



Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 4 Action Plan Executive Summary:

As part of the Consolidated Planning process, the City of Ames' strategies toward serving the needs of extremely low-income, low-income, and moderate-income families are to continue to seek public input; to continue to invest resources both physical and financial; and to continue to implement programs that will address the community's priority needs. The main areas of focus anticipated over the next five (5) years (2004-2009) will be to utilize CDBG and other local and/or state funds to address the priority need categories listed below:

1. CDBG funds should be used for the construction (in conjunction with HOME funds)/acquisition/rehabilitation of affordable housing and support to homeowners, homebuyers, and renters to obtain and remain in affordable housing;
2. CDBG funds should be used to support a continuum of new or expanded housing and services targeted for the homeless;
3. CDBG funds should be used to increase or improve public facilities, infrastructure, and services;
4. CDBG funds should be used to expand opportunities by assisting with business development and by providing training and access; and
5. CDBG funds should be used to support activities and services that meet the social, health, recreational, and educational needs of low- and moderate-income residents.

Several of the priority Action Plan projects will focus on various housing-related activities for both rental and owner-occupied (i.e., homeownership assistance, minor rehabilitation, rental related assistance, etc.), public facilities activities (i.e., non-profit housing rehabilitation, sidewalks improvements, etc.), and some public service one-time activities for new and/or expanded services for various human service agencies.

Additionally, the City will continue to focus on the ASSET process as a vehicle in providing financial assistance for the needs and service delivery to persons with incomes at 50% or less of the Story County median income limit and the homeless.

The following is a brief overview of the 2007-08 program year activities and 2006-07 rollover activities that will be implemented from July 1, 2007 to June 30, 2008 to address some of the above 5-year priority goals:

1. PUBLIC SERVICES OBJECTIVE: CDBG funds should be used to support a continuum of new or expanded housing and services targeted for homeless, transitional housing clients, and persons with special needs:

For 2007-08, This program will continue to provide assistance to low-and moderate-income persons at 50% or less of the Story County median income limits with funds for deposits for rent and utilities for units located within the City limits of Ames. For 2007-08 the program will be continue with the following three subcomponent programs: Deposit Assistance, Childcare Assistance and Transportation (Cy-Ride Bus Passes or Fuel Vouchers) for up to 3 months. The overall goal of the Renter Affordability Program is to allow low-and moderate-income households to gain access to housing, to improve their housing status and secure a economic stability. The program budget is \$75,025.

2. HOUSING ACTIVITIES OBJECTIVE: CDBG funds (in conjunction with HOME funds) should be used for the construction/acquisition/rehabilitation of affordable housing and support to homeowners, homebuyers, and renters to obtain and remain in affordable housing:

For 2007-08, the City will continue to implement its Neighborhood Sustainability Program (formerly called the Acquisition/Reuse Program). The program would continue to seek to acquire, demolish/remove, and rehabilitate single-family properties and/or lots for reuse for affordable housing to assist low- and moderate-income (80% or less of AMI) families. This program, where possible, will have a more comprehensive approach at targeting single-family properties as follows: 1) Converting single-family rentals or non-rentals properties in existing neighborhood that are "for sale" back into single-family homeownership. 2) Match, where possible, with eligible low-income (80%) first-time homebuyers through the Lease Purchase Program, Homebuyer Assistance Program and/or sale to Non-Profit Organizations. 3) Assist in code enforcements by acquiring, demolishing abandoned, deteriorated properties and then re-sell the lots to non-profit organizations and/or for profit developers for affordable housing or the removal and demolish of deteriorated properties in floodplains or other unenviornmentally safe areas through the Slum and Blight Program . 4) Acquire vacant lots and re-sell them to non-profit organizations and or for profit developers for affordable housing. 5) Concentrate, if possible, into targeted low-income census tracts. The overall goal of the program is to increase the availability of housing to low-income families and to maintain decent, safe, and sanitary housing stock in existing neighborhoods.

The overall goal of the program is to increase the availability of housing to low-income families and to maintain decent, safe, and sanitary housing stock in existing neighborhoods. The program budget is \$325,107.

2006-07 Rollover Programs:

Under the Housing Activities Objective, in 2007-08, the City will continue implementing its City-wide Homebuyer Assistance Program to assist low- and moderate-income (80% or less of AMI) families to purchase existing and/or newly constructed homes. The program budget will be a rollover will be approximately \$190,121.

Under the Public Facilities Objective, in 2007-08, the City will continue implementing the Minor Repair Program for Non-profit Organizations to provide assistance to non-profit organizations that provides support services and/or transitional housing to homeless, etc., to very, very low- and/or low-income persons with funds to complete minor repairs to their facilities (i.e. roofs, furnaces, water heaters, siding, windows, etc.) located within the city limits of Ames. The overall goal of the Minor Repair Assistance Program for Non-profits is to allow homeless, very, very low-income persons to reside in decent, safe, and sanitary housing facilities and/or receive needed physical, mental and other human service needs in decent, accessible and safe facilities. The program budget will be a rollover balance of the initial program budget of \$52,683.

Proposed 2007-08 Action Plan Budget:

<u>Programs</u>	<u>Budget</u>
Renter Affordability Program	\$ 75,025
Neighborhood Sustainability Program	325,107
Administration	<u>100,033</u>
Total 2007-08	\$ 500,165*
2006-07 Rollover Programs:	
Minor Repair Program (Non-profits)	\$ 52,683
Homebuyer Assistance Program	<u>190,121</u>
Total Rollover Budget	\$ 242,804*

These totals do not include any revenues received as a result of program income.

See MAPS Section for proposed CDBG projects and budget.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.

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3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
 4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 4 Action Plan General Questions response:

1. The Ames City Limits boundaries define the jurisdiction. See Maps;
 - 2000 Low/Mod Persons (Area Benefit Criteria)
 - 2000 Families with Incomes at 80% or less of Story County Median Income
 - 2000 Families Households below the Moderate-Income (80%) Threshold
 - 2000 Families Households below the Low-Income (50%) Threshold
 - 2000 Families Households below the Very Low-Income (30%) Threshold
 - 2000 Minority Population as a Percent of Total
 - 2000 African American/Black Population as a Percent of Total
 - 2000 Asian Population as a Percent of Total
 - 2000 Hispanic/Latino as a Percent of Total
 - 2000 Native Hawaiian/Other Pacific Islander as a Percent of Total
 - 2000 American Indian/Alaska Native as a Percent of Total
 - 2000 Other Race as a Percent of Total
2. Participant based programs utilizing CDBG funds are based on individual income eligibility, low- and moderate-income limited clientele benefit, and low and moderate area benefit, based on census tracts containing concentrations of 51% or more, for low- to moderate-income persons as established by HUD. The rationale for this is first based on the types of eligible projects that can be implemented using CDBG funds. Secondly, to implement programs that will address one or all of the five (5) priority needs outlined in the 2004-09 Consolidated Plan. For 2007-08, due to continued budget cuts to the CDBG Program, the goal was to continue projects that represented a cross section of the National Objectives, but the primary goal being that at least 51% of the CDBG funds will be allocated for projects that pertained to the Housing Activities Program Category. For 2007-08, the goal is to continue undertake a project where 95-100% of the CDBG funds will be spent under one targeted activity that meets the Benefit to Low-and Moderate-Income Persons National Objective.
3. One of the major objectives in the 5-year priority needs, outlined in the 04-09 Consolidated Plan, was that CDBG funds should be used for the construction of affordable housing as a way to address the obstacles to meet the underserved needs of the community. However, presently the increase in the construction of newer rental housing units, has had a major impact on the older existing rental housing market. Where once decent and semi-decent units are now sitting vacant and deteriorating in viable existing neighborhoods which has created new obstacles to meeting the need of the underserved. Other obstacles include but not limited to: inability to access affordable housing due to: Financial Illiteracy and/or lack of Homebuying knowledge and understanding, Poor credit histories, high debt to housing ratios, inability to save for down payments, poor quality of available housing stock for homeownership, affordability to pay utility and rental deposits, childcare

costs, lack of knowledge and understanding of responsibilities and rights under the Tenant/Landlord Act. These obstacles are in addition to the obstacle that was addressed in the Consolidated Plan of: "The ability to keep up with the pace by which the population needs of the underserved increases at a much faster pace than a community's ability to provide the service and agency capacity."

Through the continuation of the program outlined in the 2007-08 action plan, the City of Ames utilizing CDBG funds will attempt to continue to address these underserved needs. The City will seek community partners (such as for-profit and non-profit organizations, community groups, for-profit and non-profit organizations developers/contractors, and/or neighborhood organizations) that can help provide the necessary resources in order to address this obstacle.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

1-2. The City of Ames' Mayor and City Council have reviewed and approved the proposed goals for the years 2004 through 2009 for the Consolidated Plan, along with the Action Plan Priority Projects. The City's Planning and Housing Department will be directly responsible for the project's implementation and administration. The Housing Division will have direct responsibility in the implementation, management, financial reporting, record keeping, and citizen participation plan. Again, this year the City conducted two public forums prior to the comment period to gain feedback from the community. Various human service agencies, non-profit organizations, citizens, neighborhood organizations, and participants of the City's rental subsidy housing programs will be invited.

3. The City will continue to participate and maintain its networking among the various human service agencies, community groups, neighborhood organizations, area businesses, and its low-income housing participants to address the needs of all citizens.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

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4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:

1. The City held two public forums (prior to the comment period) to get feedback from various community providers and citizens on 2007-08 Action Plans. Various human service agencies and non-profit organizations were directly contacted. A press release was sent out to all forms of the media and announcements were placed in the local newspapers, indicating that the public forum would be taking place. The public forums were held on Wednesday, February 28, 2007 at 11:30 a.m and 6:00 p.m.

Comments received regarding suggested Program Projects:

No comments or objections to the program activities were received.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

The City of Ames continues to be the largest and the lead provider of affordable housing (including being the designated Public Housing Authority), community, and economic development funding for an array of social service agencies through the continuum of care needs.

Through the implementation of these programs, the City has created a broad spectrum of partnerships with human service agencies, neighborhood groups, area businesses, for-profit and non-profit developers, state and federal agencies and local governments, property owners, lenders, realtors, non-profit organizations, etc. to pursue the development of various housing types, supportive services, businesses and jobs for the benefit of low- and moderate-income households in the community, as well as the County. The continued implementation of the 2007-08 program activities will involve maintaining and expanding partnerships with the community and neighborhood groups, and for-profit and non-profit developers and citizens.

The City will continue to maintain an active and lead role to develop workable products, programs, and services that will further promote affordable housing, economic development, and supportive services.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

The City of Ames acknowledges and accepts that monitoring the Consolidated Plan and the annual activities must be carried out on a regular basis to ensure that statutory and regulatory requirements are being met and, where appropriate, that information being submitted to HUD is accurate, timely, and complete.

The City of Ames' Department of Planning & Housing/Housing Division, with the assistance from all of the various City departments (Legal, Finance, Purchasing, Inspections, etc.) will be responsible for the long term compliance with the requirements of the Consolidated Plan as required by HUD.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 4 Action Plan Lead-based Paint response:

The Housing Division, through the implementation of the City's Section 8 Rental Housing Program and CDBG Programs (where required), will conduct visual risk assessments, identify properties that may contain lead-paint hazards as a means to increase the inventory of lead-safe housing available to extremely low-, low-, and moderate-income families. Additionally, the City will continue to coordinate efforts with the local and state Health Department, when possible, to help educate and address the issue of lead paint and lead poisoning and partner with local colleges and/or certified professionals to offer Lead Safe-Working Practice Training Workshops to increase the number of certified painters, contractors and the general public.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

As part of the 2007-08 Action Plan Projects, the City is implementing the following programs that will directly address the goals and objectives outlined in the Consolidated Plan:

a. Renter Affordability Program. This program will address the housing needs for very low- and extremely low-income households. CDBG funds are being used to provide a financial gap to be met by assisting with deposits for rents, utilities, and first month rental payments, along with interim assistance for childcare and transportation. The overall goal of the Renter Affordability Program is to allow very low- and low-income households to gain access to decent, safe, and sanitary housing, to improve their housing status, and/or maintain or find employment.

b. Minor Repair Program for Non-profits. This program will address the housing needs provided by non-profit human service agencies for extremely low- and very low-income clients. The overall goal of the Minor Repair Assistance Program for Non-profit human service agencies is to provide decent, safe, and sanitary housing facilities for homeless, extremely low- and low-income clients to reside, which may also allow funds to be utilized in improving and/or expanding services.

c. Homebuyer Assistance Program. This program addresses the housing needs for very low- and low-income, first-time homebuyers to purchase existing and/or newly constructed single-family housing. The overall goal of the Homebuyer Assistance Program is to provide the opportunity for low- and moderate-income households to gain access to housing and/or improve their housing status.

d. Neighborhood Sustainability Program. This program will address the housing needs through the acquisition, demolish/remove, and/or rehabilitation of single-family properties and/or lots for reuse for affordable housing to assist low-income (80% or less of AMI) families. This program, where possible, will have a more comprehensive approach at targeting single-family properties as follows:

- Converting single-family rental properties that are "for sale" back into single-family homeownership. Match, where possible, with eligible low-income (80%) first-time homebuyers through the Rent-to-Purchase Program, and/or sale to non-profit organizations.

- Assist in code enforcements by acquiring and demolishing abandoned, deteriorated properties and then re-sell the lots to non-profit organizations and/or for-profit developers for affordable housing.

- Acquire vacant lots and re-sell them to non-profit organizations and/or for-profit developers for affordable housing.

- Concentrate, if possible, into targeted low-income census tracts.

The overall goal of the program is to increase the availability of housing to low-income families and to maintain decent, safe, and sanitary housing stock in existing neighborhoods.

See Project Workbooks

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:

The City of Ames does not own or operate any public housing units.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response:

Through the implementation of the following 2007-08 programs, the City will continue to address the rental housing financial gap of extremely low-income and very low-income households through its Renter Affordability Program by helping households gain access and maintain affordable rental housing. The City will continue to implement its Homebuyer Assistance Program for low-income households by providing down payment and closing cost assistance for homeownership. The City will continue to implement its Neighborhood Sustainability Program to keep existing neighborhoods viable, by taking advantages of purchasing and rehabilitating these units into affordable rental and/or homeownership housing for low and moderate income households. Finally, the City through the implementing a Minor Repair Program for non-profit organizations will continue to provide funding for improvements to their shelters to provide decent, safe, and sanitary housing for homeless individuals and households residing in their facilities, and for agencies providing other basic human services needs (mental health, childcare, etc.)

A more detailed analysis of Barriers to Affordable Housing are addressed in the City's 2004-09 Consolidated Plan.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

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3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e) (2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
 4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

The City of Ames does not receive funding under this program.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

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1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
 2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
 3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
 4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
 5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

1-4. Although the City of Ames does not receive funds for these types of programs directly, and it is a competitive process that is administered by the State of Iowa, the City of Ames has a history of having as one of its priority goals addressing strategies for assisting not only low-income families avoiding becoming homeless, but in addressing an array of social and economical issues facing low- and very low-income families in the Ames/Story County community. These strategies include the pursuit and implementation of programs and services that directly impact families that are within the very, very low-income levels. Several of those strategies include the following programs and/or funding initiatives:

The funding collaboration of a process called Analysis of Social Service Evaluation Team (ASSET). ASSET provides a large portion of funding to various Ames/Story County human service agencies to assist with the housing and basic needs for helping families avoid becoming homeless. This particular level of service is well known outside of the City's service delivery area and thereby attracts more persons of need to the jurisdiction. Since its inception in the early 1980's, the City's contributed portion is approximately 9.5 million dollars.

For fiscal year 2007-08, the ASSET partners have planned for the investment of funds to address the needs of the homeless, chronic homeless, homelessness prevention, and other non-homeless population needs and services for the jurisdiction as follows:

Story County all Sources	\$1,293,200
United Way	726,515
GSB	129,877
City of Ames	891,297
Total	\$3,040,889

The funding contributed by the City of Ames is very closely aligned with the City's order of priorities, and help to sustain those services demonstrated to meet the needs of extremely low-income, low-and moderate-income residents, and meeting basic needs, crisis intervention, and homelessness (www.storycountyasset.org-Funders priorities).

Additionally, the agencies that provide the services for the homeless and near homeless, as well as other service needs populations, receive funding from various state, federal, and private sources. Detailed information of these various sources are outlined in the 2007-08 ASSET Human Services Budget Manual. Also, a detailed analysis of Specific Homeless Prevention Elements are addressed in the City's 2004-09 Consolidated Plan.

The City of Ames, along with the City of Ames ASSET volunteers, will continue to work with homeless agency providers to seek ways to partner to maintain and/or expand programs and activities that will address and/or bring awareness to needed solutions to eliminate chronic homelessness by 2012. One major barrier that continually exists, is funding reductions at both the federal (CDBG, ESG, etc.) and state levels. Members of ASSET continue to receive information about the lack of state funding in programs and cuts that are threatening the continuation of some of those programs. Local agencies that have multi-county areas of operations continue to struggle with a lack of adequate local support from those counties. ASSET unfortunately, continues to be a very unique revenue source for these agencies.

5. The Homeless Program funds that require a Discharge Policy for Homeless Prevention are received and administered by the State of Iowa. A majority of the public agencies in the Ames/Story County fall into this category. The state's strategy is a three-part strategy, as outlined in the State of Iowa's Chronic Homelessness Plan.

Currently the Discharge Policy is being reviewed by Governor Culver and his staff. Until an adoption of a Discharge Policy, the strategy is to continue to work on collaborations and bridging the gap between homeless service provisions and mainstream resources. Working at the state level to develop policies that reduce and end homelessness and bring new resources and collaborations into the state will benefit all involved. This is most effectively done at the community level where front line staff can share ideas, barriers, and resources. To date, the state has hired an Administrator to oversee the discharge of persons from correctional institutions, this person will be working with the Iowa Council on Homelessness to continue working towards adopting/amending the draft Discharge Policy.

See Attachment Section for Draft copy of the Iowa Discharge Policy.

Further research indicates that currently the City of Ames does not have policies in place to prevent the discharge of persons into homelessness. The City will be coordinating a meeting with its various City Departments or entities to insure that a policy is in place prior to the end of the 2007-08 program year.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 4 Action Plan ESG response:

The City of Ames does not receive funding under this program.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:

1-2. The Non-housing Community Development needs of the jurisdiction are stated in the 2006 goals of the Ames City Council, which is to: Assume a proactive leadership role to ensure accomplishment of the following:

Vision for the Community that

- ...is open and inclusive to the needs of all segments of our diverse community by accommodating varied lifestyle choices in housing, transportation, retail, entertainment, and employment.
- ...coordinates community decisions with other major governmental entities; while valuing input from other groups and individual stakeholders so that all community members feel connected.
- ...maintains the economic viability of the community through the growth of our tax base.
- ...ensures a visually attractive and well-planned community.

Priorities for the City Council

Facilitate One Community Through Both Physical and Relationship Connections:

- Continue successful techniques initiated in 2005-06:
 - Citizens Academy
 - Periodic City Council/Neighborhood Association round table discussions
 - Regular meetings scheduled separately each year with Ames Community School District, Gilbert School District, Government of the Student Body, Mary Greeley Medical Center, and Story County to discuss and coordinate future plans
 - Independence Day breakfast
 - Welcome Back Student event
 - Creative Police Department student marketing plan
- City staff will lead a city-wide Wi-Fi feasibility study soliciting input from interested citizens with assistance from an outside consultant where appropriate. (Spring 2007)
- City staff will explore the use of blogs, listservs, etc., as a means to improve communication among neighborhood association members and with City government. (Fall 2006).

Expand Entertainment and Shopping Opportunities in the Community:

- City Council will meet with the Downtown Cultural District in a round table discussion to review their recommendation for a downtown catalyst project. (Summer 2006)
- City Council will continue to provide financial support for the Downtown Cultural District. (February 2006)
- Mayor and City Manager will meet with ISU administration to review with the ISU Planning class recommendations regarding their proposed organizational model for Campustown revitalization. (Summer 2006)
- City Council will review the Safe Venues Committee recommendation. (Fall 2006)

Meet Community's Recreation Facility Needs Through Partnering With the Ames Community School District and Iowa State University:

- Staff will meet separately with ISU and Ames Community School District facilities staff to review their long-range plans and determine where joint recreation facilities are feasible. (Fall 2006)

Encourage Innovative and Attractive Community Development:

- City staff will explore how other cities are accomplishing quality design (innovative and attractive development) (Early 2007)
- City Council and staff will hold a workshop to review what other cities are doing to accomplish quality design. (Spring 2007)
- City Council will hold a round table discussion with development community members to identify barriers to, and suggestions for, reaching quality design. (Spring 2007)
- City Council will define what quality design will mean in our community and will initiate steps to alter codes to achieve attractive and innovative development in our community. (Summer 2007)

The City continues to be active and supportive in utilizing its dollars in addressing the need to support various commercial revitalization. Below are some of those continue funding initiatives:

- Mainstreet Cultural District
- Downtown Facade Program
- Campustown Improvement Program
- Community Investment Fund Loan Program (partner with Ames Economic Development Commission)
- Revolving Loan Fund Program

Since 1999, the City has been very active in utilizing its dollars, along with federal, state, and private investments, in addressing the need to support economic development activities in the community. For 2007-08, the City has available approximately \$630,000 to invest towards economic development activities in the community. The City also partners with the Iowa Department of Economic Development (IDED) to assist with programs involving local businesses. (See the chart under "Table for Needs Assessment" tab of the City's Economic Development Incentive Programs and accomplishments.)

In addition, the City also invests dollars in the support of economic development through such activities as:

- Iowa Games
- Iowa Special Olympics
- FACES Diversity Celebration
- Jaycees 4th of July
- West Fest
- National Special Olympics

The City continues to also invest dollars in the following one-time and/or on-going types of initiatives:

- Neighborhood Improvement Program
- Downtown Flowers/Banners
- Downtown Façade Program
- Renovate Campustown Court
- Bandshell Improvement
- Playground/Park Equipment Improvements
- Hunziker Youth Sports Complex
- Municipal Pool Maintenance Projects
- Community Art Services
- Ames Skate Park Improvements
- Black Cultural Center
- Bicycle Trail System
- Pedestrian Walkway Program

A detailed account of all of the above activities can be found in the City's 2007-08 Budget document at www.cityofames.org/finance.

Antipoverty Strategy

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1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

The City of Ames currently does not have a specific anti-poverty strategy in place at this time. However, as indicated throughout this document and the 2004-09 Consolidated Plan, the City's mission with and without Community Development Block Grant Funds has been to address the needs of our lowest income citizens, either through the ASSET process for human service agencies, or various affordable housing initiatives with the public and/or partnerships. However, while the agencies and the City, through its programs, may be serving poor populations, some very poor persons and families may be unintentionally overlooked.

For example, some families may fall through the cracks because of ineligibility for assistance for a variety of reasons (i.e. criminal background, income, credit history, income, etc.). There is an urgent need to identify those persons that are slipping through the system and to develop and provide equal and comprehensive services for them. Some agencies reported that they have waiting lists for their services, and some have to turn people away due to lack of available funding and/or staff. They also listed some non-financial constraints, such as burdensome administrative tasks and a lack of willingness on the part of those in need to accept services (for some, because of fears of stigmatization). Additionally, the community needs/gaps identified some areas where data was not available to indicate in some cases if there is a need or where there is a gap. Through the implementation of several housing and public facilities programs, the City has begun to identify gaps in services that are needed by very, very low-income populations. One area in particular that continue to be of great need is in the cost of deposits for rent & utilities; therefore, the City will continue implementing its Renter Affordability Program to cover up to \$1,200 to help cover almost 100% of these costs. Additionally, the increasing number of vacancies of deteriorating single-family units occurring in older neighborhoods that are no longer competitive on the rental market, but are a prime resource for affordable housing. The City through the Neighborhood Sustainability program will continue to acquire these properties and work with non-profit organizations to rehabilitate them into homeownership for low-income first-time homebuyers. Other areas to address may include: affordable housing, financial literacy, family preservation, education/job training, community attitudes, and services coordination, which for many cities rank as the greatest needs in the community.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

- The City will continue its Renter Affordability Program to assist low- and very low-income (50% or less of the AMI) households with funds to cover the cost for rent and/or utility deposits, transportation and childcare assistance in order to obtain affordable rental housing.
- The City will continue to implement a City/County-wide Homebuyer Assistance Program to assist low- and moderate-income (80% or less of AMI) families to purchase existing and/or newly constructed homes in Ames and the communities of Collins, Colo, Huxley, McCallsburg, Maxwell, Nevada, Zearing, and the unincorporated areas of Story County.
- The City will continue to implement a City/County-wide Minor Repair Program to assist low income (80% or less of AMI), single-family homeowners in maintaining their homes and the community's housing stock.
- The City will continue and expand its Neighborhood Sustainability Program to assist low- and moderate-income (80% or less AMI) families in obtaining housing with the acquisition and/or demolition of existing properties and/or existing structures and/or lots to be developed by a non-profit organization and/or the City of Ames.

In addition to the above programs, the City in 2007-08, through its partnership in the ASSET process, will continue to address supportive services needs of the non-homeless population.

Housing Opportunities for People with AIDS

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution

plans identified in its approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 4 Action Plan HOPWA response:

The City of Ames does not receive funding this program.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response:

Not applicable.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

2006/07 the City will pursue conducting a Impediments to Fair Housing Analysis in conjunction with the requirement of the Consolidated Plan that will likely be completed during the 2007-08 program year.