACS 5-year estimate data from table S2405 - Industry by Occupation for Civilian Employed Population 16 years and over was used.

2023: ACS 5-year estimate data from table CP03 - Comparative Economic Characteristics

2023: ACS 5-year estimate data from table S0801 - Commuting Characteristics by Sex

2023: ACS 5-year estimate data from table B23006 - Educational Attainment by Employment Status for the Population 25-64 years

2023: ACS 5-year estimate data from table S1501 - Educational Attainment

2023: ACS 5-year estimate data from table B20004 - Median Earnings in the past 12 months (in 2023 inflation adjusted dollars)

### 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	239	0	1	0	-1
Arts, Entertainment, Accommodations	2,878	0	7	0	-7
Construction	1,466	0	4	0	-4
Education and Health Care Services	8,475	0	21	0	-21
Finance, Insurance, and Real Estate	7,851	0	19	0	-19

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Information	624	0	2	0	-2
Manufacturing	2,582	0	6	0	-6
Other Services	2,200	0	5	0	-5
Professional, Scientific, Management Services	5,585	0	14	0	-14
Public Administration	1,261	0	3	0	-3
Retail Trade	4,539	0	11	0	-11
Transportation and Warehousing	2,054	0	5	0	-5
Wholesale Trade	961	0	2	0	-2
Total	40,715	0	--	--	--

**Table 40 - Business Activity**

Data Source Comments: US census

## Labor Force

Total Population in the Civilian Labor Force	40,930
Civilian Employed Population 16 years and over	39,690
Unemployment Rate	3.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

**Table 41 - Labor Force**

Data Source Comments: US Census

Occupations by Sector	Number of People
Management, business and financial	22,751
Farming, fisheries and forestry occupations	0
Service	3,732
Sales and office	8,934
Construction, extraction, maintenance and repair	1,231
Production, transportation and material moving	3,057

**Table 42 – Occupations by Sector**

Data Source Comments: US Census

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,394	88%
30-59 Minutes	3,065	10%
60 or More Minutes	813	3%
<b>Total</b>	<b>31,272</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source Comments: US Census

## 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	1,772	0	1,833

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,525	364	555
Some college or Associate's degree	7,096	327	856
Bachelor's degree or higher	19,874	301	2,993

**Table 44 - Educational Attainment by Employment Status**

Data Source Comments: US census

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	859	0	0	0	0
High school graduate, GED, or alternative	812	11,662	9,272	14,957	12,943
Some college, no degree	0	0	0	0	0
Associate's degree	1,526	0	0	0	0
Bachelor's degree	2,264	7,884	6,671	8,613	5,599
Graduate or professional degree	0	0	0	0	0

**Table 45 - Educational Attainment by Age**

Data Source Comments: US Census

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	32,440
High school graduate (includes equivalency)	38,971
Some college or Associate's degree	45,854
Bachelor's degree	66,189
Graduate or professional degree	90,693

**Table 46 – Median Earnings in the Past 12 Months**

Data Source Comments: US Census

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

The major employment sectors in West Des Moines reflect the city's role as a regional business hub, particularly in financial services, insurance services, healthcare, and professional services.

## **Describe the workforce and infrastructure needs of the business community:**

The workforce and infrastructure needs of the business community in West Des Moines are shaped by its dynamic economy, which is driven by financial services, healthcare, professional services, retail, and logistics. As the city continues to grow, businesses face both opportunities and challenges in maintaining competitiveness, attracting talent, and ensuring operational efficiency.

### Workforce Needs

- Skilled Labor and talent development
- Workforce retention and training
- Diversity and inclusion

### Infrastructure Needs

- Transportation and mobility
- Broadband and digital connectivity
- Commercial and industrial space
- Utilities and sustainability
- Childcare and family services

**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.**

West Des Moines, Iowa, is experiencing significant economic growth driven by substantial public and private sector investments. These developments are poised to create new job opportunities, stimulate business growth, and necessitate targeted workforce development and infrastructure enhancements.

- Microsoft's sixth data center
- The Grand Experience entertainment district
- Infrastructure enhancements - street expansions

### Workforce Development and Business Support Needs

- Skilled labor force
- Workforce training and education
- Business support services
- Infrastructure investments

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

In West Des Moines, the skills and education levels of the current workforce generally align well with the city’s leading employment sectors. However, as the local economy evolves — especially with increased investment in technology, healthcare, and infrastructure — there are areas where skills gaps are emerging, creating both opportunities and challenges.

**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.**

West Des Moines, is actively fostering workforce development through a variety of initiatives supported by community colleges, workforce investment boards, and other organizations. These efforts are designed to align with the city's economic goals, particularly in sectors such as technology, healthcare, and advanced manufacturing.

- Microsoft datacenter academy at DMACC West
- Iowa Learns Work-Based Learning Program
- Workforce Training Academy (WTA)
- Iowa Jobs Training Program (260F)
- Workforce Training & Economic Development Fund

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

Yes

**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.**

West Des Moines participates in regional economic development planning through the Mid-Iowa Comprehensive Economic Development Strategy (CEDS), coordinated by the Mid-Iowa Planning Alliance (MIPA). This strategy encompasses a seven-county region, including Polk County, where West Des Moines is located. The CEDS aims to promote job creation, economic diversification, improved living conditions, and regional resiliency.

The City has hired a consultant to update its own economic development action plan and is expected to be completed in the next year. Elements of that action plan may be part of future CDBG Annual Action Plans.

The city's Community and Economic Development Department plays a pivotal role in implementing these plans by attracting new businesses, supporting existing ones, and promoting housing initiatives and redevelopment projects.

## **MA-50 Needs and Market Analysis Discussion**

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

In West Des Moines, households with multiple housing problems are concentrated primarily in census tracts where more than 40% of households experience housing cost burden and at least one other issue such as overcrowding or lack of kitchen/plumbing. For the purposes of this plan, a 'concentration' is defined as a census tract in which the percentage of households with multiple housing problems exceeds the citywide average by at least 10 percentage points.

In West Des Moines, households with multiple housing problems are concentrated primarily in Census Tract 110.01, where socioeconomic indicators such as lower median household income, higher poverty rates, and lower educational attainment correlate with increased housing challenges. This tract exhibits a higher incidence of cost burdened renters and substandard housing conditions, necessitating targeted interventions to address these issues. Census tract 110.01 is the area south of Vine Street and north of Railroad Avenue, west of First Street and east of 19th Street.

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

In West Des Moines, racial and ethnic minority groups and low-income households are concentrated in several census tracts, particularly Census Tract 110.01 and parts of eastern and southern neighborhoods, including the Valley Junction area. For planning purposes, a 'concentration' is defined as a census tract where the share of non-white or Hispanic residents or low-income households exceeds the citywide average by more than 10 percentage points. These areas experience higher rates of housing cost burden, lower household incomes, and increased reliance on rental housing, indicating the need for targeted investment to address disparities in housing quality, access, and affordability.

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

Characteristics of census tract 110.01 include:

- Lower median home values and rent
- Older housing stock
- Higher density of rental housing
- Greater need for affordable housing
- Limited access to newer amenities and services
- Multifamily and mixed-use development

### **Are there any community assets in these areas/neighborhoods?**

Census tract 110.01 has many assets that include:

- Local community centers and social services
- Public parks and recreational facilities
- Educational institutions
- Workforce development and employment centers
- Housing and development initiatives
- Local businesses & commercial areas
- Public transportation access
- Health and wellness centers
- Cultural institutions and events
- Infrastructure investments and improvements

**Are there other strategic opportunities in any of these areas?**

Yes, there are strategic opportunities including:

- Neighborhood revitalization and mixed-use development
- Affordable housing development
- Economic development and job creation
- Public infrastructure improvements
- Community health and wellness initiatives
- Education and youth development
- Environmental and sustainability initiatives

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The need for reliable and affordable broadband access in neighborhoods such as Census Tract 110.01 and Valley Junction is critical to bridging the digital divide that disproportionately affects low- and moderate-income households. Lack of broadband access hinders residents' ability to access education, employment opportunities, healthcare, and government services. Expanding broadband infrastructure, particularly in underserved areas, and supporting initiatives to reduce costs for low-income households will be vital to ensuring equitable access to the resources that modern society demands.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

To ensure equitable access to high-speed internet and foster economic, educational, and social development, West Des Moines must encourage increased competition in the broadband market. By supporting the entry of multiple broadband internet service providers (ISPs), the city can reduce costs for consumers, improve service reliability, and expand access to underserved neighborhoods. This will allow all residents, especially those in low- and moderate-income households, to access the essential tools they need for education, employment, healthcare, and overall community participation. In the last few years, fiber has been added throughout the City which allows multiple companies to provide fiber service to residents.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

As climate change accelerates, West Des Moines faces increased natural hazard risks, including more frequent and severe flooding, extreme heat events, severe storms, and air quality deterioration. These risks disproportionately affect low-income and vulnerable populations, who may lack the resources to adequately prepare for or recover from these events. In response, the city must prioritize resilience-building measures, such as improving flood management infrastructure, expanding cooling centers, investing in green infrastructure, and ensuring that all neighborhoods have access to climate adaptation resources.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income households in West Des Moines are disproportionately vulnerable to the risks posed by climate change, including flooding, extreme heat, and severe storms. These households are more likely to reside in areas with greater exposure to natural hazards, and they face significant barriers to disaster preparedness, housing resilience, and recovery. Addressing these vulnerabilities requires:

1. Targeted Investment in flood resilience, such as improving stormwater infrastructure and providing flood-proofing assistance for low-income homeowners.
2. Expanding access to cooling resources during heatwaves, including community cooling centers and subsidized air conditioning programs for vulnerable residents.
3. Enhancing housing resilience by incentivizing or providing financial assistance for homeowners to retrofit homes to withstand severe storms and high winds.
4. Improving emergency preparedness through public awareness campaigns and emergency response programs that prioritize low-income neighborhoods.

Through these efforts, West Des Moines can better support its most vulnerable residents in adapting to and recovering from the growing risks posed by climate change.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of West Des Moines' 5-Year Consolidated Plan is a strategic framework shaped by input gathered through consultation meetings, data analysis, and a review of regional plans. This comprehensive process informed the development of key priorities that will guide the allocation of Community Development Block Grant (CDBG) funds over the next five years.

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

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	City of West Des Moines
	<b>Area Type:</b>	Entire City
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Not applicable
	<b>Include specific housing and commercial characteristics of this target area.</b>	Not applicable
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	City wide need
	<b>Identify the needs in this target area.</b>	Rehabilitation, new construction
	<b>What are the opportunities for improvement in this target area?</b>	Rehabilitation, new construction
<b>Are there barriers to improvement in this target area?</b>	Cost, availability	

### General Allocation Priorities

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

In general funds will not be allocated geographically or targeted to a particular area. The exception to this will be for programs with an area benefit, such as infrastructure or parks developments.

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Expand and preserve affordable housing options
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children veterans Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Expand and preserve affordable housing options
	<b>Description</b>	Expand and preserve affordable housing options for both renters and homeowners.
	<b>Basis for Relative Priority</b>	Housing is a human right. The City of West Des Moines would like to provide housing opportunities for all.
2	<b>Priority Need Name</b>	Invest in infrastructure improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Invest in infrastructure improvements

	<b>Description</b>	Invest in infrastructure improvements that support affordable housing development and job creation.
	<b>Basis for Relative Priority</b>	Infrastructure is the basis for additional development.
<b>3</b>	<b>Priority Need Name</b>	Prevent and reduce homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children veterans Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Prevent and reduce homelessness
	<b>Description</b>	Prevent and reduce homelessness through targeted programs for individuals and families.
	<b>Basis for Relative Priority</b>	Providing services for the homeless and preventing homelessness is a critical component in the city's affordable housing efforts.
	<b>4</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Victims of Domestic Violence Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Sustain and enhance special needs services
	<b>Description</b>	Sustain and enhance special needs services, particularly those connected to housing or employment, to address urgent community needs and alleviate pressure on other city services.
	<b>Basis for Relative Priority</b>	Support services are a key piece in meeting other community development needs.
5	<b>Priority Need Name</b>	Leverage initial funding allocations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Leverage initial funding allocations
	<b>Description</b>	Leverage initial funding allocations to maximize impact and generate additional investment.
	<b>Basis for Relative Priority</b>	The CDBG funds are limited and it is important for the city to leverage these funds for greater impact.
6	<b>Priority Need Name</b>	Enhance quality of life
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Enhance quality of life
	<b>Description</b>	Enhance quality of life by supporting amenities in underserved neighborhoods
	<b>Basis for Relative Priority</b>	The quality of life in West Des Moines distinguishes it from other communities and contributes to the well-being of all residents
<b>7</b>	<b>Priority Need Name</b>	Address key community needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Address key community needs
	<b>Description</b>	Address key community needs related to transportation and infrastructure
	<b>Basis for Relative Priority</b>	Transportation and infrastructure directly impact quality of life, equity, and economic opportunity in West Des Moines.

## 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 assist in the production of additional units, both owner and rental. The difficulty is the availability of land, price of available land, cost of construction, and financing.
Rehabilitation	With the number of housing units over 40 years old, the City will continue to make housing rehabilitation a priority.
Acquisition, including preservation	The City will actively seek opportunities for the acquisition of land or property to support the development of both rental and owner-occupied housing. When suitable opportunities arise, the City will pursue them to help meet current and future housing needs.

**Table 49 – Influence of Market Conditions**

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

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	328,144	0	594,112	922,256	1,200,000	The prior year resources are funds not yet spend from previous program years. The expected amount available for remainder of con plan is an estimate of \$300,000 for four years.

**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 \$328,144 from the CDBG Program. When appropriate, the CDBG federal funds will leverage other funds as part of larger projects.

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

Not applicable

## 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	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
WEST DES MOINES HUMAN SERVICES	Government	Homelessness Ownership Planning Rental	Jurisdiction
Des Moines Muncpal Housing Agency	PHA	Homelessness Planning Rental	Region
Homeward	Non-profit organizations	Homelessness Planning	Region
DES MOINES AREA REGIONAL TRANSIT AUTHORITY - DART	Subrecipient	Non-homeless special needs Planning public services	Region
West Des Moines Engineering Services	Government	Planning neighborhood improvements public facilities	Jurisdiction
West Des Moines Parks and Rec	Government	Planning neighborhood improvements public facilities	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Home Opportunities Made Easy Inc. (HOME Inc.)	Non-profit organizations	Ownership Rental	Region
Habitat for Humanity	Non-profit organizations	Ownership Rental	Region

**Table 51 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

*Strengths of the delivery system*

The administration of CDBG funds is carried out by the City of West Des Moines Community & Economic Development Department. A strength of the institutional delivery system is the City’s vast network and partnerships. The City has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies that fill identified needs in the community.

Des Moines Municipal Housing Authority (DMMHA), the public housing agency that serves all of Polk County exists within the City of Des Moines Neighborhood Services Department. DMMHA manages 424 traditional public housing units in addition to administering 3,788 Section 8 Housing Choice Vouchers.

Gaps in the delivery system

A major gap in the City’s delivery system is the lack of public institutions. In Des Moines, there is a need for more Community Housing Development Organizations (CHDO), Community Development Financial Institutions (CDFI), and Community Based Development Organizations (CBDO). Each of these types of organizations fulfills different needs, such as affordable housing development, and community development. There is also a general lack of funds available to meet all the needs identified in the plan. Due to this, the City has to prioritize funds towards the most pressing needs in each year of the plan, and not all needs can be equally addressed each year.

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**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)**

Homeward (IA-502), the Lead Agency for the local Continuum of Care (CoC), is the community-wide homeless planning organization. Homeward’s mission is to create solutions to homelessness in Polk County by collaborating with partners and maximizing resources for a healthy, housed community. The CoC’s homeless service delivery system meets the needs of people experiencing homelessness by linking individuals and families to resources that provide emergency shelter, rapid-rehousing, and permanent supportive housing, as well as supportive services options to people experiencing homelessness including individuals, families with children, veterans and their families, and unaccompanied youth. The CoC offers a centralized intake approach to accessing homelessness resources, via its partner Primary Health Care. This coordinated approach to securing homelessness services limits duplicated efforts and reduces individuals and families having to repeatedly relive/restate their trauma to access help. Individuals and families complete an intake and assessment which prioritizes them for shelter and housing. Central Intake as well as shelters for families and individuals take a housing focused case management approach whereby emphasis is placed on the development and execution of a housing plan and then on other areas of service needs expressed by the client.

**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**

The strengths of the CoC’s service delivery system include:

- Centralized intake assists in streamlining access to the homelessness delivery system and reduces people in crisis having to go from agency to agency for assistance. It also offers a fair and consistent manner to assess the needs and vulnerabilities of people experiencing homelessness.
- The large number and diversity of services offered within the system. Homelessness assistance offered range from street outreach services that link individuals and families to shelters and housing to emergency shelter, homelessness prevention, rapid re-housing, rental assistance, and Homeless Management Information System (HMIS) for data collection
- The collaborative and flexible nature of how service providers work together in the best interest of the individuals and families they serve.

Gaps in the CoC service delivery system include:

- Sufficient financial resources to prevent first-time homelessness and to rapidly exit individuals and families from shelter.
- The demand for PSH units far exceeds the available units. As a result, people experiencing chronic homelessness often are referred to the next best housing solution, Rapid Rehousing, which doesn’t provide the intensity of case management necessary to support the client’s successful maintenance of permanent housing.
- Similarly, the demand for affordable permanent housing far exceeds the available units. As a result, it is difficult to initiate best practices such as housing focused street outreach because there are not enough affordable units to refer clients to with an assurance, they will be able to afford the housing in the long term. This gap is primarily associated with the need for more affordable housing, the need for preservation of existing affordable housing, high rates of housing cost burden, and limited employment opportunities for the homeless and extremely low- and low-income people.

**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**

On May 6, 2025, a five-year strategic vision plan, *The Blueprint to Address Homelessness*, was released by Homeward, Polk County’s homelessness planning organization, and strategic funding partner Community Foundation of Greater Des Moines. The plan builds off the 2024 release of the *Polk County Gap Analysis*, where data revealed the local homelessness system is significantly undersized, relative to the need in the CoC. The Blueprint identifies seven focus areas and designated leads for each strategy:

1. Reduce System Overflow
2. Improve Crisis Response Capacity
3. End Unsheltered Homelessness
4. Accelerated Exits to Stable Housing
5. Connections to Adjacent Systems
6. Active System Management
7. Affordable Housing Development

## 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	Expand and preserve affordable housing options	2025	2029	Affordable Housing Homeless	City of West Des Moines	Expand and preserve affordable housing options		Rental units constructed: 10 Household Housing Unit  Rental units rehabilitated: 10 Household Housing Unit  Homeowner Housing Added: 5 Household Housing Unit  Homeowner Housing Rehabilitated: 10 Household Housing Unit  Direct Financial Assistance to Homebuyers: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Invest in infrastructure improvements	2025	2029	Affordable Housing Non-Housing Community Development	City of West Des Moines	Invest in infrastructure improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Prevent and reduce homelessness	2025	2029	Affordable Housing Homeless	City of West Des Moines	Prevent and reduce homelessness		Homelessness Prevention: 200 Persons Assisted
4	Sustain and enhance special needs services	2025	2029	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	City of West Des Moines	Sustain and enhance special needs services		Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Leverage initial funding allocations	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of West Des Moines	Leverage initial funding allocations		Other: 1 Other
6	Enhance quality of life	2025	2029	Non-Housing Community Development	City of West Des Moines	Enhance quality of life		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	Address key community needs	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of West Des Moines	Address key community needs		Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Expand and preserve affordable housing options
	<b>Goal Description</b>	Expand and preserve affordable housing options for both renters and homeowners
2	<b>Goal Name</b>	Invest in infrastructure improvements
	<b>Goal Description</b>	Invest in infrastructure improvements that support affordable housing development and job creation.
3	<b>Goal Name</b>	Prevent and reduce homelessness
	<b>Goal Description</b>	Prevent and reduce homelessness through targeted programs for individuals and families.
4	<b>Goal Name</b>	Sustain and enhance special needs services
	<b>Goal Description</b>	Sustain and enhance special needs services, particularly those connected to housing or employment, to address urgent community needs and alleviate pressure on other city services.
5	<b>Goal Name</b>	Leverage initial funding allocations
	<b>Goal Description</b>	Leverage initial funding allocations to maximize impact and generate additional investment.
6	<b>Goal Name</b>	Enhance quality of life
	<b>Goal Description</b>	Enhance quality of life by supporting amenities in underserved neighborhoods.
7	<b>Goal Name</b>	Address key community needs
	<b>Goal Description</b>	Address key community needs related to transportation and infrastructure

**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)**

Based on the goals outlined, the percentage of households assisted at each income level are estimated to be:

Extremely low-income (<30% AMI) - 40%

Low income (31-50% AMI) - 30%

Moderate-income (51-80% AMI) - 30%

**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 - there are no public housing units in the City of West Des Moines

**Activities to Increase Resident Involvements**

Not applicable - there are no public housing units in the City of West Des Moines

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

**Plan to remove the ‘troubled’ designation**

Not applicable.

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

### **Barriers to Affordable Housing**

West Des Moines faces a range of barriers to affordable housing, including high development costs, restrictive zoning, limited funding, and the loss of older affordable units. These challenges are compounded by income disparities, limited transit access, and community resistance to new housing types. Addressing these barriers will require coordinated efforts across policy, funding, and community engagement to expand affordable housing options for all residents.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Breaking down barriers to affordable housing in West Des Moines involves tackling a range of economic, political, regulatory, and social challenges. A comprehensive strategy will need to involve collaboration among city officials, developers, community members, and nonprofit organizations. Strategies could include:

- Zoning and land use reform
- Public-private partnerships
- Preservation of existing affordable housing
- Streamline permitting and approval processes
- Community engagement and education
- Regional collaboration

## **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 the Housing Solutions Program which offers Rapid Re-Housing funding for homeless families with minor children in their primary custody. The program provides partial and temporary rent assistance and support services for program participants.

### **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 are 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 8,989 owner and rental housing units built before 1980. That is 34.7% of the housing units at least 40 years old and could contain Lead-Based Paint.

The City of West Des Moines participates in an owner-occupied rehabilitation program with \$16,820 as the maximum amount spent per unit. Mediating lead-based paint hazards are eligible expenses in that program. The City also had an Owner-Occupied Rehabilitation Program funded by CDBG at times. This program has a full lead paint assessment.

Polk County offers a program for lead-paint mitigation which would be available to any West Des Moines home also within Polk County boundaries.

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

The Metro Home Improvement Program (MHIP), Dallas County Local Housing Trust Fund, and CDBG Owner-Occupied Rehabilitation Program can 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)**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	328,144.00	0.00	594,112.34	922,256.34	1,200,000.00	The prior year resources are funds not yet spend from previous program years. The expected amount available for remainder of con plan is an estimate of \$300,000 for four years.

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 \$328,144 from the CDBG Program. When appropriate, the CDBG federal funds will leverage other funds as part of larger projects.

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

Not applicable

## 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	Prevent and reduce homelessness	2025	2029	Affordable Housing Homeless	City of West Des Moines	Prevent and reduce homelessness	CDBG: \$20,421.00	Homelessness Prevention: 20 Persons Assisted
2	Sustain and enhance special needs services	2025	2029	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	City of West Des Moines	Sustain and enhance special needs services	CDBG: \$28,800.00	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Enhance quality of life	2025	2029	Non-Housing Community Development	City of West Des Moines	Leverage initial funding allocations Enhance quality of life	CDBG: \$213,295.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 55 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Prevent and reduce homelessness
	<b>Goal Description</b>	Offer financial support through rent, utility, and mortgage assistance programs to eligible households, helping them remain securely housed.
<b>2</b>	<b>Goal Name</b>	Sustain and enhance special needs services
	<b>Goal Description</b>	Provide 12-month passes for Des Moines Area Regional Transit (DART) system to qualified individuals.
<b>3</b>	<b>Goal Name</b>	Enhance quality of life
	<b>Goal Description</b>	Construction, acquisition and installation of park facilities, equipment and amenities in a low/moderate income census tract block group(s).

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The 2025–26 CDBG funds have been allocated to four projects: three are continuing initiatives previously funded, and one is a newly funded project.

#### Projects

Projects		
Sort*	Project Title	Action
1	Administration	<a href="#">View</a>   <a href="#">Edit</a>   <a href="#">Remove</a>
2	Transit Pass Program	<a href="#">View</a>   <a href="#">Edit</a>   <a href="#">Remove</a>
3	Homeless Prevention	<a href="#">View</a>   <a href="#">Edit</a>   <a href="#">Remove</a>
4	Park Amenities	<a href="#">View</a>   <a href="#">Edit</a>   <a href="#">Remove</a>
<a href="#">Add a Project</a>   <a href="#">View Summary</a>		

**Table 56 – Project Information**

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

The allocation priorities for the 2025–26 CDBG funds reflect a balance between sustaining proven, ongoing initiatives and supporting a new project that addresses other community needs. Funding was prioritized for three previously supported projects due to their demonstrated impact, established infrastructure, and continued relevance to community goals. The introduction of a new project reflects a strategic effort to expand services and respond to evolving needs within the community.

Obstacles to addressing underserved needs include limited funding relative to the breadth of community demand, challenges in identifying and reaching all vulnerable populations, and capacity constraints among service providers. Additionally, regulatory requirements and administrative burdens can delay implementation or limit flexibility in responding quickly to changing circumstances.

# AP-38 Project Summary

## Project Summary Information

### Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Administration	Prevent and reduce homelessness Sustain and enhance special needs services Enhance quality of life	City of West Des Moines - Other	Leverage initial funding allocations	CDBG : \$65,628.00
	Description	Administration of the CDBG program			
	Target Date for Completion	06/30/2026			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	All households who participate in a CDBG program will benefit from the administration activity.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	City-wide			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Administration of the CDBG program			
2	Transit Pass Program	Prevent and reduce homelessness Sustain and enhance special needs services Enhance quality of life	City of West Des Moines - Other	Sustain and enhance special needs services	CDBG : \$28,800.00
	Description	Provide 100 transit passes for the Des Moines Area Regional Transit (DART) for 12 months.			
	Target Date for Completion	06/30/2026			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	100 individual at incomes below 80% Area Median Income will benefit.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	The program will be available city-wide.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Provide 100 transit passes for the Des Moines Area Regional Transit (DART) for 12 months.			

	Homeless Prevention	Prevent and reduce homelessness	City of West Des Moines - Other	Prevent and reduce homelessness	CDBG : \$20,421.00
	Description	Provide financial assistance in the form of rent, mortgage, and utility assistance to provide housing stability and prevent homelessness.			
	Target Date for Completion	06/30/2026			
3	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	This program is available city-wide.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Provide financial assistance in the form of rent, mortgage, and utility assistance to provide housing stability and prevent homelessness.			
	Park Amenities	Enhance quality of life	City of West Des Moines - Other	Enhance quality of life	
	Description	Construction, acquisition, and installation of park facilities, equipment and amenities in low/moderate income census track block group(s).			
	Target Date for Completion	06/30/2026			
4	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	The households that will benefit from this activity will depend upon the census track block group(s) selected.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	The activity will be in low/moderate income census track block group(s).			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Construction, acquisition, and installation of park facilities, equipment and amenities in low/moderate income census track block group(s).			

## **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**

The only geographically targeted use of the 2025–26 CDBG funds will be for park improvements, which will take place in census tract block group(s) identified as low- to moderate-income areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of West Des Moines	100

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The rationale for geographically targeting CDBG investments in park improvements is based on the goal of directing resources to areas with the greatest need. By focusing on low- to moderate-income census tract block groups, the City aims to enhance the quality of life for residents who may have limited access to well-maintained public spaces. Investing in parks within these neighborhoods supports equitable access to recreational opportunities, promotes community well-being, and aligns with CDBG objectives to benefit low- and moderate-income populations. This targeted approach ensures that improvements have a meaningful impact where they are most needed.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

During the 2025–26 program year, the Homeless Prevention Program is the sole initiative specifically focused on addressing affordable housing needs.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	0
Special-Needs	0
Total	20

**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	0
Acquisition of Existing Units	0
Total	0

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

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of West Des Moines has three housing authorities overseeing Section 8 Housing Choice Vouchers within its jurisdiction. There are no public housing units in the City of West Des Moines. The Central Iowa Regional Housing Authority oversees vouchers in the Dallas County and Madison Counties, Warren County Housing Authority oversees vouchers in Warren County, and the Des Moines Municipal Housing Agency oversees vouchers in Polk County.

### **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. While the City of West Des Moines does not directly oversee public housing or Section 8 Housing Choice Vouchers, it collaborates where appropriate with regional housing authorities to provide these services.

### **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. While the City of West Des Moines does not directly oversee public housing or Section 8 Housing Choice Vouchers, it collaborates where appropriate with regional housing authorities to provide these services.

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

Not Applicable - The PHA's offering Section 8 Housing Choice Vouchers in the City are designated as troubled.

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

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

The City will offer the Homeless Prevention Program during the 2025-26 program year.

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

Reaching out to homeless individuals—especially those who are unsheltered—involves proactive engagement and individualized assessment to connect them with appropriate services and support. In West Des Moines, this effort includes collaboration with outreach teams, nonprofit organizations, and regional partners such as the Polk County Continuum of Care. These partners conduct street outreach to identify unsheltered individuals, build trust, and assess their immediate and long-term needs.

Through coordinated entry systems and personalized assessments, outreach workers gather information on each individual’s housing status, health conditions, income, and service needs. This information is used to prioritize access to shelter, transitional housing, permanent supportive housing, and other resources such as mental health care, substance abuse treatment, and employment support. The goal is to ensure that outreach efforts are compassionate, comprehensive, and lead to lasting solutions to homelessness.

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

The City of West Des Moines does not currently have emergency shelter or transitional housing units within its jurisdiction. To support individuals and families experiencing homelessness, city staff will continue to make appropriate referrals to the Polk County Continuum of Care, which coordinates services to address the emergency, transitional, and permanent housing needs of homeless individuals, families, and those with special needs.

### **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**

To support homeless individuals—particularly chronically homeless persons, families with children, veterans and their families, and unaccompanied youth—in transitioning to permanent housing and

independent living, the City of West Des Moines works in coordination with the Polk County Continuum of Care and local service providers. These efforts focus on a multi-faceted approach that includes housing placement, case management, and supportive services.

**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**

To help low-income individuals and families—especially those at extreme risk of homelessness—avoid losing their housing, the City of West Des Moines prioritizes early intervention and coordinated support services as appropriate.

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

**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**

To address public policies that may create barriers to affordable housing, the City of West Des Moines is committed to identifying and implementing actions that reduce regulatory and financial obstacles while promoting inclusive, accessible development. Actions include:

- Zoning and Land Use Review
- Review of development fees and charges
- Review of approval process and streamline where possible
- Incentivize affordable housing developments
- Collaborative policy review

## **AP-85 Other Actions – 91.220(k)**

### **Actions planned to address obstacles to meeting underserved needs**

To address obstacles to meeting underserved needs in West Des Moines, the City plans to implement a range of targeted actions aimed at improving access to housing, services, and resources for low- to moderate-income individuals, families, and other vulnerable populations. Key planned actions include:

- Strengthening partnerships and coordination
- Expanding access to services
- Addressing housing affordability
- Enhancing data collection and community input
- Targeted investment to low to moderate income areas

### **Actions planned to foster and maintain affordable housing**

To foster and maintain affordable housing in West Des Moines, the City has developed a set of strategic actions aimed at expanding the housing supply, preserving existing affordable units, and supporting residents in maintaining stable housing. Planned actions include:

- Support for homelessness prevention
- Preservation of existing affordable housing
- Review of zoning and policy policies
- Incentivizing affordable housing development
- Regional collaboration
- Community education and engagement

### **Actions planned to reduce lead-based paint hazards**

When appropriate as part of a program, the city will conduct lead risk assessments and support lead hazard remediation.

### **Actions planned to reduce the number of poverty-level families**

To reduce the number of families living at or below the poverty level, the City of West Des Moines plans

to implement a range of supportive and empowering actions, including:

- Economic opportunity and workforce development
- Affordable housing and housing stability
- Access to supportive services
- Educational support and youth services
- Community partnerships and resource coordination

### **Actions planned to develop institutional structure**

To strengthen the institutional structure supporting housing and community development, the City of West Des Moines plans the following actions:

- Enhance interagency collaboration
- Capacity building
- Improve data collection and performance monitoring

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

To enhance coordination between public and private housing and social service agencies, the City of West Des Moines plans to implement the following actions:

- Strengthen partnerships and communication
- Development integrated referral systems
- Collaborative planning and strategy development
- Joint funding opportunities
- Capacity building and training

## Program Specific Requirements

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

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

#### 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%