



CITY OF AMES

2008-2009

ANNUAL ACTION PLAN



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 5-17-2008	B-08-MC-19-0010	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction: City of Ames		IA190138 AMES	
515 Clark Avenue		Organizational DUNS: 61320917	
P. O. Box 811		Organizational Unit: City of Ames	
Ames	Iowa	Department: Planning & Housing	
50010	Country U.S.A.	Division: Housing	
Employer Identification Number (EIN):		County:Story	
42-6004218		Program Year Start Date (07/2004)	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles Housing, Public Service, Public Facilities		Description of Areas Affected by CDBG Project(s) City-wide,	
\$CDBG Grant Amount\$ 479,660	\$Additional HUD Grant(s) Leveraged	Describe \$0	
\$Additional Federal Funds Leveraged\$0		\$Additional State Funds Leveraged \$0	
\$Locally Leveraged Funds \$0		\$Grantee Funds Leveraged\$0	
\$Anticipated Program Income \$163,950		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$0			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	

\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts IA 4th	Project Districts IA 4th		
Is the applicant delinquent on any federal debt? If "Yes", please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Vanessa	Middle Initial	Last Name: Baker-Latimer
Title: Housing Coordinator	Phone: 515-239-5271	Fax: 515-239-5404
eMail: vbakerlatimer@city.ames.ia.us	Grantee Website: cityofames.org	Other Contact
Signature of Authorized Representative		Date Signed



Fifth Program Year Action Plan

The CPMP Fifth 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 5 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 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 continue to focus on various housing-related activities for both rental and owner-occupied (i.e., homeownership assistance, minor repair, 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 2008-09 program year activities and rollover activities that will be implemented from July 1, 2008 to June 30, 2009 to address the first three (3) 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. Under this objective for 2008-09, the City **will continue** to implement the following program(s):

a. **The Renter Affordability Program**, which contains the following 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 provide assistance to low-and moderate-income households at 80% or less of the Story County median income limits in order to gain access to housing, to improve their housing status and to secure economic stability. **The program budget for 08-09 is approximately \$100,273, which consists of the 08-09 allocation plus the total 07-08 program income times 15%, which is the expenditure cap for public service activities, all of which will come from the 07-08 rollover balance.**

2. HOUSING ACTIVITIES OBJECTIVE: CDBG funds (in conjunction with HOME funds) should be used for the construction/acquisition/rehabilitation of affordable housing and for support to homeowners, homebuyers, and renters to obtain and remain in affordable housing. Under this objective for 2008-09 the City **will continue** to implement the following subcomponent programs under the Neighborhood Sustainability Program:

a. **Acquisiton/Reuse, and/or Slum and Blight Component.** The objective of these programs are to continue to seek, acquire, and rehabilitate single-family properties, or to demolish/remove properties for lots to be reused 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 neighborhoods that are "for sale" back into single-family homeownership. 2) Matching, 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) Assisting in code enforcements by acquiring and demolishing abandoned, deteriorated properties and then re-selling the lots to non-profit organizations and/or for profit developers for affordable housing or the removal and demolition of deteriorated properties in floodplains or other unenvironmentally safe areas through the Slum and Blight Program.

4) Acquiring vacant lots and re-selling them to non-profit organizations and or for profit developers for affordable housing. 5) Concentrating, if possible, into targeted low-income census tracts.

The overall goal of the Neighborhood Sustainability 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 for 08-09 is approximately \$100,000, all of which will come from the 08-09 anticipated program income.**

b. **Homebuyer Assistance Program.** The objective under this program is to provide financial assistance to qualified low and moderate-income first-time homebuyers with incomes at or below 80% of the area median income limits to purchase existing and/or newly constructed single-family housing in residentially zoned areas. The overall goal of the Homebuyer Assistance Program is to allow low and moderate-income households to gain access to housing and/or improve their housing status. **The program budget for 08-09 is approximately \$100,000, of which \$34,539 will come from the 07-08 rollover balance, \$1,511 will come from the 08-09 allocation and \$63,950 will come from the 08-09 anticipated program income.**

c. **Neighborhood Housing Improvement Program.** A new program under the Neighborhood Sustainability Program, starting in 2008-09, the Neighborhood Housing Improvement Program objective will be to provide financial assistance to qualified low and moderate-income single-family homeowners with at or below 80% of the area median income limits to improve the physical condition of their single-family homes in residentially zone areas. The overall goal of the Neighborhood Housing Improvement Program is to allow single-family homeowners to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability. **The program budget for 08-09 is approximately \$282,217, which will come from the 08-09 allocation.**

3. PUBLIC FACILITIES OBJECTIVE: CDBG funds should be used to increase or improve public facilities, infrastructure, and services. Under this objective for 2008-09 the City will implement the following programs:

a. **Neighborhood Curb Replacement Program.** A new program starting in 2008-09, the Neighborhood Curb Replacement Program will target neighborhood Census Tracts that are designated as low and moderate-income (where at least 51% of the households have incomes at 80% or less of AMI) the objective will be the replacement of curbs and gutters that have deteriorated and are causing pre-mature pavement failure. The overall goal of the program is to preserve and enhance the viability and aesthetics of our core existing neighborhoods. The program budget for 08-09 is approximately \$100,000, which includes any rollover balance from 07-08, **which will come from the 08-09 allocation.**

b. **Human Service Campus Acquisition Project.** The objective of this project is to acquire a facility that can become a central campus for a variety of human service agencies. The overall goal of the Human Service Campus is to provide a centralized facility that encompass improved efficiencies, improved delivery of services, improved public accessibility, and create the opportunity to eliminate the potential of duplicated services amongst the agencies so that very low, low and moderate income persons and households can gain improved accessibility to services that help support their basic human needs. **The program budget for 08-09 is approximately \$600,000, which will come from the from 07-08 rollover balance.**

Proposed 2008-09 Action Plan Expenditure Budget:

<u>Programs</u>	<u>Budget</u>
Renter Affordability Program	\$ 100,273
Neighborhood Sustainability Program	100,000
Neighborhood Housing Improvement Program	282,217
Homebuyer Assistance Program	100,000
Neighborhood Curb Replacement Program	100,000
Human Service Campus Project	600,000
2008-09 Program Administration	<u>95,932</u>
Total	\$ 1,378,422

Proposed 2008-09 Action Plan Revenue Budget:

08-09 CDBG Allocation	\$ 479,660
07-08 Anticipate Program Rollover	734,812
08-09 Anticipated Program Income	<u>163,950</u>
Total 2008-09	\$ 1,378,422

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.
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 5 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 initially based on the types of eligible projects that can be implemented using CDBG funds. Secondly, it is to implement programs that will address one or all of the five (5) priority needs outlined in the 2004-09 Consolidated Plan. For 2008-09, due to continued budget cuts to the CDBG Program, the goal is to continue projects that represent a cross section of the National Objectives, but the primary goal is that at least 51% of the CDBG funds will be allocated for projects that pertained to the Housing Activities Program Category. For 2008-09, 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 2004-09 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. 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 are not limited to the 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; inability to pay utility and rental deposits; childcare costs; transportation costs; in particular to facilities outside of the city limits; lack of knowledge and understanding of responsibilities and rights under the Tenant/Landlord Act; and lack of knowledge regarding how to file Fair Housing Complaints, just to name a few. These obstacles are in addition to the obstacle that was addressed in the Consolidated Plan about "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". Additionally, within the past month, the City has completed its Analysis of Impediments to Fair Housing Choice Study. The study suggests some of the same above-mentioned obstacles to meeting the underserved needs as well as: 1) Excessive Down Payment/Closing costs to purchase a home; 2) Excessive application fees and/or rental deposits; 3) The cost of utilities.

Through the continuation and implementation of new programs outlined in the 2008-09 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, developers/contractors, and/or neighborhood organizations) that can help provide the necessary resources in order to address this obstacle.

4. In 2008-09 the City of Ames anticipates the following resources to be made available to address the needs in the community as identified in the plan:

Federal:

- Continued administration of the CDBG Program, with an anticipated budget (including administrative cost) of approximately \$479,660 for 08-09, approximately \$163,950 of anticipated program income, and approximately \$734,812 in 07-08 rollover funds;
- Continued administration of the City's Section 8 Housing Choice Voucher Program, with an anticipated a budget (including administrative cost) of approximately \$1,005,540;
- It is anticipated that approximately \$58,000 of McKinney-Vento Homeless Assistance Act funds will be awarded to area Non-profit organizations.
- It is anticipated that approximately \$54,000 of Supportive Housing Program (SHP) funds will be provided to area non-profits.
- Continued administration of various privately-owned subsidized HUD Housing units (i.e. 202, & Project-based units);

State:

- It is anticipated that Private Developer(s) in the community will again receive approximately \$500,000 in Low-Income Tax Credits.
- It is anticipated that area non-profit housing providers may apply for HOME funds or other state funding resources to produce and/or maintain various types of affordable housing units (i.e. homeownership, rental)

Local:

- Continued administration of the Ames/Story County Partnership Affordable Housing Programs with an anticipated budget of approximately \$200,000.
- It is anticipated that through the ASSET process for 2008-09 approximately \$2,800,000 will be awarded to area human services agencies. The City's share of this amount increased approximately 5% of the 2007-08 allocations.
- It is anticipated that area Non-profit Housing producers (e.g. Habitat for Humanity of Central Iowa and the Story County Community Housing Corporation will construct and/or rehabilitate housing for low and moderate-income homebuyers and/or renters within the community and throughout Story County.

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 5 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, for the 2008-09 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 from the City's rental subsidy housing programs were 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.
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 5 Action Plan Citizen Participation response:

1-3. The City held two public forum sessions (prior to the comment period) to get feedback from various community providers and citizens about the 2008-09 Action Plans. Various human service agencies and non-profit organizations, Section 8 participants were directly contacted. A press release was sent out to all forms of the media, indicating that the public forum would be taking place. The public forums were held on Wednesday, March 5, 2008 at 11:30 a.m and 6:00 p.m. A total of 8 citizens, representing seven (7) human service organizations and one (1) neighborhood organization attend the sessions.

In addition to the public forum sessions, the City Council hosted a round table discussion on October 16, 2008, (in which the general public and various human service agencies were invited to attend) about the prospects for a joint human services facility (campus) for Story County and how CDBG funds could possibly be used to help finance the cost of such a facility. The public hearing for comments prior to the submittal of the action plan was held on May 13, 2008. In an effort to inform and encourage input, the information regarding the public hearing, a special advertisement was placed in the FREE local newspaper (to insure that lower income, elderly, disabled and other minorities would have greater access to the information), and the hearing notice and plan document was placed on the City's website. Comments received regarding suggested Program Projects received during the public hearing are located in Attachment B.

4. All comments were accepted and No negative comments were received

Institutional Structure

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

Program Year 5 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 for the City) and community and economic development funding for an array of social service agencies through the continuum of care needs.

Through the implementation of various affordable housing initiatives, 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 and new additional projects for the 2008-09 program activities will involve maintaining and expanding partnerships with the community and neighborhood groups, and with 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 5 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 5 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 5 Action Plan Specific Objectives response:

As part of the 2008-09 Action Plan Projects, the City is implementating the following programs that will directly address the goals and objectives outlined in the Consolidated Plan:

a. Renter Affordability Program. This program will continue to address the housing needs for very low- and extremely low-income households. CDBG funds are being used to close a financial gap 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. Neighborhood Housing Improvement Program. This new program will address the housing needs of low and moderate-income single-family homeowners in the community. CDBG funds are being used to provide financial assistance to make needed home repair improvements. The overall goal of the Neighborhood Housing Improvement Program is to allow single-family homeowners to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability.

c. Homebuyer Assistance Program. This program will continue to address 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 continue to address the housing needs through the acquisition, demolition/removal, 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-selling the lots to non-profit organizations and/or for-profit developers for affordable housing.

-Acquire vacant lots and re-selling 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 5 Action Plan Public Housing Strategy response:

The City of Ames does not own or operate any public housing units, however it does work with area, project based assistance owners/administrators to share information and coordinate efforts in addressing the housing needs of the community.

Barriers to Affordable Housing

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

Program Year 5 Action Plan Barriers to Affordable Housing response:

Through the implementation of the following 2008-09 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 advantage of purchasing and rehabilitating these units into affordable rental and/or homeownership housing for low and moderate income households. Finally, the City through the implementation of a Neighborhood Housing Improvement Program will address the needs of low and moderate-income single-family homeowners by providing funding for improvements to their homes.

A more detailed analysis of Barriers to Affordable Housing are addressed in the City's 2004-09 Consolidated Plan and are outlined in the City's 2008 Impediments to Fair Housing Study.

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.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing 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 5 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.

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 5 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, the addressing of strategies for assisting not only low-income families to avoid becoming homeless, but also addressing an array of social and economical issues that face 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 of a collaborative process called Analysis of Social Service Evaluation Team (ASSET). ASSET provides a large portion of its funding to various Ames/Story County human service agencies to assist with the housing and basic needs to help 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 10.5 million dollars.

For fiscal year 2008-09, 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	\$ 994,032
United Way	735,045
GSB	135,000
City of Ames	935,934
Total	\$ 2,800,889

The funding contributed by the City of Ames is very closely aligned with the City's order of priorities, and helps to sustain those services demonstrated to meet the needs of extremely low-income, low-and moderate-income residents, by providing for basic needs, crisis intervention, and the prevention of 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 2008-09 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 exist, 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 for 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. **See Attachments Section for the 2008 State of Iowa Point in Time Homeless Count for Ames/Story County that outlines the needs of the homeless needs that are being address through the availability of funds to the three (3) area shelters.**

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 and the 2007 Balance of Continuum of Care Application.

The Iowa Council on Homelessness finalized a formal discharge policy and submitted it to the Governor in 2005. The proposed policy recommendations address discharge planning for a variety of populations at risk of becoming homeless (Foster Care, Health Care, Mental) including those who are to be released from public-funded prisons and recommends that each state department be instructed to implement a discharge protocol based on guiding principals that would make every effort to ensure that the discharge does not result in the person becoming homeless. In response to this policy, the Iowa Department of Corrections (DOC) established a new Discharge Planning Coordinator position that works with all state correction facilities. The Discharge Policy's strategy is to continue to work on collaborations in order to bridge 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.

See **Attachments Section** for the Iowa Discharge Policy Update.

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 5 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 5 Action Plan Community Development response:

1-2.The Non-housing Community Development needs of the jurisdiction are stated in the 2008 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:

REJUVENATE CAMPUSTOWN

- By January 2009 develop viable action steps to rejuvenate Campustown

"GO GREEN" TO MINIMIZE IMPACT ON GLOBAL CLIMATE CHANGE

- Build municipal buildings to a LEED standard and take into account life cycle costing considerations when determining design/specifications.
- Design program and initiatives for implementing Energy Star Ratings for commercial buildings.
- Promote Resource Recovery Plant and glass recycling through Continuous educational efforts.
- Continue to increase promotion of demand-side management for the Electric Utility.
- Request Transit Board to evaluate free Cy-Ride for all riders.
- Conduct a Global Warming Emissions Inventory of the existing City operations by utilizing the software offered by the International Council of Local Environmental Initiatives (ICLEI). Once the baseline is established, the City Council will establish carbon emissions reduction targets.
- Create a Strategic Plan outlining goals and action steps for the City of Ames government to reduce carbon emissions.

- Increase alternate fuel sources (other than RDF) for Electric Utility.
- Educate the public about 1) the importance of reducing global warming pollutions and 2) what other similar size communities are doing in terms of developing sustainability programs.

STRENGTHEN OUR NEIGHBORHOODS

- Explore a City/ISU partnership to improve tenant/landlord relations.
- Hold a workshop to discuss incentives for home improvements in established older neighborhoods.
- Hold an annual neighborhood summit.
- Increase efforts to organize and support neighborhood associations.

PROMOTE "ONE COMMUNITY"

- Respond to recommendations from the Inclusive Community Task Force.
- Request the Mayor's Youth Committee to explore hosting a "Junior Citizens" Academy
- Continue to hold regular meetings with other governmental Organizations in the City and County.
- Increase support for celebrating diversity

"BRAND" AMES

- Determine whether a "branding" process should be implemented.

DEFINE DESIRED GROWTH

- Review the current Land Use Policy Plan so that the City Council and the community can gain a better understanding about the background, history, and content of this plan.
- Update Annexation Study.
- Hold a workshop/roundtable on targeted residential growth, followed by reaffirmation or modifications to current strategy.
- Annex and develop a large-lot industrial park.
- Develop job creation action plan with area partners

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 2008-09, the City has available approximately \$160,000 for 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
- Welcome Back Students
- Black Cultural Center
- Ames Veterans Memorial
- Ames Partner City Association

- 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 2008-09 Budget document at www.cityofames.org/finance.

Antipoverty Strategy

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

Program Year 5 Action Plan Antipoverty Strategy response:

The City of Ames 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 continues to be of great need is 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. And now, through the implementation of the Neighborhood Housing Improvement Program, low and moderate-income single family homeowners will have access to funds to make needed repairs to their homes, where otherwise, they are not able to qualify for home equity loans or other types of traditional mortgage financing. Other areas to continue 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. The City will utilize its 2008 Impediments to Fair Study to also find ways to address this area of need.

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 5 Action Plan Specific Objectives response:

1-2. The priorities and specific objectives of non-homeless special needs will be to target programming of CDBG funds to households who are of lower-income. 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 County-wide Minor Repair Program and implement a new Neighborhood Housing Improvement Program (for the City limits of

Ames only) 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.

-The City will implement a Neighborhood Curb Replacement program, that will address the deteriorating infrastructure in low and moderate-income Census Tracts.

-The City will utilize information in its 2008 Impediments to Fair Housing Study to address the needs of this population.

In addition to the above programs, the City, will continue to seek partnerships and collaborations with local city and county governments, area human service agencies, the ASSET process, to continue to address supportive services needs of the non-homeless population.

Housing Opportunities for People with AIDS

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

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 5 Action Plan HOPWA response:

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 5 Specific HOPWA Objectives response:

The City of Ames does not receive funding this program.

Other Narrative

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

As mentioned in earlier sections of this plan, an Analysis of Impediments to Fair Housing Choice Study for the City of Ames has been completed within the past month and will be presented to the Ames City Council in May 2008 for acceptance. Suggestions to address obstacles to Fair Housing Choice were feasible will be addressed in the 2008-09 Action Plan activities. Once accepted by the Ames City Council the study will be made available on the City's web site.