



ADOPTED

Community Development Block  
Grant Program (CDBG)

2020-2021

CDBG/HOME

ANNUAL ACTION PLAN

February 24, 2021

# Executive Summary

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

### 1. Introduction

**If characters are maxed out throughout this templated, please refer to the attached full version of this 2020 Action Plan.**

Starting July 1, 2019, the City of Ames began its 4th Five-Year Consolidated Planning Program cycle, this 2020-21 Action Plan will represent the 2nd year of this Five-Year cycle. It will also represent the City's 3rd year to receive HOME Partnership Investment Program funding. Based on the data for the City of Ames outlined in the American Community Survey (ACS), the Comprehensive Housing Affordability Strategy (CHAS), the Census, the 2019 Fair Housing Impediments Analysis, along with other pertinent City documents and resources, the groundwork for how the City should continue to address the housing and community development needs and priorities for the community has been defined.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Utilizing data from the 2019-23 Consolidated Strategic Plan, the housing needs assessment for the City is based on the 2013-2017 American Community Survey (ACS) data and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD. These data provide a snapshot view of the housing needs in Ames.

Historically, Ames's population has increased steadily and has more than doubled over the past 60 years. Between 2012 and 2017, the total population in Ames increased by 7% from 60,634 to 65,005 and the number of households increased by 6% from 22,707 to 24,005. (Table NA1). The median household income in Ames increased from \$41,561 in 2012 to \$42,755 in 2017, a growth of 3%.

The data shows the household characteristics based on the 2011-2015 CHAS data. By 2015, a total of 13,665 (56.9%) households in Ames were considered to be in the low-income category, including 6,430 (26.8%) households with 0-30% of HAMFI, 3,200 (13.3%) households with 30-50% of HAMFI, and 4,035 (16.8%) households with 50-80% of HAMFI. There were 2,410 (34.3%) of households in Ames that were small family households (2-4 persons) and 160 (22.5%) were large family households at the low-income category. Thus, an additional 43% were single person or non-family households. (HAMFI refers to "HUD

Adjusted Median Family Income,” which is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents and income limits for HUD programs.)

A little over one third (37%) of the total households have one or more housing problems (46% for renters and only 21% of owner households. Of the households with housing problems, cost of housing was the major issue for both renters and owner. Forty-two percent of renters had a housing cost burden greater than 30% of their income and another 41% with housing cost burden greater than 50%. For owners, it was 30% and 68%, respectively.

Among the renter households with housing cost burden of >30%, 74% were others (which include students), 6% were elderly, and 17% were small, related renter households. Of the homeowners, only 13% having this housing cost burden were others and 39% elderly.

Substandard housing and overcrowding are not major problems in the city, either for renters or homeowners.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The submittal of the 2020-21 Annual Action Plan will be the City’s 16th Plan. Based on reviews and monitoring by the HUD Area Field Office of the City’s performance over the last fifteen years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CDBG programs, but also more specifically the timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% cumulative benefit to low- and moderate-income persons for each of the three 5–year periods, which exceeds the regulatory standard of 70%. Additionally, as a result of three monitoring reviews by HUD, the City had no major or one significant findings or concerns.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Ames has a Citizen Participation Plan that details the public involvement process. The Plan is available at [www.cityofames.org/housing](http://www.cityofames.org/housing). Public participation is an annual on-going process, not only in preparation of the Consolidated or Action Plans but as an on-going part of the City of Ames’s commitment to solicit community involvement and participation.

In prior years, the public was encouraged to participate in open public forums each year to be educated about the program and to give input on the activities being proposed to address the needs of the

community. However, due the pandemic face to face gathers have been postponed. However, for the 2020-21 program year, the effort to receive input from human service agencies, neighborhood associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses will be geared more to possibly receive direct mailings encouraging participation through emails, Facebook, phone calls and zoom calls. More emphasis will be through the public notice advertising area free newspaper, press releases, Facebook postings, and Twitter announcements.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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**The 30-day public comment period began on Thursday, January 21, 2021, and ended on Saturday, February 20, 2021.**

### **Citizen Participation Plan Section**

The development of the Consolidated Plan and Annual Action Plans is a collaborative effort of many individuals, organizations, and agencies. Each is encouraged to make requests and recommendations throughout the Consolidated Planning process. The City will conduct at least one public forum (at different times through-out the day) to educate citizens on the process of developing the plans and to seek input regarding the Consolidated Plan needs and goals, and the proposed annual projects.

The participation is the foundation of the Consolidated Planning process. Reasonable efforts will be made to make all citizens aware of the meetings and events that concern the development of the Five-year Consolidated Housing and Community Development Plan and yearly Annual Action Plans. It is the goal of

The City of Ames to create ample participation opportunities for all interested citizens including, but not limited to, minorities, non-English speaking persons, and persons with visual, mobility, or hearing impairments.

Organizations, Agencies and the City of Ames Housing Authority: The City of Ames Housing Authority, as well as other organizations and agencies involved in the development and implementation of projects to assist low-income citizens will be contacted to advise them of the Consolidated Plan process. These organizations and their clients will be encouraged to participate in the development of the Consolidated Housing and Community Development Plan and the Annual Action Plan.



Ames City Council: The City Council is the final citizen policy body that reviews and takes action on the Consolidated Plan. After receiving the Plan, the City Council considers and votes on the proposed plan. After approval at the local level, the Consolidated Plan is forwarded to the U. S. Department of Housing and Urban Development.

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

**No comments were received during the comment period or at the public hearing.**

**7. Summary**

See notes above

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role		Name	Department/Agency
CDBG Administrator		AMES	Planning & Housing Department/Housing Division
HOME Administrator		AMES	Planning & Housing Department/Housing Division

**Table 1 – Responsible Agencies**

### Narrative (optional)

In addition to the CDBG and HOME Funds, the City of Ames is also a recipient of CDBG-CV CARES (COVID-19) funding.

### Consolidated Plan Public Contact Information

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Ames, Iowa 50010-0811  
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(515) 239-5133 (TDD)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City, in the continued development of the Consolidated Plan and subsequent Annual Action Plans, is involved in receiving feedback and input from representatives of low-income neighborhoods, non-profit and for-profit housing developers and service providers, lenders, social service agencies, homeless shelter and service providers, faith-based organizations, supportive housing and service providers, as well as other units of government through on-going yearlong feedback, participation at community meetings, public forums, etc. The citizens of Ames, its neighborhood associations, human services, and other advocate groups are very participatory in engaging the City regarding the needs, problems, concerns, and solutions for the community.

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

Not only during the process of developing the Consolidated Plan, but also, the subsequent Annual Action Plans, the City continues to provide opportunities for the public to give input and feedback at public meetings, special meetings, and at community events. Opportunities are also available during the Consolidated and Action Plan preparations through public forums, community listening sessions, and public hearings. Representatives of a variety of agencies are invited to gather to discuss issues, problems, and solutions. Members of both the Two Rivers Collaboration and the Human Services Council that include representatives from the mental health community, assisted housing providers, and other service agencies are often in attendance. The City will continue to represent Ames/Story County on the Board of Commissioners of the Central Iowa Regional Housing Authority (CIRHA).

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Ames continues to actively participate with the Two Rivers Collaboration (aka Continuum of Care Group) which now has expanded to a regional consortium that includes (Boone, Marshall, Greene and Story Counties) to share information on programs, services, and gaps, and also plan activities and events to educate the public regarding the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness in the community. Additionally, a Homelessness Prevention Team that consists of the The Bridge (formerly the Emergency Resident Project), the Salvation Army, Good Neighbor and Story County Community Services and the City of Ames are meeting to determine how to best serve clients through a coordinated entry point.

The City staff worked closely with the are COC agencies via zoom, especially in regard to the Duplication of Benefits for ESG funding

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

The Emergency Shelter Grant funds (ESG) and the Supportive Housing Program (SHP) continued to be administered by the state, through the Iowa Finance Authority (IFA). However, the agencies that receive these funds coordinate with the City of Ames to ensure that their goals and priorities are consistent with the City's Consolidated Plan.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	ACCESS
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Community needs for COVID-19
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
2	<b>Agency/Group/Organization</b>	Good Neighbor Emergency Assistance
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Duplication Benefits-CARES
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
3	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Duplication of Benefits-CARES

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
4	<b>Agency/Group/Organization</b>	Mid-Iowa Community Action Agency (MICA)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Duplication of Benefits-CARES
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
5	<b>Agency/Group/Organization</b>	United Way of Story County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Duplication of Benefits-CARES

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
6	<b>Agency/Group/Organization</b>	Shelter Housing Corp. d/b/a Emergency Residence Project
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Duplication of Benefits-CARES
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
7	<b>Agency/Group/Organization</b>	Central Iowa Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Duplication of Benefits-CARES
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits

8	<b>Agency/Group/Organization</b>	Central Iowa Regional Housing Authority (CIRHA)
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Board Meetings, emails.

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

Efforts were made to reach agency types throughout the city. Additional outreach included: Neighborhood Organizations, Business (Chamber of Commerce); Iowa Workforce Development, area churches and food pantries and citizens in general.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Two Rivers	Work to coordinate services being provide to citizens in Ames/Story County to reduce Duplication of services and coordinate gaps in services

Table 3 – Other local / regional / federal planning efforts

### Narrative (optional)

#### Broadband:

In a September 2017 online survey conducted by the city, over 70 percent of participants graded their internet service as “fair” or “poor.” Comments detailing wide-scale dissatisfaction with lack of speed and unreliability. In response to the survey’s results, Ames City Council set a



goal to make improvements to its existing internet infrastructure with a focus on six key objectives— availability, reliability, cost, speed, customer service, and neutrality and broadband privacy policies. During this this time there were only two major internet providers in the community. The council also considered creating a city-owned and operated internet service, or just helping to fill the gaps not filled by the companies.

However, in 2020, a third major broadband provider invested 1.2 million feet of fiber-optic infrastructure in the community that serves both residences and businesses. The goal of this provider was to address "underserved broadband speeds" in nearly all residential area of Ames. While other companies use cable TV infrastructure and fiber to connect to the neighborhood, this company will use fiber-optics that connect their office to each home. The fiber-optics not only help maintain speeds as entire families work and learn from home due to the pandemic, but as new technology arises, the same fiber can be used.

Also, the FCC created a temporary Emergency Broadband Benefit (EBB) program to help households struggling to afford internet service during the pandemic. As of May 12, 2021, eligible households will be able to enroll in the program to receive a monthly discount off the cost of broadband service from an approved provider. In Ames, several local internet providers are participants in the EBB program. The City of Ames has joined the FCC to help raise awareness about the EBB opportunity. Section 8 households living in Ames will be sent information directly along with residents living in low-income housing.

Additionally, as part of the housing development that is being created in the City's Neighborhood Revitalization Strategy Area (NRSA), the public improvement infrastructure plans are include the installation of broadband to each lot. Staff has been in communication with each of the three companies to again their interest in providing this service to the development. In the near future staff will be soliciting public feedback regarding providing internet services to low-income households and/or census tracts.

### **Resilience**

In the area of Resilience, the City of Ames has in active in the following:

1. Developed a comprehensive Climate Vulnerability Assessment was developed in conjunction with a Citywide Greenhouse Gas Inventory 2018 project that includes a Population Vulnerability portion that describes how climate affects the region/city. The report is available at [www.cityofames.org/sustainability](http://www.cityofames.org/sustainability).

2. Manages and regulates a Flood Plan Development program as outlined in Chapter 9 of the Ames Municipal Code that includes flood and firm maps and participates in the National Flood Insurance Program. The program is managed by the Planning Division.

3. Manages and regulates a Flood Mitigation Program that includes a comprehensive Flood Mitigation Study in 2013 that included work with the IDOT, Army Corps of Engineers, Iowa DNR, FEMA to prevent, reduce future flooding following the floods of 2010. The program is managed by the Public Works Department.

## **AP-12 Participation – 91.105, 91.200(c)**

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

On February 18th and 19th, City staff hosted public forums to gather input regarding possible projects for consideration for the 2020-21 CDBG/HOME Annual Action Plan as part the City's Entitlement Program. Ten persons attended and participated in the forum discussions, including representatives from Emergency Residence Project (ERP), Hunziker & Associates, residents of the 321 State Avenue Neighborhood Revitalization Strategy Area (NRSA) and a representative from the Ames Tribune.

The forum attendees participated in a group discussion that involved the following activities:

- Review of the adopted 2019-23 Strategic Plan Goals and Priorities, for both low and moderate income and as well as for non-low and moderate-income households;
- Review the amended 2019-20 Action Plan Projects and budget;
- Review the proposed 2021-21 Action Plan Projects and budget; and
- Review the tentative timeframe of the Action Plan next steps.

The participants were then asked for feedback on the proposed action plan projects, specifically their thoughts on where the proposed multi-family should be built on the site.

Additionally, in conjunction with the State Avenue Housing Subdivision, the City is communicating with three major internet providers regarding providing internet connections to each potential lot for both residential and multi-family. Also, in conjunction with the FCC's new temporary Emergency Broadband Benefit (EBB) program, the city will be partnering to help promote this internet assistance to low-income households.

Also, the City of Ames Planning and Public Work Departments are actively educating the public regarding the City's Flood Plain Management and Flood Mitigation Programs throughout the City in regards to any CDBG/HOME programming along with other city initiatives.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Forums	Persons with disabilities  Residents of Public and Assisted Housing	10	consensus to focus on increasing affordable housing options for LMI households in the community.	N/A	
2	Facebook, Twitter: Press Releases, Zoom	Minorities  Persons with disabilities	all major media in central Iowa (radio, newspaper, TV) approximately 25,000 followers for all four	No comments	all comments accepted	<a href="http://www.cityofames.org">www.cityofames.org</a> ; @cityofames; Instagram; Twitter
3	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing	Reach of The Sun distribution through Story County over 30,000	N/A	none	<a href="http://www.amestribune.com">www.amestribune.com</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Correspondence Sent	Residents of Public and Assisted Housing	none	none	none	
5	Public Meeting	Non-targeted/broad community	none	none	none	<a href="http://www.cityofames.com">www.cityofames</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Ames anticipates that the following resources will be available in the community for the second year of its 2019-23 Consolidated Plan that will cover the 2020-21 Program year as outlined under Section SP-35. These grant funds will be leveraged with local, private, state and other federal funds to address the needs of the community in whole or in part for a greater impact and sharing of community resources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	602,550	321,997	659,750	1,584,297	1,807,650	Over the next 5 years CDBG funds will be used to address the need for affordable housing for low-income households in the designated NRSA

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	468,577	0	0	468,577	1,405,731	Over the next 5 years CDBG funds will be used to address the need for affordable housing for low-income households in the designated NRSA.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Other	1,524,850	0	0	1,524,850	0	Through 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 housing (shelters & transitional) and basic needs to help families avoid becoming homeless. This level of service is well-known outside of the City of Ames service delivery area and thereby attracts more persons of need to the jurisdiction. Since its inception in the early 1980s, the City contributed portion is approximately 40 million dollars. The Team is comprised of the City of Ames, Story County, United Way of Story County, ISU Government of Student Body (GSB), and Central Iowa Community Services (CICS)
Other	public - local	Public Improvements	0	0	0	0	244,913	Funds have been set aside specifically for the installation of public infrastructure improvement at 321 State Avenue-NRSA Area. This will count towards the HOME Match requirements.

**Table 5 - Expected Resources – Priority Table**



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

-The City will continue the administration of the CDBG Program, with an anticipated 2020-21 budget (including administrative cost) of \$1,584,279. Of this amount, \$602,550 is the 2020-21 CDBG allocation; \$321,997 is anticipated CDBG program income; \$659,750 is the anticipated 2019-20 CDBG rollover funds. The majority of the CDBG funds \$1,425,867 (90%) will be expensed to install infrastructure improvements for the creation of a mixed income housing subdivision that will be located in our Neighborhood Revitalization Strategy Area (NRSA), including service delivery expenses for engineering and legal costs. The remaining \$120,510 (10%) will be for admn. and the rehabilitate an existing single-family home, and to relocate tenants from a single-family property that will be demolished for a future installation of a Share Used Bike Path for the area. The City is reserving a rollover balance of approximately \$244,913 in local match funds (as part of the HOME requirements) through the issuance of General Obligation Bonds. The GO Bonds will assistance in completing the street infrastructure improvements for the mixed-income subdivision in our NRSA in the 2021-22 program year, therefore this amount will not show in AP-35.

The City will continue the administration of its HOME funding, with an anticipated 2020-21 budget (including administrative cost) of \$468,577. From this amount, \$70,287 (15%) is being reduced for the Community Housing Development Organization (CHDO) set aside. The City will not be utilizing these funds for the 2020-21 program year. This will leave a budget balance of approximately \$398,290. Of this amount approximately \$351,433 (75%) is for programming and \$46,857 (10%) is for admn. For 2020-21, HOME admn funds (\$46,857) will be used to for salaries and preparing to find developers for both new construction LMI of single-family homes and a partner developer to apply for LIHTC for multi-family housing. The remaining \$351,433 to cover the costs for new construction of single-family homes in the NRSA housing development.

-For 2020-21, the Section 8 Housing Choice Voucher Program will continue to be administered by the Central Iowa Regional Housing Authority (CIRHA) for a six-county area (including Ames/Story County). It is anticipated that CIRHA will continue to receive this funding for the upcoming fiscal year. It is unknown what the specific dollar allocation will be at this time, however they anticipated that they will be received funding to serve approximately 905 vouchers out of their 1,008 based (91%).

-For 2020-21, it is anticipated that approximately \$263,560 of the Emergency Shelter Grant (ESG) funding will again be awarded to three (3) area non-profit organizations for the administration of this program. For 2020-21, the three agencies also received a special allocation of ESG-CV funding of approximately \$450,193.00. And will be also eligible to receive around two of ESG-CV funding of approximately \$263,487.

-For 2020-21, it is The Bridge (formerly The Emergency Residence Project (ERP)) will be awarded \$45,000 of Shelter Assistance Funds (SAF) for the administration of this program.

-For 2020-21, it is anticipated that administration of various privately-owned subsidized HUD Housing units will continue. There continues to be approximately 233 project-based units and approximately 268 low-income tax credit properties remaining in the community (tax credit units are low-income designated).

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

The City of Ames does own varies parcels of land or other types of property within its jurisdiction; however, most is not suitable for residential redevelopment due to its location in a floodway or floodplain area, being too small in size for development, or is already designated for a future purpose. In the 2018-19 program year the City began the process of updating its Comprehensive Plan (former Land Use Policy Plan LUPP) which may result in usable land which could be rezoned to meet the needs of the community. Additionally, there are a few lots that have been identified to possibly be used for affordable housing and will be considered during this upcoming 2020-21 fiscal year.

In 2015-16, using CDBG funds, the City did acquire approximately 10 acres of land in West Ames that can and will be utilized to address the needs for more affordable housing for low and moderate-income families. It is anticipated that possibly the housing development will consist of both affordable and market rate single-family housing units. Phase 1 of installing as connector street through the property has been completed, and for 2019-20, the site has been platted and 27 lots created. For 2020-21- the infrastructure improvements (water, sewer, electrical, streets, geothermal) to each lot will be completed, and homes built in 2021-22.

In over the past sixteen years, the amount of CDBG funds received on average has decreased. The need for leveraging dollars from partnerships and other local, state, and federal resources is becoming increasingly critical. Over the next five-year period (2019-23), leveraging dollars with non-profit and profit organizations and seeking local and state funding will have a greater priority as we address the needs of the community.

**Discussion**

1) Continuing to work closely with non-profit agencies funded through the ASSET process to not duplicate or double fund basic need services already being provided in the community, but rather to provide gap assistance for needs not being addressed.

2) When implementing public facilities programs, agencies requesting assistance will be required to provide a match through other funding sources (local, state, or federal).

3) When implementing public infrastructure or housing rehabilitation programs, other City departments like Public Works and Parks and Recreation cover the administrative costs and CDBG provides the project costs.

4) When implementing housing programs, participants are required to repay the cost of the down payment; non-profits such as Habitat for Humanity contribute to the cost of the purchase of a home to be rehabilitated.

5) Non-profit organizations are encouraged to seek other state funding sources such as HOME, Emergency Shelter Funds, Local Housing Trust Fund Assistance, Homeless Assistance, and others to help reduce the gap or drain on CDBG funds.

6) Partnering with a local lending and secondary market lending institution to provide mortgage products, targeted or low and moderate income, first time homebuyers in conjunction with the City's Homebuyer Assistance Program.

7) Partner with a developer to apply to the Iowa Finance Authority (IFA) to construct Low-Income Housing Tax Credit (LIHTC) multi-family housing units in the 321 State Avenue Housing Subdivision.

## **Annual Goals and Objectives**

### **AP-20 Annual Goals and Objectives**

## Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create & expand Affordable Housing for LMI Persons	2019	2023	Affordable Housing	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA	Homebuyer Assistance Provision for Public Infrastructure Public Service Needs New Home Construction	CDBG: \$796,773 HOME: \$1,422,189 ASSET-Local Government and Non-Profits: \$1,524,850 City- General Obligations Bonds: \$127,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2310 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1980 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Rental units constructed: 32 Household Housing Unit Homeowner Housing Added: 7 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Address Needs of Non-LMI Persons	2019	2023	Non-Homeless Special Needs	State Avenue NRSA	Provision for Public Infrastructure	CDBG: \$765,527 City- General Obligations Bonds: \$122,805	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13 Persons Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Create & expand Affordable Housing for LMI Persons
	<b>Goal Description</b>	<p>Goals to be accomplished in conjunction with the 2019-23 Consolidated Plan:</p> <ul style="list-style-type: none"> <li>• Increase supply of single family or two-family housing for ownership in the Neighborhood Revitalization Strategy Area (NRSA) along State Avenue;</li> <li>• Reduce the cost burden for low-income households to access or maintain rental housing citywide;</li> <li>• Increase the affordability and availability of owner housing for homebuyers citywide</li> </ul> <p>In addition, the proposed project activities are consistent with the Updated 2019-23 Consolidated Plan goals and priorities which cites the <b>“cost of housing” for both renters and home buyers</b> as #1 and “lack of available, decent rental units in affordable price ranges” as #2.</p> <ul style="list-style-type: none"> <li>• The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS data for the City of Ames.</li> <li>• The proposed project activities are consistent with the needs outlined in the updated 2019 Analysis to Impediments Fair Study for City of Ames.</li> <li>• The proposed implementation sequence for the project activities should help meet HUD’s timely expenditure requirements.</li> <li>• Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2020-21.</li> <li>• All the activities proposed would be of 100% benefit to low- and moderate-income persons.</li> <li>• Additionally, funding has been received to assist low-income households impacted by the COVID-19 pandemic.</li> </ul> <p>Additionally, focusing on these activities will help address the impact on the need outlined in the above data sources. The primary obstacles to meeting the underserved needs continues to be the leveraging of other financial resources that will be needed to make each project a success, the workload capabilities of staff available.</p>



2	<b>Goal Name</b>	Address Needs of Non-LMI Persons
	<b>Goal Description</b>	The goal established is to address the needs of Non LMI Persons in the 2019-23 Consolidated Plan is to address and provide for market rate single-family housing in the Neighborhood Revitalization Strategy Area (NRSA) along State Avenue will be developed as part of a mixed-use residential subdivision. No HOME funds will be utilized for this project; CDBG funds are limited to no more than 50% for infrastructure improvements only.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Based on the above goals and objectives identified in the 2013-19 Five Year Action Plan and the 2019 Impediments to Fair Housing Study, the following 2020-21 Activities for both CDBG, HOME and CARES funding are being proposed to address the affordable housing, public services, public infrastructure and public facilities needs of the community, with a special emphasis to concentrated activities in the City's Neighborhood Revitalization Strategic Area (NRSA).

#### Projects

#	Project Name
1	General Public Infrastructure Improvements -Baker Subdivision
2	Street Public Infrastructure Improvements-Baker Subdivision
3	Electrical Public Infrastructure Improvements-Baker Subdivision
4	Utilities Public Infrastructure Improvements-Baker Subdivision
5	General Administration-CDBG
6	General Program Administration-HOME
7	Demolition/Clearance of 148 S. Franklin for Installation of Shared Use Bike Path
9	Legal Service Delivery-Baker Subdivision
10	Deposition/Redevelopment of 6th Street Properties
11	Rehabilitation/Acquisition for 241 Village Drive
12	Relocation of Tenants at 148 S. Franklin Avenue for Shared Use Path Installation
13	Engineering Inspections-Service Delivery-Baker Subdivision
14	CHDO Set Aside
15	New Single-Family Home Construction

**Table 7 - Project Information**

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

In addition to the projected project budgets for the public infrastructure improvements, approximately \$85,000 has been set aside for project contingency and \$244,913 will come from local match GO Bond funds.

The proposed project activities are consistent with the Updated 2019-23 Consolidated Plan goals and priorities which cites the **“cost of housing” for both renters and home buyers** as #1 and “lack of available, decent rental units in affordable price ranges” as #2.

- The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS data for the City of Ames.
- The proposed project activities are consistent with the needs outlined in the updated 2019 Analysis to Impediments Fair Study for City of Ames.
- The proposed implementation sequence for the project activities should help meet HUD’s timely expenditure requirements.
- Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2020-21.
- All the activities proposed would be of 100% benefit to low- and moderate-income persons.
- Additionally, funding has been received to assist low-income households impacted by the COVID-19 pandemic.

Additionally, focusing on these activities will help address the impact on the need outlined in the above data sources. The primary obstacles to meeting the underserved needs continues to be the leveraging of other financial resources that will be needed to make each project a success, the workload capabilities of staff available.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	General Public Infrastructure Improvements -Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$233,378
	<b>Description</b>	Under this activity General Infrastructure Improvements will be installed for housing units
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	<b>Location Description</b>	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
2	<b>Planned Activities</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
	<b>Project Name</b>	Street Public Infrastructure Improvements-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$612,285
	<b>Description</b>	Under this activity Street Infrastructure Improvements will be installed for housing units
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	<b>Location Description</b>	Local NRSA, Cenus Tract 13.01, Block Group 2; 321 State Avenue

	<b>Planned Activities</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
<b>3</b>	<b>Project Name</b>	Electrical Public Infrastructure Improvements-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$34,465
	<b>Description</b>	Under this activity electrical Infrastructure Improvements will be installed for housing units
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	<b>Location Description</b>	Local NRSA
	<b>Planned Activities</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
<b>4</b>	<b>Project Name</b>	Utilities Public Infrastructure Improvements-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$432,997
	<b>Description</b>	Under this activity Utility Infrastructure Improvements will be installed for housing units
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	<b>Location Description</b>	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	<b>Planned Activities</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
<b>5</b>	<b>Project Name</b>	General Administration-CDBG
	<b>Target Area</b>	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Homebuyer Assistance Provision for Public Infrastructure Public Service Needs New Home Construction
	<b>Funding</b>	CDBG: \$120,510
	<b>Description</b>	Under this activity salaries, benefits and overall program administration will occur for these activities
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HUD does not require the reporting of beneficiary data for planning and administration activities. Without the planning and administration funds available to carry out required planning, environmental, monitoring and oversight activities, none of these activities would be able to receive CDBG, HOME and CARES funds and none of the beneficiaries would be able to be served.
	<b>Location Description</b>	Overall day to day program administrative activities and expenses for CDBG through the city limits
	<b>Planned Activities</b>	Overall day to day program administrative activities and expenses for CDBG
<b>6</b>	<b>Project Name</b>	General Program Administration-HOME
	<b>Target Area</b>	State Avenue NRSA

	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	New Home Construction
	<b>Funding</b>	HOME: \$46,857
	<b>Description</b>	Under this activity salaries, benefits and overall program administration will occur for these activities
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HUD does not require the reporting of beneficiary data for planning and administration activities. Without the planning and administration funds available to carry out required planning, environmental, monitoring and oversight activities, none of these activities would be able to receive CDBG, HOME and CARES funds and none of the beneficiaries would be able to be served.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Overall day to day program administrative activities and expenses for HOME activities
7	<b>Project Name</b>	Demolition/Clearance of 148 S. Franklin for Installation of Shared Use Bike Path
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons Address Needs of Non-LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$25,400
	<b>Description</b>	Under this activity a single-family structure at 148 S. Franklin Avenue will be demolished and the site cleared to help facilitate the future installation of a Shared Use Bike Path from Franklin Park to 321 State Avenue for this NRSA.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The NRSA area will benefit a 2,310 Universal LMI population and 1,980 LMI population
	<b>Location Description</b>	Activity will be located in Census Tract 13.01; Block Group 2
	<b>Planned Activities</b>	Demolition Property in order to install a shared used bike path from Franklin Park to the Housing Subdivision Development



8	<b>Project Name</b>	Legal Service Delivery-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Under this activity staff costs will be covered to provide legal services to created saleable housing lots in the Baker Subdivision.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NRSA has a universal LMI Population of 2,310 and a LMI population of 1,980
	<b>Location Description</b>	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	<b>Planned Activities</b>	Legal Services to create platted lots and covenants
9	<b>Project Name</b>	Deposition/Redevelopment of 6th Street Properties
	<b>Target Area</b>	CITY-WIDE LOW-INCOME CENSUS TRACT
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$1,233
	<b>Description</b>	Three lots were purchased along 6th Street (activity #01) (of which one property had a house that was demolished & the land cleared, activity #88) as part of the acquisition and reuse program. This activity will report the beneficiary data for the redevelopment of the three lots into affordable housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	The lots are located in Census Tract 10, Block Group 4

	<b>Planned Activities</b>	A Change of Use Designation is being requested in order to sell the properties and return the funds to HUD for a different purpose.
<b>10</b>	<b>Project Name</b>	Rehabilitation/Acquisition for 241 Village Drive
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Homebuyer Assistance
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	Under this activity, funds will be used maintain and make repairs or improvements to the property purchased at 241 Village Drive under the Acquisition/Reuse Program in our NRSA, for use as affordable housing for low- and moderate-income households. The beneficiary data will be reported under the Disposition Activity for this property.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One (1) LMI Household at 80% of the Ames AMI
	<b>Location Description</b>	241 Village Drive, Ames IA, NRSA
	<b>Planned Activities</b>	Under this activity the property will be sold to an eligible low-income First-time Home Buyer after some rehabilitation has occurred on the property. Where feasible and accessible any rehabilitation completed will address the capacity (wiring) for broadband utilities in the home.
<b>11</b>	<b>Project Name</b>	Relocation of Tenants at 148 S. Franklin Avenue for Shared Use Path Installation
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$4,249
	<b>Description</b>	Under this activity will involve the relocation of tenants residing in the single-family structure at 148 S. Franklin will be relocated in for the acquired to help facilitate the future installation of a Shared Use Bike Path from Franklin Park to 321 State Avenue for this NRSA.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The NRSA has a universal LMI Population of 2,310 and a LMI population of 1,980
	<b>Location Description</b>	148 S. Franklin Ave, West Ames NRSA
	<b>Planned Activities</b>	Under this activity will involve the relocation of tenants residing in the single-family structure at 148 S. Franklin will be relocated in for the acquired to help facilitate the future installation of a Shared Use Bike Path from Franklin Park to 321 State Avenue for this NRSA.
<b>12</b>	<b>Project Name</b>	Engineering Inspections-Service Delivery-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$101,780
	<b>Description</b>	Under this activity the engineering staff administrative cost to provide inspection services to oversee the installation of the public improvements to the Baker Subdivision
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NRSA has a universal LMI Population of 2,310 and a LMI population of 1,980
	<b>Location Description</b>	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	CHDO Set Aside
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$70,287
	<b>Description</b>	Funds are being set aside for as required for the creation of a possible CHDO Organizations, that will be occurring in the fiscal year.

	<b>Target Date</b>	6/26/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	None at this time
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	No plans to create a CHDO's at this time.
<b>14</b>	<b>Project Name</b>	New Single-Family Home Construction
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	New Home Construction
	<b>Funding</b>	HOME: \$351,433
	<b>Description</b>	Under this activity three single family homes are anticipated to be construction in 2020-21
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that three (3) LMI household will be assisted
	<b>Location Description</b>	The homes will be constructed in our NRSA, Census Tract 13.01, Block Group 2; Baker Subdivision
	<b>Planned Activities</b>	Construction of three (3) single-family homes

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Neighborhood Revitalization Strategy Area (NRSA) for affordable housing and City wide for public services (CARES, ASSET)

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CITY-WIDE	20
LOW-INCOME CENSUS TRACT	0
State Avenue NRSA	80

**Table 8 - Geographic Distribution**

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

The rationale for targeting 97% of the investment of CDBG funds that will be targeted in the NRSA area, is that it contains a large parcel of land that can be used to development housing for affordable and market-rate homes. No other area in the City limits contains this size of land for addressing this housing need. Additionally, the rationale for allocating the remaining 3% of the investment of CDBG funds on a city-wide basis is mostly based on the distribution of low- and moderate-income persons by census tracts and minority populations.

As outlined in the 2019-23 Consolidated Plan, the data is based on the 2013-2017 ACS, 5-Year Estimates (See Table NA25 of the 2019-23 Consolidated Plan). The highest concentration low- and moderate-income persons and minority concentration was in Census Tract 5. This tract has an 93.1% low/moderate population and 37.7% minority population. Tract 5 is generally described as a university apartment and dormitory area at the north and east end of Iowa State University central campus. This area contains Schilleter Village, University Village and Fredericksen Court apartment dormitories, owned and operated by Iowa State University for both single students and students with families only.

Recently updated data from the HUD Qualified Census Tracts data, effective January 2015, reveals that based on the 14 Census Tracts in Ames, six (43%) of the census tracts contain 51% or more of person who are of low and moderate incomes, and three of 14 tracts (21%) census tracts contain minority populations between 3 to 6%.

The census tract of the NRSA designation contains 74% of low- and moderate-income households and a 20.1 % percent of minority population.

Therefore, distributing the allocation of least 95% of the investment of CDBG funds in the NRSA and 5%

of the investment on a city-wide basis would allow a better opportunity to not only serve persons of low and moderate incomes overall, as well as the opportunity to increase the number of minority populations in the NRSA

## **Discussion**

see above

## Affordable Housing

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

#### Introduction

As outlined under Section AP 35 (Table AP3) of the 2020-21 Action Plan, the City of Ames has identified the following programs that will be implemented to address the needs of the Homeless, Non-Homeless, and Special Needs populations. In the implementation of the various CDBG, HOME and CARES programs, the qualified households will be defined as households whose gross family incomes does not exceed the 80% or less income limits per family size as established by HUD for the HOME Program for the Ames Metropolitan Statistical Area, and meet the definition as outlined in Section 92.252 (rental) and Section 92.254 (homeownership).

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	113
Special-Needs	1
Total	114

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	26
Rehab of Existing Units	1
Acquisition of Existing Units	1
Total	128

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

See 2019-23 Consolidated Plan Sections SP 10. The rental assistance numbers are in for the CARES-COVID-19 Rent Relief Assistance Programs. The production of new units would include future single-family homes for LMI households (likely to begin after July 2021).

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

### **Introduction**

Although there are no public housing units owned or operated by the City of Ames, the following project-based subsidized housing units are available that are owned and managed by non-profit housing organizations:

- Keystone Apartments with 56 elderly units of 15 (0-bedroom) and 41 (1-bedroom units)
- Stonehaven Apartment with 54 elderly units of 15 (0-bedroom) and 39 (1-bedroom units)
- Regency V Apartments with 64 elderly units, all are 1-bedroom units.
- Eastwood Apartments with 60 family units is also a Low-Income Housing Tax Credit (LIHTC) property- 16 (1-bedroom), 32 (2-bedroom) and 12 (3-bedroom units)

The above projects have in-house programs and activities for the residents and encourage residents to become involved. Over three years ago Eastwood received funds through the LIHTC to modernize the entire complex for better handicapped access, energy efficiency, and overall exterior and interior aesthetics.

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

Although the City of Ames transferred the administration of the Section 8 Housing Choice Voucher Program to the Central Iowa Regional Housing Authority (CIRHA), the City Housing Coordinator is a member on the Executive Board of the agency. Being a member on the Executive Board allows the City to be involved and to continue to advocate for the needs of very low-income families and households in both Ames and Story County.

CIRHA has 1,008 Section 8 Housing Choice Vouchers under contract with HUD for their six (6) county service area. For 2019-20, based on federal funding for the average lease-up of Vouchers for the six-county area was 913 (91%) out of that number the average lease-up for Story County was 271 (30%) and out of that number the average lease-up for Vouchers for the City of Ames was 217 (80%).

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

CIRHA is active in encouraging their Section 8 and public housing residents to become involved in management, and a program participant is a member on the Executive Board and who helps to educate the board about the needs of residents. Also, CIRHA has a very active Family Self-Sufficiency Program that helps residents' transition into homeownership.

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

N/A

### **Discussion**

see above



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

### **Introduction**

The Continuum of Care (CoC) program is a HUD federal program; its purpose is to promote community wide commitment to the goal of ending homelessness; to provide funding for its efforts by non-profit providers and State and local governments to quickly rehouse homeless individuals and families, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; to promote access to and effective utilization of mainstream programs by homeless individuals and families; and to optimize self-sufficiency among individuals and families experiencing homelessness.

The HEARTH Act streamlines HUD's homeless grant programs by consolidating the Supportive Housing, Shelter Plus Care, and Single Room Occupancy grant programs into one grant program: The Continuum of Care program. Local continuums of care, which are community-based homeless assistance program planning networks, will apply for Continuum of Care grants. By consolidating homeless assistance grant programs and creating the Continuum of Care planning process, the HEARTH Act is intended to increase the efficiency and effectiveness of coordinated, community-based systems that provide housing and services to the homeless." HUD also requires that CoC groups to establish and operate a coordinated entry (CE) process—and that recipients of CoC Program and Emergency Solutions Grants (ESG) program funding within the CoC's area must use that CE process.

In January 2017, additional requirements were mandated for CoC and the CE process wanting to apply for ESG or SAF Funding. For the Central Iowa area, The Two Rivers Collaboration group was formed that consists of Boone, Hardin, Marshal and Story Counties. The agencies that include ACCESS, Crisis Intervention Services (CIS), Domestic and Sexual Assault Outreach Center (DSAOC), Emergency Residence Project, Family Alliance for Veterans of America (FAVA), House of Compassion, Salvation Army (SA), Story County Community Services (SCCS), Veteran Affairs (VA), and YSS. The meetings are also open to other area human service agencies, faith-based organizations, and the City of Ames.

In Iowa, the program is administered by the Iowa Finance Authority (IFA) for the balance of the state jurisdiction, which includes Ames/Story County. For more information regarding the Two Rivers Policies and Procedures see [www.cityofames.org/housing](http://www.cityofames.org/housing).

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

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

The Two Rivers Collaboration group goal for 2020 is to continue with working with three (3) sub-committees to address high priority needs for the region as follows:

- 1) **Point In Time Committee:** Will be working on gathering location information, supplies and volunteers to participate in the Statewide Homeless Count for each of the participating counties.
- 2) a. **Landlord Engagement/Recruitment:** To recruit, education participation from landlord/property managers to partner in providing decent, safe and affordable housing for clients in each county. Create a Landlord Education program.
- b. **Advertising/ Community Awareness Committee:** Create a marketing campaign and materials to educate and ensure that communities aware of the Coordinated Entry System and how it can benefit families in their communities.
- 3) **Training Committee:** Will identify when and where required trainings will be located and identify other trainings or educational opportunities that would benefit the group.

The funding collaboration process is called Analysis of Social Service Evaluation Team (ASSET). Since its inception in the early 1980s, ASSET continues to be the largest funder (over approximately 35+ million dollars) to over 30 various Ames/Story County human service agencies to assist with shelter and other basic needs and services targeted to both homeless persons and persons with HIV, and low-income families and more. This level of services is well known outside of the City's service delivery area and thereby attracts more persons of need to the jurisdiction.

For fiscal year 2020-21 the ASSET partners' recommendations have planned for the investment of \$4,535,303 in funding to address the needs of the homeless and chronically homeless, homelessness prevention, and other non-homeless population needs and services for the jurisdiction as follows:

Story County	\$ 1,534,160
United Way	1,265,293
ISU/GSB	208,600
City of Ames	<u>1,524,850</u>
Total	\$4,532,903

The funding contributed by the ASSET is very closely aligned with the City of Ames' order of priorities and helps to sustain those services demonstrated to meet the needs of extremely low-, low-, and moderate-income residents, by providing for basic needs, crisis intervention, and the prevention of homelessness ([www.storycountyasset.org](http://www.storycountyasset.org) - Funder Priorities).

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

The three (3) homeless shelter providers will continue to seek assistance from the state Emergency Solutions, and Supportive Housing Grants to assist homeless individual and families, youths and women who are victims of domestic violence. Also continuing for 2020-21, these agencies will have access to an additional a funding source through the Story County Trust Fund (SCTF). SCTF provides assistance in addressing the needs of homeless persons as well. For 2019-20, the Story County Trust Fund through

their Owner-Occupied Repair program awarded approximately \$202,645 in grant funds to four organizations/cities. For 2019-20 through their Rental Assistance Program, also they have awarded approximately \$92,600 to three organizations. For 2020-2021, the Story County Housing Trust has not awarded any additional funding at this time. Additionally, due to the COVID-19 Pandemic, the SCHAT is continuing to monitor emergency needs within the County.

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

Although the City of Ames does not receive or provide funding for the homeless activities other than programs in which homeless and other special needs activities are eligible to apply for and participate in, the City does support the goals, objectives and strategies in the State of Iowa's Homeless Strategic Plan.

(see [http://www.iowafinanceauthority.gov/home/searchresults?q=homeless strategic plan](http://www.iowafinanceauthority.gov/home/searchresults?q=homeless%20strategic%20plan))

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

There are two boards and groups in Ames/Story County (the Two Rivers Coordinating Group aka Continuum of Care Group, the Story County Human Services Council and just recently the Homelessness Prevention Team). The membership of these Boards are primarily the agencies that receive ASSET funding and administer the various programs and services needed for this population. Also, there are a number of area churches that provide food, clothing, emergency financial assistance, and housing to assist the needs of this population.

The contributions of the above agencies and groups and additional state funding for homeless are crucial to the leveraging of our CDBG dollars to be able to address other housing and basic needs in the community for this population. Over this next Consolidated Plan period, the City will seek to strengthen these partnerships.

## **Discussion**

**See a more detailed discussion under Section SP-40, Institutional Delivery Structure and under Section SP-60, Homelessness Strategy for how the jurisdiction will be addressing the Homeless and Other**

**Special**

**Needs Activities in the 2019-23 Consolidated Plan.**

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

### Introduction:

As outlined in Section MA-05 of the 2019-23 Consolidated Plan, the housing situation in Ames is atypical for most of Iowa. Additionally, the large student population increases competition for affordable rental units. As of 2017 there were 26,277 housing units in Ames (including student housing), among which 9,877 units (or 39%) were owner occupied and 15,082 units (or 61%) were renter occupied. The city of Ames has historically had low housing vacancy rates. In 2017, the vacancy rate in Ames was the same five years ago (4% rate in 2012). However, the present (2018) vacancy rate for the homeowners was 0.8%, 1.8% for renters. The number for homeowner households in this category more than doubled (from 13.5 % in 2012 to 30% in 2017).

Less than half (46%) of units in Ames were single-family homes, either detached or attached units. The rest (54%) were rental units.

The majority of owner-occupied units (81%) had three or more bedrooms, and 33% of rental units had three or more bedrooms. The most common type for rental units is the 2-bedroom (43% or 6,498 units).

Of the total rental units (including occupied, vacant for rent, and rented but not occupied), 544 units (5%) are low-income housing (233 units as HUD low-income/subsidized housing, 311 units under HUD low-income housing tax credit housing).

The number of building permits issued in Ames, between 2005 and 2018, was 1,476 units in single-family structures and 4,328 units in multi-family structures. The development of multi-family rental units continues to grow much faster than that of single-family units. This is also very evident in the type building permits issued in the last 5 years (2014-2018). Out of the 2,736 building permits issued, 82% were for multi-family units. Only 18% was for single family units.

According to the 2011-2015 CHAS data, there were 5,895 extremely low-income renter households\* in the city of Ames with only 1,874 rental units affordable to 30% HAMFI. This gives a housing gap of 4,021 affordable rental housing units. **(Households in this report include students living off-campus and in on-campus housing, excluding dormitories).**

Of those 1,874 affordable rental units, none were vacant and only 1,185 units (62%) were occupied by extremely low-income households. The rest (37% or 689 rental units) were occupied by households other than extremely low-income households.

Looking at the city as a whole, there is no housing gap for renter and owners (+1,799 units for renter households and +6,747 units for owners). However, there was a big housing gap for extremely low-income renters (-4,021 rental units for extremely low-income renters) and moderate-income owners (-430 units for homeowners).

Based on the survey done in 2019 on the impediments to fair housing choices in Ames, cost of housing was the 1st perceived barrier to fair housing the housing consumers (homeowner and renters). It was rated as 4.1 by both groups (on a scale of 1 to 5 (1 being strongly disagree to 5 strongly agree)). “Cost of housing” was only housing barrier perceived by homeowners.

The second barrier perceived by renters was lack of available decent units in affordable prices. These was echoed by general renters and students. However, it was ranked 1st by subsidized low-income renters including the elderly.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As outlined in Section MA-05 (Land Use) of the 2019-23 Consolidated Plan, local land use policy and regulations can be seen as barrier to developing housing. The City of Ames requires new development to comply with its Comprehensive Plan, subdivision, zoning, and building/fire code ordinances. The City’s zoning allowances permit a mix of housing choices in new growth areas consisting of a mix of attached or detached housing with a minimum density standard of 3.75 du/acre to help ensure a variety of housing types are built efficiently in new areas. The City also allows for development of apartments, senior living facilities, and attached single family as a mix of uses with a minimum density of 10 du/acre. The City has seen a variety of housing built within the past five years to meet the needs of growing community, but very little of the new housing is affordable to low- and moderate-income housing in these new growth areas.

Within the City’s regulations we do not require a specific mix of housing types or affordability levels. Development of affordable housing is subject to the same development standards as market rate housing. Although parking requirements are reduced in certain targeted infill areas of Campustown, Downtown, and Downtown Gateway area that would benefit affordable housing development, we have not seen affordable housing proposals for projects in these areas. The City could consider making lower cost land available outside of residential areas for additional rental housing options and consider reducing the parking requirement for affordable housing in recognition of workforce housing near transit and jobs potentially needing less parking than our typical standard. The City did respond to market based high density housing requests over the past five years to approve approximately 3,000 apartment units.

The City provides no direct incentives for affordable housing, but development in targeted areas would be eligible for property tax abatement programs consistent with market rate housing eligibility. These types of programs could be expanded to support targeted affordable housing opportunities.

The City is in the initial stages of updating its Comprehensive Plan to the year 2040 with a goal to accommodate additional growth in population of 15,000 people. The expectations are for a mix of infill

medium and high-density housing options with expansion of growth areas with low and medium density housing, in select location support higher densities served by transit. With policies supporting development options the City has not created a barrier to a specific type of housing choice within the community.

## **Discussion:**

### **Building Code, Fees & Charges -**

The City applies building and fire codes to all new buildings and alterations to buildings. The City Codes are intended to promote general health and safety of the occupants of the structures. The City updates codes typically on a three cycle. The City currently applies 2015 Codes for most building and fire related requirements and is in the process of updating codes. The City also requires accessibility for covered units per the ICC A117.1-2009 code. Although there are higher costs associated with meeting building code requirements, they are necessary for the general health, safety, and welfare of the residents of the City.

The City also applies a Rental Housing Inspection program for the purpose of ensuring existing structures and properties are maintained as safe and decent housing. There are over 15,000 registered rental units in the City between single-family homes and apartments. Certain improvements of buildings and sites are required for a property to be registered with the City as rental housing. The license process may require older buildings and sites that are nonconforming to improve their properties to receive a license. Because of property owner costs associated with the Rental Inspections program, it may be viewed as constraint to housing within existing buildings. Current annual license fees are less than \$50.00 per unit.

In regard to group living environments, the City does control for the number of occupants allowed per building type, with the exception of small family homes. The City limits the occupancy of a residential dwelling based upon the number of bedrooms, but in no event more than five adults (excluding dependents) are allowed within a dwelling unit. While this may be viewed as a constraint on use of existing buildings, it is a common issue within communities that have large universities to balance the neighborhood housing issues and student housing needs.

### **Growth Limits**

One of the major components of the City of Ames' comprehensive plan – the Land Use Policy Plan (LUPP) is the inclusion of a targeted growth strategy. The LUPP, and supporting legislation, provide incentives for growth within a “growth priority area” – defined as a corridor adjacent to and south and west of the existing urbanized area. The incentives for growth in this area include City participation for extension of infrastructure such as streets, sewer, and water. The LUPP does not preclude development in other areas of the City; however, development costs within the other areas must be borne by the developer.

The incentives to development have placed a premium on the land within the growth priority area.

Landowners within the growth priority area have inflated the cost of the land, understanding that the City of Ames encourages and provides incentives for growth in this area. This has made the land difficult for the development community to acquire. It could be argued that this has also led to increased land value, translating into fewer affordable housing opportunities.

### **Tax Policies**

In Iowa, property tax policies are set by the state; the City has no control over either the cap on taxes or the rollback set annually by the state. The City does not set individual use classifications or tax rates for classifications. The City is financially dependent upon property taxes as its main source of revenues. The City through a voter approved initiative collects a one penny local option sales tax with approximately half of its revenue directed to reducing local property taxes and the remainder of revenue is available for community benefit activities.



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

### **Introduction:**

The City will continue to work with the following agencies/organizations to address housing issues: ASSET, the Two Rivers Collaboration Committee (aka Story County Housing Coordinating Board), the Story County Human Services Council, neighborhood associations, local non-profit housing organization and the public to coordinate efforts to address the housing, transportation, mental health, employment needs of the community. In 2016, the City of Ames, Iowa State University, and Story County co-sponsored a housing conference that brought together various members of the community, such as businesses, lenders, non-profits, community groups, neighborhood associates, local school district, developers, etc. to dialogue about the needs of the community. The main focus of the conference was a discussion on the feasibility of developing a Story County Housing Trust Fund. The Housing Trust fund is a program administered by the State Finance Authority (IFA) to fund county and/or cities with grant dollars to help ensure decent, safe and affordable housing in their communities (see [www.iowafinanceauthority.gov](http://www.iowafinanceauthority.gov)). This program is being updated and reevaluated in 2020-21. In the December 2017, the Story County Trust was created and received its first allocation of funds from IFA. To date, the Story County Trust Fund has awarded grants to various organizations for owner home repairs and for 2020 has awarded funds to agencies to provide for rental housing needs.

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

The City will work with ASSET, the Two Rivers Collaboration, Homelessness Prevention Team and the Story County Human Services Council, to address creating a data software system for all agencies to coordinate service delivery and to continue to identify further obstacles to meeting the underserved for the community. The city will seek partnerships with the Institute for Community Alliances to assist with training and mentoring opportunities to share with the local human service agencies to improve identifying the underserved and improving techniques in addressing the needs of the underserved. However, because of COVID-19, obstacles have been escalated. In spite of the pandemic the above agencies continue to partner together to provide assistance to citizens in Ames/Story County utilizing both federal and state CARES funds in the areas of rent, utility, mortgage and shelter. Through this partnership, the goal is the reduce a duplication of benefits while providing much needed assistance.

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

The City will continue to work with ASSET, the Two Rivers Collaboration, Homelessness Prevention Team and the Story County Human Services Council, neighborhood associations, local non-profit housing organizations and the public to identify further obstacles to foster and maintain affordable housing opportunities. The City will also seek to establish partnership with non-profit organizations to expand the number of affordable housing units in the community and to provide training on establishing the necessary administrative and financial capacity to partner on projects funded with Community Development Block Grant (CDBG) funds and have seek other federal and state funded programs to help leverage the CDBG dollars in the community.

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

The Lead Coalition Committee is no longer active; however, the City will continue to partner with lead-paint instructors to assist with increasing the number of certified lead-based paint contractors in the community and seek other partners to address the needs of children at risk and education of the public regarding lead-based paint and other hazards.

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

The City will seek to continue to work closely with the Area Housing Authority to explore ways to insure landlord participation in the Section 8 Voucher Program. The City will seek to dialogue the property owners and managers to find ways to address to the needs of both families and students. The City has a continued partnership with the Iowa Finance Authority (IFA) to solicit and encourage property owners and managers to participated in [www.IowaHousingSearch.org](http://www.IowaHousingSearch.org).

The [IowaHousingSearch.org](http://IowaHousingSearch.org), is a free rental housing locator to help citizens across the State to find a rental home that fits their needs and budget. Property providers can list apartments or homes for rent any time. The site allows property provides to include information such as: low income or subsidized housing acceptance, rent range, smoking, pets, accessibility, etc. The site also contains helpful tools on affordability calculations, moving costs, rental checklist, budget worksheets and more. It also provides resources regarding scams for renters and foreclosure alert. This information is also being provided to human services agencies to share with clients seeking housing units. It is a very useful one stop shopping site.

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

The City of Ames has a well-established institutional structure. However, now that the City has established a Neighborhood Revitalization Strategy Area (NRSA) in West Ames, the opportunity to address and impact the housing, infrastructure and economic development needs in area for both low and non-low-income households will involve expanding partnerships with the area neighborhood associations, businesses, non-profit organizations, financial institutions, human service agencies and community groups in determining the best needs to be addressed in the area.

The City will continue to work with the community to expand the partnership to including Rental Property Managers, Realtors, Financial Institutions, neighborhood groups and other business and related partnerships to foster relationships around housing needs of low- and moderate-income persons in the community.

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

See response under obstacles to meeting underserved needs.

**Discussion:**

See responses under introduction and answers to each question above.

## Program Specific Requirements

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

#### Introduction:

The City of Ames now receives funding from two main Federal grant program, Community Development Block Grant Program and HOME. The City's 2020-21 allocation of CDBG funding is \$602,550. It is anticipated that there will be a CDBG rollover balance of approximately \$659,750 from 2019-20, an anticipated program income for 2020-21 of approximately \$321,997. This will allow for a total anticipated budget of \$1,584,297. From the 2020-21 allocation 20% (\$120,510) will be for program administration and \$1,463,787 for project activities to support affordable housing and community development for in the community.

The City's 2020-21 allocation of HOME funding is \$468,577. From this amount, approx. \$70,286 (15%) is being reduced and set-aside for a potential Community Housing Development Organization (CHDO) organization (s). This will leave a 2020-21 budget balance of approximately \$398,290. Of this amount \$351,433 (75%) is for programming and \$46,857 (10%) is for admn. HOME also requires a 25% local match of which \$244,913 of City General Obligation Bonds has is remaining for that purpose is not being expensed in the 2020-21 fiscal year.

Additionally, through ASSET, approximately \$4,535,303 (City share is \$1,524,850) will be available to support programs for the homeless and basic service needs for the community for the last year of the Consolidated Plan and Action Plan.

Also, the City has received \$710,970 of CDBG-CV CARES funding specially to address public services for LMI households to help prevent, prepare for, and respond to coronavirus.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

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**Total Program Income:** 0

### **Other CDBG Requirements**

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

### **HOME Investment Partnership Program (HOME)**

#### **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Ames has committed to dedicate a beginning allocation of \$250,000 of General Obligation Bonds as the 25% local match for HOME funds. Also, The City of Ames has plans to partner with a multi-family housing Developer to apply for State Low-Income Housing Tax Credit (LIHTC) financing to construct up to 37 units (32 LMI) units on the south parcel of the Baker subdivision. The City will be setting aside \$350,00 of HOME dollars to contribute towards this project if awarded the credits.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Ames will invest HOME resources to benefit qualified first-time, low-income homebuyers through direct acquisition assistance, supplemental rehabilitation activities, and new construction/sale of single-family housing when appropriate to further the city's housing goals. In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, the City of Ames will adopt the recapture provision for its HOME-assisted homeownership projects.

The recapture provision is enforced through execution of Covenants and Restrictions recorded at closing, which identify the period of affordability, primary residency requirement, and term and conditions required when using the recapture provision. These provisions will also be detailed in a written agreement executed at closing between the homebuyer and the city to ensure that the homebuyer is made fully aware of the compliance requirements associated with the use of HOME assistance.

A mortgage secured through a receding forgivable loan will be recorded at the time of closing for the amount of direct subsidy that enabled the homebuyer to purchase the property. Direct Subsidy

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is defined as the greater of (1) the aggregate of all down payment assistance, closing cost assistance, or other HOME assistance provided directly to the homebuyer; or (2) the difference between the fair market value of the property and the purchase price. Direct subsidy to homebuyer activities involving HOME funded rehabilitation after the purchase of the property is calculated by the difference between the fair market value after-rehab and the purchase price. In the event that a homeowner unit that is assisted with the City of Ames HOME Program is sold, conveyed, or otherwise transferred during the affordability period, the total amount of the HOME investment for the homeownership unit, less the prorated HOME investment amount for the length of time the homeowner owned and occupied the unit, will be recaptured out of the available net proceeds. The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the following recapture schedule, established in accordance with 24 CFR 92.254(a)(4):

HOME Funds Provided Period of Affordability

Less than \$15,000 5 years

\$15,000 - \$40,000 10 years

More than \$40,000 15 years

New Construction 20 years

The City of Ames will reduce the amount of direct HOME subsidy for recapture on a percentage basis equal to the number of months that that homebuyer has owned and occupied the home measured against the total number of months in the affordability period. For example, with a five-year affordability period (60 months), the amount of recapture will be reduced by twenty percent for each year (12 months) of occupancy. The amount of recapture cannot exceed the amount that is available from the buyer's net proceeds. To determine the amount forgiven, divide the number of full and complete months the homebuyer occupied the home by the number of months in the period of affordability and multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer.

Additionally, if the City elects to partner with a subrecipients/CHDO to administer the homebuyer programs, the selected subrecipients/CHDO will be required to contractually sign to an agreement to implement these guidelines requirements. Any changes to these guidelines must first be submitted and approved by the HUD field office before implementation.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See #2 above

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not at this time attend to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

-See 32 above

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

- There are no plans to use the HOME funds to refinance an existing debt secured by multi-family housing that is rehabilitated.

## **Attachments**

### **Citizen Participation Comments**



**No citizens comments were received during the public comment period nor during the public hearing.**

## Executive Summary

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

#### 1. Introduction

If characters are maxed out throughout this templated, please refer to the attached full version of this 2020 Action Plan.

Starting July 1, 2019, the City of Ames began its 4th Five-Year Consolidated Planning Program cycle, this 2020-21 Action Plan will represent the 2nd year of this Five-Year cycle. It will also represent the City's 3rd year to receive HOME Partnership Investment Program funding. Based on the data for the City of Ames outlined in the American Community Survey (ACS), the Comprehensive Housing Affordability Strategy (CHAS), the Census, the 2019 Fair Housing Impediments Analysis, along with other pertinent City documents and resources, the groundwork for how the City should continue to address the housing and community development needs and priorities for the community has been defined.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Utilizing data from the 2019-23 Consolidated Strategic Plan, the housing needs assessment for the City is based on the 2013-2017 American Community Survey (ACS) data and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD. These data provide a snapshot view of the housing needs in Ames.

Historically, Ames's population has increased steadily and has more than doubled over the past 60 years. Between 2012 and 2017, the total population in Ames increased by 7% from 60,634 to 65,005 and the number of households increased by 6% from 22,707 to 24,005. (Table NA1). The median household income in Ames increased from \$41,561 in 2012 to \$42,755 in 2017, a growth of 3%.

The data shows the household characteristics based on the 2011-2015 CHAS data. By 2015, a total of 13,665 (56.9%) households in Ames were considered to be in the low-income category, including 6,430 (26.8%) households with 0-30% of HAMFI, 3,200 (13.3%) households with 30-50% of HAMFI, and 4,035 (16.8%) households with 50-80% of HAMFI. There were 2,410 (34.3%) of households in Ames that were small family households (2-4 persons) and 160 (22.5%) were large family households at the low-income

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category. Thus, an additional 43% were single person or non-family households. (HAMFI refers to "HUD Adjusted Median Family Income," which is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents and income limits for HUD programs.)

A little over one third (37%) of the total households have one or more housing problems (46% for renters and only 21% of owner households. Of the households with housing problems, cost of housing was the major issue for both renters and owner. Forty-two percent of renters had a housing cost burden greater than 30% of their income and another 41% with housing cost burden greater than 50%. For owners, it was 30% and 68%, respectively.

Among the renter households with housing cost burden of >30%, 74% were others (which include students), 6% were elderly, and 17% were small, related renter households. Of the homeowners, only 13% having this housing cost burden were others and 39% elderly.

Substandard housing and overcrowding are not major problems in the city, either for renters or homeowners.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The submittal of the 2020-21 Annual Action Plan will be the City's 16th Plan. Based on reviews and monitoring by the HUD Area Field Office of the City's performance over the last fifteen years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CDBG programs, but also more specifically the timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% cumulative benefit to low- and moderate-income persons for each of the three 5-year periods, which exceeds the regulatory standard of 70%. Additionally, as a result of three monitoring reviews by HUD, the City had no major or one significant findings or concerns.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Ames has a Citizen Participation Plan that details the public involvement process. The Plan is available at [www.cityofames.org/housing](http://www.cityofames.org/housing). Public participation is an annual on-going process, not only in preparation of the Consolidated or Action Plans but as an on-going part of the City of Ames's commitment to solicit community involvement and participation.

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In prior years, the public was encouraged to participate in open public forums each year to be educated about the program and to give input on the activities being proposed to address the needs of the community. However, due the pandemic face to face gathers have been postponed. However, for the 2020-21 program year, the effort to receive input from human service agencies, neighborhood associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses will be geared more to possibly receive direct mailings encouraging participation through emails, Facebook, phone calls and zoom calls. More emphasis will be through the public notice advertising area free newspaper, press releases, Facebook postings, and Twitter announcements.

## 5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

**The 30-day public comment period began on Thursday, January 21, 2021, and ended on Saturday, February 20, 2021.**

### Citizen Participation Plan Section

The development of the Consolidated Plan and Annual Action Plans is a collaborative effort of many individuals, organizations, and agencies. Each is encouraged to make requests and recommendations throughout the Consolidated Planning process. The City will conduct at least one public forum (at different times through-out the day) to educate citizens on the process of developing the plans and to seek input regarding the Consolidated Plan needs and goals, and the proposed annual projects.

The participation is the foundation of the Consolidated Planning process. Reasonable efforts will be made to make all citizens aware of the meetings and events that concern the development of the Five-year Consolidated Housing and Community Development Plan and yearly Annual Action Plans. It is the goal of

The City of Ames to create ample participation opportunities for all interested citizens including, but not limited to, minorities, non-English speaking persons, and persons with visual, mobility, or hearing impairments.

Organizations, Agencies and the City of Ames Housing Authority: The City of Ames Housing Authority, as well as other organizations and agencies involved in the development and implementation of projects to assist low-income citizens will be contacted to advise them of the Consolidated Plan process. These

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organizations and their clients will be encouraged to participate in the development of the Consolidated Housing and Community Development Plan and the Annual Action Plan.

Ames City Council: The City Council is the final citizen policy body that reviews and takes action on the Consolidated Plan. After receiving the Plan, the City Council considers and votes on the proposed plan. After approval at the local level, the Consolidated Plan is forwarded to the U. S. Department of Housing and Urban Development.

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

No comments were received during the comment period or at the public hearing.

**7. Summary**

See notes above

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
CDBG Administrator	AMES	Planning & Housing Department/Housing Division
HOME Administrator	AMES	Planning & Housing Department/Housing Division

**Table 1 – Responsible Agencies**

**Narrative (optional)**

In addition to the CDBG and HOME Funds, the City of Ames is also a recipient of CDBG-CV CARES (COVID-19) funding.

**Consolidated Plan Public Contact Information**

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515 Clark Avenue  
Ames, Iowa 50010-0811  
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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City, in the continued development of the Consolidated Plan and subsequent Annual Action Plans, is involved in receiving feedback and input from representatives of low-income neighborhoods, non-profit and for-profit housing developers and service providers, lenders, social service agencies, homeless shelter and service providers, faith-based organizations, supportive housing and service providers, as well as other units of government through on-going yearlong feedback, participation at community meetings, public forums, etc. The citizens of Ames, its neighborhood associations, human services, and other advocate groups are very participatory in engaging the City regarding the needs, problems, concerns, and solutions for the community.

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

Not only during the process of developing the Consolidated Plan, but also, the subsequent Annual Action Plans, the City continues to provide opportunities for the public to give input and feedback at public meetings, special meetings, and at community events. Opportunities are also available during the Consolidated and Action Plan preparations through public forums, community listening sessions, and public hearings. Representatives of a variety of agencies are invited to gather to discuss issues, problems, and solutions. Members of both the Two Rivers Collaboration and the Human Services Council that include representatives from the mental health community, assisted housing providers, and other service agencies are often in attendance. The City will continue to represent Ames/Story County on the Board of Commissioners of the Central Iowa Regional Housing Authority (CIRHA).

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Ames continues to actively participate with the Two Rivers Collaboration (aka Continuum of Care Group) which now has expanded to a regional consortium that includes (Boone, Marshall, Greene and Story Counties) to share information on programs, services, and gaps, and also plan activities and events to educate the public regarding the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness in the community. Additionally, a Homelessness Prevention Team that consists of the The Bridge (formerly the Emergency Resident Project), the Salvation Army, Good Neighbor and Story County Community Services and the City of Ames are meeting to determine how to best serve clients through a coordinated entry point.

The City staff worked closely with the are COC agencies via zoom, especially in regard to the Duplication of Benefits for ESG funding

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

The Emergency Shelter Grant funds (ESG) and the Supportive Housing Program (SHP) continued to be administered by the state, through the Iowa Finance Authority (IFA). However, the agencies that receive these funds coordinate with the City of Ames to ensure that their goals and priorities are consistent with the City's Consolidated Plan.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**



Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ACCESS
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Community needs for COVID-19
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
2	Agency/Group/Organization	Good Neighbor Emergency Assistance
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Duplication Benefits-CARES
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
3	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Duplication of Benefits-CARES

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	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
4	<b>Agency/Group/Organization</b>	Mid-Iowa Community Action Agency (MICA)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Duplication of Benefits-CARES
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
5	<b>Agency/Group/Organization</b>	United Way of Story County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Duplication of Benefits-CARES

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
6	<b>Agency/Group/Organization</b>	Shelter Housing Corp. d/b/a Emergency Residence Project
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Duplication of Benefits-CARES
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
7	<b>Agency/Group/Organization</b>	Central Iowa Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Duplication of Benefits-CARES
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits

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8	<b>Agency/Group/Organization</b>	Central Iowa Regional Housing Authority (CIRHA)
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Board Meetings, emails.

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

Efforts were made to reach agency types throughout the city. Additional outreach included: Neighborhood Organizations, Business (Chamber of Commerce); Iowa Workforce Development, area churches and food pantries and citizens in general.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Two Rivers	Work to coordinate services being provide to citizens in Ames/Story County to reduce Duplication of services and coordinate gaps in services

**Table 3 – Other local / regional / federal planning efforts**

## **Narrative (optional)**

### **Broadband:**

In a September 2017 online survey conducted by the city, over 70 percent of participants graded their internet service as "fair" or "poor." Comments detailing wide-scale dissatisfaction with lack of speed and unreliability. In response to the survey's results, Ames City Council set a goal to make improvements to its existing internet infrastructure with a focus on six key objectives— availability, reliability, cost, speed, customer service, and neutrality and broadband privacy policies. During this this time there were only two major internet providers in the community. The council also considered creating a city-owned and operated internet service, or just helping to fill the gaps not filled by the companies.

However, in 2020, a third major broadband provider invested 1.2 million feet of fiber-optic infrastructure in the community that serves both residences and businesses. The goal of this provider was to address "underserved broadband speeds" in nearly all residential area of Ames. While other companies use cable TV infrastructure and fiber to connect to the neighborhood, this company will use fiber-optics that connect their office to each home. The fiber-optics not only help maintain speeds as entire families work and learn from home due to the pandemic, but as new technology arises, the same fiber can be used.

Also, the FCC created a temporary Emergency Broadband Benefit (EBB) program to help households struggling to afford internet service during the pandemic. As of May 12, 2021, eligible households will be able to enroll in the program to receive a monthly discount off the cost of broadband service from an approved provider. In Ames, several local internet providers are participants in the EBB program. The City of Ames has joined the FCC to help raise awareness about the EBB opportunity. Section 8 households living in Ames will be sent information directly along with residents living in low-income housing.

Additionally, as part of the housing development that is being created in the City's Neighborhood Revitalization Strategy Area (NRSA), the public improvement infrastructure plans are include the installation of broadband to each lot. Staff has been in communication with each of the three companies to again their interest in providing this service to the development. In the near future staff will be soliciting public feedback regarding providing internet services to low-income households and/or census tracts.

### **Resilience**

In the area of Resilience, the City of Ames has in active in the following:

1. Developed a comprehensive Climate Vulnerability Assessment was developed in conjunction with a Citywide Greenhouse Gas Inventory 2018 project that includes a Population Vulnerability portion that

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describes how climate affects the region/city. The report is available at [www.cityofames.org/sustainability](http://www.cityofames.org/sustainability).

2. Manages and regulates a Flood Plan Development program as outlined in Chapter 9 of the Ames Municipal Code that includes flood and firm maps and participates in the National Flood Insurance Program. The program is managed by the Planning Division.

3. Manages and regulates a Flood Mitigation Program that includes a comprehensive Flood Mitigation Study in 2013 that included work with the IDOT, Army Corps of Engineers, Iowa DNR, FEMA to prevent, reduce future flooding following the floods of 2010. The program is managed by the Public Works Department.

## **AP-12 Participation – 91.105, 91.200(c)**

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

On February 18th and 19th, City staff hosted public forums to gather input regarding possible projects for consideration for the 2020-21 CDBG/HOME Annual Action Plan as part the City's Entitlement Program. Ten persons attended and participated in the forum discussions, including representatives from Emergency Residence Project (ERP), Hunziker & Associates, residents of the 321 State Avenue Neighborhood Revitalization Strategy Area (NRSA) and a representative from the Ames Tribune.

The forum attendees participated in a group discussion that involved the following activities:

- Review of the adopted 2019-23 Strategic Plan Goals and Priorities, for both low and moderate income and as well as for non-low and moderate-income households;
- Review the amended 2019-20 Action Plan Projects and budget;
- Review the proposed 2021-21 Action Plan Projects and budget; and
- Review the tentative timeframe of the Action Plan next steps.

The participants were then asked for feedback on the proposed action plan projects, specifically their thoughts on where the proposed multi-family should be built on the site.

Additionally, in conjunction with the State Avenue Housing Subdivision, the City is communicating with three major internet providers regarding providing internet connections to each potential lot for both residential and multi-family. Also, in conjunction with the FCC's new temporary Emergency Broadband Benefit (EBB) program, the city will be partnering to help promote this internet assistance to low-income households.

Also, the City of Ames Planning and Public Work Departments are actively educating the public regarding the City's Flood Plain Management and Flood Mitigation Programs throughout the City in regard to any CDBG/HOME programming along with other city initiatives.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Forums	Persons with disabilities  Residents of Public and Assisted Housing	10	consensus to focus on increasing affordable housing options for LMI households in the community.	N/A	
2	Facebook, Twitter: Press Releases, Zoom	Minorities  Persons with disabilities	all major media in central iowa (radio, newspaper, TV) approximately 25,000 followers for all four	No comments	all comments accepted	<a href="http://www.cityofames.org">www.cityofames.org</a> ; <a href="https://twitter.com/cityofames">@cityofames</a> ; Instagram; Twitter



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing	Reach of The Sun distribution through Story County over 30,000	N/A	none	<a href="http://www.amestribune.com">www.amestribune.com</a>
4	Correspondence Sent	Residents of Public and Assisted Housing	none	none	none	
5	Public Meeting	Non-targeted/broad community	none	none	none	<a href="http://www.cityofames.com">www.cityofames.com</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Ames anticipates that the following resources will be available in the community for the second year of its 2019-23 Consolidated Plan that will cover the 2020-21 Program year as outlined under Section SP-35. These grant funds will be leveraged with local, private, state and other federal funds to address the needs of the community in whole or in part for a greater impact and sharing of community resources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	602,550	321,997	659,750	1,584,297	1,807,650	Over the next 5 years CDBG funds will be used to address the need for affordable housing for low-income households in the designated NRSA

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	468,577	0	0	468,577	1,405,731	Over the next 5 years CDBG funds will be used to address the need for affordable housing for low-income households in the designated NRSA.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Other						Through 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 housing (shelters & transitional) and basic needs to help families avoid becoming homeless. This level of service is well-known outside of the City of Ames service delivery area and thereby attracts more persons of need to the jurisdiction. Since its inception in the early 1980s, the
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Public Improvements	0	0	0	0	244,913	Funds have been set aside specifically for the installation of public infrastructure improvement at 321 State Avenue-NRSA Area. This will count towards the HOME Match requirements.

Table 5 - Expected Resources – Priority Table

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

-The City will continue the administration of the CDBG Program, with an anticipated 2020-21 budget (including administrative cost) of \$1,584,279. Of this amount, \$602,550 is the 2020-21 CDBG allocation; \$321,997 is anticipated CDBG program income; \$659,750 is the anticipated 2019-20 CDBG rollover funds. The majority of the CDBG funds \$ 1,463,787 (90%) will be expensed to install infrastructure improvements for the creation of a mixed income housing subdivision that will be located in our Neighborhood Revitalization Strategy Area (NRSA), including service delivery expenses for engineering and legal costs. The remaining (10%) will be for admn. and the rehabilitate an existing single-family home, and to relocate tenants from a single-family property that will be demolished for a future installation of a Share Used Bike Path for the area. The City is reserving a rollover balance of approximately \$244,913 in local match funds (as part of the HOME requirements) through the issuance of General Obligation Bonds. The GO Bonds will assistance in completing the street infrastructure improvements for the mixed-income subdivision in our NRSA in the 2021-22 program year, therefore this amount will not show in AP-35.

The City will continue the administration of its HOME funding, with an anticipated 2020-21 budget (including administrative cost) of \$468,577. From this amount, \$70,287 (15%) is being reduced for the

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Community Housing Development Organization (CHDO) set aside. The City will not be utilizing these funds for the 2020-21 program year. This will leave a budget balance of approximately \$398,290. Of this amount approximately \$351,433 (75%) is for programming and \$46,857 (10%) is for admn. For 2020-21, HOME admn funds (\$46,857) will be used to for salaries and preparing to find developers for both new construction LMI of single-family homes and a partner developer to apply for LIHTC for multi-family housing. The remaining \$351,433 to cover the costs for new construction of single-family homes in the NRSA housing development.

-For 2020-21, the Section 8 Housing Choice Voucher Program will continue to be administered by the Central Iowa Regional Housing Authority (CIRHA) for a six-county area (including Ames/Story County). It is anticipated that CIRHA will continue to receive this funding for the upcoming fiscal year. It is unknown what the specific dollar allocation will be at this time, however they anticipated that they will be received funding to serve approximately 905 vouchers out of their 1,008 based (91%).

-For 2020-21, it is anticipated that approximately \$263,560 of the Emergency Shelter Grant (ESG) funding will again be awarded to three (3) area non-profit organizations for the administration of this program. For 2020-21, the three agencies also received a special allocation of ESG-CV funding of approximately \$450,193.00. And will be also eligible to receive around two of ESG-CV funding of approximately \$263,487.

-For 2020-21, it is The Bridge (formerly The Emergency Residence Project (ERP)) will be awarded \$45,000 of Shelter Assistance Funds (SAF) for the administration of this program.

-For 2020-21, it is anticipated that administration of various privately-owned subsidized HUD Housing units will continue. There continues to be approximately 233 project-based units and approximately 268 low-income tax credit properties remaining in the community (tax credit units are low-income designated).

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

The City of Ames does own varies parcels of land or other types of property within its jurisdiction; however, most is not suitable for residential redevelopment due to its location in a floodway or floodplain area, being too small in size for development, or is already designated for a future purpose. In the 2018-19 program year the City began the process of updating its Comprehensive Plan (former Land Use Policy Plan LUPP) which may result in usable land which could be rezoned to meet the needs of the community. Additionally, there are a few lots that have been identified to possibly be used for affordable housing and will be considered during this upcoming 2020-21 fiscal year.

In 2015-16, using CDBG funds, the City did acquire approximately 10 acres of land in West Ames that can and will be utilized to address the needs for more affordable housing for low and moderate-income families. It is anticipated that possibly the housing development will consist of both affordable and market rate single-family housing units. Phase 1 of installing a connector street through the property has been completed, and for 2019-20, the site has been platted and 27 lots created. For 2020-21- the infrastructure improvements (water, sewer, electrical, streets, geothermal) to each lot will be completed, and homes built in 2021-22.

In over the past sixteen years, the amount of CDBG funds received on average has decreased. The need for leveraging dollars from partnerships and other local, state, and federal resources is becoming increasingly critical. Over the next five-year period (2019-23), leveraging dollars with non-profit and profit organizations and seeking local and state funding will have a greater priority as we address the needs of the community.

**Discussion**

- 1) Continuing to work closely with non-profit agencies funded through the ASSET process to not duplicate or double fund basic need services already being provided in the community, but rather to provide gap assistance for needs not being addressed.
- 2) When implementing public facilities programs, agencies requesting assistance will be required to provide a match through other funding sources (local, state, or federal).
- 3) When implementing public infrastructure or housing rehabilitation programs, other City departments like Public Works and Parks and Recreation cover the administrative costs and CDBG provides the project costs.
- 4) When implementing housing programs, participants are required to repay the cost of the down payment; non-profits such as Habitat for Humanity contribute to the cost of the purchase of a home to be rehabilitated.

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5) Non-profit organizations are encouraged to seek other state funding sources such as HOME, Emergency Shelter Funds, Local Housing Trust Fund Assistance, Homeless Assistance, and others to help reduce the gap or drain on CDBG funds.

6) Partnering with a local lending and secondary market lending institution to provide mortgage products, targeted or low and moderate income, first time homebuyers in conjunction with the City's Homebuyer Assistance Program.

7) Partner with a developer to apply to the Iowa Finance Authority (IFA) to construct Low-Income Housing Tax Credit (LIHTC) multi-family housing units in the 321 State Avenue Housing Subdivision.



## **Annual Goals and Objectives**

### **AP-20 Annual Goals and Objectives**

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### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create & expand Affordable Housing for LMI Persons	2019	2023	Affordable Housing	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA	Homebuyer Assistance Provision for Public Infrastructure Public Service Needs New Home Construction	CDBG: \$796,773 HOME: \$1,422,189 ASSET-Local Government and Non Profits: \$1,524,850 City- General Obligations Bonds: \$127,400	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2310 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1980 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Rental units constructed: 32 Household Housing Unit Homeowner Housing Added: 7 Household Housing Unit Homeowner Housing 26 Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Address Needs of Non-LMI Persons	2019	2023	Non-Homeless Special Needs	State Avenue NRSA	Provision for Public Infrastructure	CDBG: \$765,527 City- General Obligations Bonds: \$122,805	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Create & expand Affordable Housing for LMI Persons
	<b>Goal Description</b>	<p>Goals to be accomplished in conjunction with the 2019-23 Consolidated Plan:</p> <ul style="list-style-type: none"> <li>• Increase supply of single family or two-family housing for ownership in the Neighborhood Revitalization Strategy Area (NRSA) along State Avenue;</li> <li>• Reduce the cost burden for low-income households to access or maintain rental housing citywide;</li> <li>• Increase the affordability and availability of owner housing for homebuyers citywide</li> </ul> <p>In addition, the proposed project activities are consistent with the Updated 2019-23 Consolidated Plan goals and priorities which cites the <b>“cost of housing” for both renters and home buyers</b> as #1 and “lack of available, decent rental units in affordable price ranges” as #2.</p> <ul style="list-style-type: none"> <li>• The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS data for the City of Ames.</li> <li>• The proposed project activities are consistent with the needs outlined in the updated 2019 Analysis to Impediments Fair Study for City of Ames.</li> <li>• The proposed implementation sequence for the project activities should help meet HUD’s timely expenditure requirements.</li> <li>• Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2020-21.</li> <li>• All the activities proposed would be of 100% benefit to low- and moderate-income persons.</li> <li>• Additionally, funding has been received to assist low-income households impacted by the COVID-19 pandemic.</li> </ul> <p>Additionally, focusing on these activities will help address the impact on the need outlined in the above data sources. The primary obstacles to meeting the underserved needs continues to be the leveraging of other financial resources that will be needed to make each project a success, the workload capabilities of staff available.</p>

2	<b>Goal Name</b>	Address Needs of Non-LMI Persons
	<b>Goal Description</b>	The goal established is to address the needs of Non LMI Persons in the 2019-23 Consolidated Plan is to address and provide for market rate single-family housing in the Neighborhood Revitalization Strategy Area (NRSA) along State Avenue will be developed as part of a mixed-use residential subdivision. No HOME funds will be utilized for this project; CDBG funds are limited to no more than 50% for infrastructure improvements only.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Based on the above goals and objectives identified in the 2013-19 Five Year Action Plan and the 2019 Impediments to Fair Housing Study, the following 2020-21 Activities for both CDBG, HOME and CARES funding are being proposed to address the affordable housing, public services, public infrastructure and public facilities needs of the community, with a special emphasis to concentrated activities in the City's Neighborhood Revitalization Strategic Area (NRSAs).

#### Projects

#	Project Name
1	General Public Infrastructure Improvements -Baker Subdivision
2	Street Public Infrastructure Improvements-Baker Subdivision
3	Electrical Public Infrastructure Improvements-Baker Subdivision
4	Utilities Public Infrastructure Improvements-Baker Subdivision
5	General Administration-CDBG
6	General Program Administration-HOME
7	Demolition/Clearance of 148 S. Franklin for Installation of Shared Use Bike Path
9	Legal Service Delivery-Baker Subdivision
10	Deposition/Redevelopment of 6th Street Properties
11	Rehabilitation/Acquisition for 241 Village Drive
12	Relocation of Tenants at 148 S. Franklin Avenue for Shared Use Path Installation
13	Engineering Inspections-Service Delivery-Baker Subdivision

Table 7 - Project Information

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

In addition to the projected project budgets for the public infrastructure improvements, approximately \$85,000 has been set aside for project contingency and \$244,913 will come from local match GO Bond funds.

The proposed project activities are consistent with the Updated 2019-23 Consolidated Plan goals and priorities which cites the “cost of housing” for both renters and home buyers as #1 and “lack of available, decent rental units in affordable price ranges” as #2.

- The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS

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data for the City of Ames.

- The proposed project activities are consistent with the needs outlined in the updated 2019 Analysis to Impediments Fair Study for City of Ames.
- The proposed implementation sequence for the project activities should help meet HUD's timely expenditure requirements.
- Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2020-21.
- All the activities proposed would be of 100% benefit to low- and moderate-income persons.
- Additionally, funding has been received to assist low-income households impacted by the COVID-19 pandemic.

Additionally, focusing on these activities will help address the impact on the need outlined in the above data sources. The primary obstacles to meeting the underserved needs continues to be the leveraging of other financial resources that will be needed to make each project a success, the workload capabilities of staff available.



**AP-38 Project Summary**  
**Project Summary Information**

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1	<b>Project Name</b>	General Public Infrastructure Improvements -Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$233,378
	<b>Description</b>	Under this activity General Infrastructure Improvements will be installed for housing units
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	<b>Location Description</b>	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	<b>Planned Activities</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
2	<b>Project Name</b>	Street Public Infrastructure Improvements-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$612,285
	<b>Description</b>	Under this activity Street Infrastructure Improvements will be installed for housing units
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	<b>Location Description</b>	Local NRSA, Cenus Tract 13.01, Block Group 2; 321 State Avenue

	<b>Planned Activities</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
<b>3</b>	<b>Project Name</b>	Electrical Public Infrastructure Improvements-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$34,465
	<b>Description</b>	Under this activity electrical Infrastructure Improvements will be installed for housing units
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	<b>Location Description</b>	Local NRSA
	<b>Planned Activities</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
<b>4</b>	<b>Project Name</b>	Utilities Public Infrastructure Improvements-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$432,997
	<b>Description</b>	Under this activity Utility Infrastructure Improvements will be installed for housing units
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	<b>Location Description</b>	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	<b>Planned Activities</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
5	<b>Project Name</b>	General Administration-CDBG
	<b>Target Area</b>	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Homebuyer Assistance Provision for Public Infrastructure Public Service Needs New Home Construction
	<b>Funding</b>	CDBG: \$125,510
	<b>Description</b>	Under this activity salaries, benefits and overall program administration will occur for these activities
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HUD does not require the reporting of beneficiary data for planning and administration activities. Without the planning and administration funds available to carry out required planning, environmental, monitoring and oversight activities, none of these activities would be able to receive CDBG, HOME and CARES funds and none of the beneficiaries would be able to be served.
	<b>Location Description</b>	Overall day to day program administrative activities and expenses for CDBG throughout the city limits
	<b>Planned Activities</b>	Overall day to day program administrative activities and expenses for CDBG
6	<b>Project Name</b>	General Program Administration-HOME
	<b>Target Area</b>	State Avenue NRSA

	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	New Home Construction
	<b>Funding</b>	HOME: \$46,857
	<b>Description</b>	Under this activity salaries, benefits and overall program administration will occur for these activities
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HUD does not require the reporting of beneficiary data for planning and administration activities. Without the planning and administration funds available to carry out required planning, environmental, monitoring and oversight activities, none of these activities would be able to receive CDBG, HOME and CARES funds and none of the beneficiaries would be able to be served.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Overall day to day program administrative activities and expenses for HOME activities
	<b>7</b>	
	<b>Project Name</b>	Demolition/Clearance of 148 S. Franklin for Installation of Shared Use Bike Path
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons Address Needs of Non-LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$25,400
	<b>Description</b>	Under this activity a single family structure at 148 S. Franklin Avenue will be demolished and the site cleared to help facilitate the future installation of a Shared Use Bike Path from Franklin Park to 321 State Avenue for this NRSA.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The NRSA area will benefit a 2,310 Universal LMI population and 1,980 LMI population
	<b>Location Description</b>	Activity will be located in Census Tract 13.01; Block Group 2
	<b>Planned Activities</b>	Demolition Property in order to install a shared used bike path from Franklin Park to the Housing Subdivision Development

8	<b>Project Name</b>	Legal Service Delivery-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Under this activity staff costs will be covered to provide legal services to created saleable housing lots in the Baker Subdivision.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NRSA has a universal LMI Population of 2,310 and a LMI population of 1,980
	<b>Location Description</b>	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	<b>Planned Activities</b>	Legal Services to create platted lots and covenants
9	<b>Project Name</b>	Deposition/Redevelopment of 6th Street Properties
	<b>Target Area</b>	CITY-WIDE LOW-INCOME CENSUS TRACT
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$1,233
	<b>Description</b>	Three lots were purchased along 6th Street (activity #01) (of which one property had a house that was demolished & the land cleared, activity #88) as part of the acquisition and reuse program. This activity will report the beneficiary data for the redevelopment of the three lots into affordable housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	The lots are located in Census Tract 10, Block Group 4

	<b>Planned Activities</b>	A Change of Use Designation is being requested in order to sell the properties and return the funds to HUD for a different purpose.
<b>10</b>	<b>Project Name</b>	Rehabilitation/Acquisition for 241 Village Drive
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Homebuyer Assistance
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	Under this activity, funds will be used maintain and make repairs or improvements to the property purchased at 241 Village Drive under the Acquisition/Reuse Program in our NRSA, for use as affordable housing for low- and moderate-income households. The beneficiary data will be reported under the Disposition Activity for this property.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One (1) LMI Household at 80% of the Ames AMI
	<b>Location Description</b>	241 Village Drive, Ames IA, NRSA
	<b>Planned Activities</b>	Under this activity the property will be sold to an eligible low-income First-time Home Buyer after some rehabilitation has occurred on the property. Where feasible and accessible any rehabilitation completed will address the capacity (wiring) for broadband utilities in the home.
<b>11</b>	<b>Project Name</b>	Relocation of Tenants at 148 S. Franklin Avenue for Shared Use Path Installation
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$4,249
	<b>Description</b>	Under this activity will involve the relocation of tenants residing in the single family structure at 148 S. Franklin will be relocated in for the acquired to help facilitate the future installation of a Shared Use Bike Path from Franklin Park to 321 State Avenue for this NRSA.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The NRSA has a universal LMI Population of 2,310 and a LMI population of 1,980
	<b>Location Description</b>	148 S. Franklin Ave, West Ames NRSA
	<b>Planned Activities</b>	Under this activity will involve the relocation of tenants residing in the single-family structure at 148 S. Franklin will be relocated in for the acquired to help facilitate the future installation of a Shared Use Bike Path from Franklin Park to 321 State Avenue for this NRSA.
12	<b>Project Name</b>	Engineering Inspections-Service Delivery-Baker Subdivision
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Provision for Public Infrastructure
	<b>Funding</b>	CDBG: \$101,780
	<b>Description</b>	Under this activity the engineering staff administrative cost to provide inspection services to oversee the installation of the public improvements to the Baker Subdivision
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NRSA has a universal LMI Population of 2,310 and a LMI population of 1,980
	<b>Location Description</b>	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	<b>Planned Activities</b>	



## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Neighborhood Revitalization Strategy Area (NRSA) for affordable housing and City wide for public services (CARES, ASSET)

### Geographic Distribution

Target Area	Percentage of Funds
CITY-WIDE	20
LOW-INCOME CENSUS TRACT	0
State Avenue NRSA	80

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The rationale for targeting 97% of the investment of CDBG funds that will be targeted in the NRSA area, is that it contains a large parcel of land that can be used to develop housing for affordable and market-rate homes. No other area in the City limits contains this size of land for addressing this housing need. Additionally, the rationale for allocating the remaining 3% of the investment of CDBG funds on a city-wide basis is mostly based on the distribution of low- and moderate-income persons by census tracts and minority populations.

As outlined in the 2019-23 Consolidated Plan, the data is based on the 2013-2017 ACS, 5-Year Estimates (See Table NA25 of the 2019-23 Consolidated Plan). The highest concentration low- and moderate-income persons and minority concentration was in Census Tract 5. This tract has an 93.1% low/moderate population and 37.7% minority population. Tract 5 is generally described as a university apartment and dormitory area at the north and east end of Iowa State University central campus. This area contains Schilleter Village, University Village and Fredericksen Court apartment dormitories, owned and operated by Iowa State University for both single students and students with families only.

Recently updated data from the HUD Qualified Census Tracts data, effective January 2015, reveals that based on the 14 Census Tracts in Ames, six (43%) of the census tracts contain 51% or more of person who are of low and moderate incomes, and three of 14 tracts (21%) census tracts contain minority populations between 3 to 6%.

The census tract of the NRSA designation contains 74% of low- and moderate-income households and a 20.1 % percent of minority population.

Therefore, distributing the allocation of least 95% of the investment of CDBG funds in the NRSA and 5%

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of the investment on a city-wide basis would allow a better opportunity to not only serve persons of low and moderate incomes overall, as well as the opportunity to increase the number of minority populations in the NRSA

**Discussion**

see above

## Affordable Housing

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

#### Introduction

As outlined under Section AP 35 (Table AP3) of the 2020-21 Action Plan, the City of Ames has identified the following programs that will be implemented to address the needs of the Homeless, Non-Homeless, and Special Needs populations. In the implementation of the various CDBG, HOME and CARES programs, the qualified households will be defined as households whose gross family incomes does not exceed the 80% or less income limits per family size as established by HUD for the HOME Program for the Ames Metropolitan Statistical Area, and meet the definition as outlined in Section 92.252 (rental) and Section 92.254 (homeownership).

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	113
Special-Needs	1
Total	114

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	26
Rehab of Existing Units	1
Acquisition of Existing Units	1
Total	128

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

See 2019-23 Consolidated Plan Sections SP 10. The rental assistance numbers are in for the CARES-COVID-19 Rent Relief Assistance Programs. The production of new units would include future single-family homes for LMI households (likely to being after July 2021).

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

### **Introduction**

Although there are no public housing units owned or operated by the City of Ames, the following project-based subsidized housing units are available that are owned and managed by non-profit housing organizations:

- Keystone Apartments with 56 elderly units of 15 (0-bedroom) and 41 (1-bedroom units)
- Stonehaven Apartment with 54 elderly units of 15 (0-bedroom) and 39 (1-bedroom units)
- Regency V Apartments with 64 elderly units, all are 1-bedroom units.
- Eastwood Apartments with 60 family units is also a Low-Income Housing Tax Credit (LIHTC) property- 16 (1-bedroom), 32 (2-bedroom) and 12 (3-bedroom units)

The above projects have in-house programs and activities for the residents and encourage residents to become involved. Over three years ago Eastwood received funds through the LIHTC to modernize the entire complex for better handicapped access, energy efficiency, and overall exterior and interior aesthetics.

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

Although the City of Ames transferred the administration of the Section 8 Housing Choice Voucher Program to the Central Iowa Regional Housing Authority (CIRHA), the City Housing Coordinator is a member on the Executive Board of the agency. Being a member on the Executive Board allows the City to be involved and to continue to advocate for the needs of very low-income families and households in both Ames and Story County.

CIRHA has 1,008 Section 8 Housing Choice Vouchers under contract with HUD for their six (6) county service area. For 2019-20, based on federal funding for the average lease-up of Vouchers for the six-county area was 913 (91%) out of that number the average lease-up for Story County was 271 (30%) and out of that number the average lease-up for Vouchers for the City of Ames was 217 (80%).

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

CIRHA is active in encouraging their Section 8 and public housing residents to become involved in management, and a program participant is a member on the Executive Board and who helps to educate the board about the needs of residents. Also, CIRHA has a very active Family Self-Sufficiency Program that helps residents' transition into homeownership.

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

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N/A

**Discussion**

see above

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

### **Introduction**

The Continuum of Care (CoC) program is a HUD federal program; its purpose is to promote community wide commitment to the goal of ending homelessness; to provide funding for its efforts by non-profit providers and State and local governments to quickly rehouse homeless individuals and families, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; to promote access to and effective utilization of mainstream programs by homeless individuals and families; and to optimize self-sufficiency among individuals and families experiencing homelessness.

The HEARTH Act streamlines HUD's homeless grant programs by consolidating the Supportive Housing, Shelter Plus Care, and Single Room Occupancy grant programs into one grant program: The Continuum of Care program. Local continuums of care, which are community-based homeless assistance program planning networks, will apply for Continuum of Care grants. By consolidating homeless assistance grant programs and creating the Continuum of Care planning process, the HEARTH Act is intended to increase the efficiency and effectiveness of coordinated, community-based systems that provide housing and services to the homeless."

HUD also requires that CoC groups to establish and operate a coordinated entry (CE) process—and that recipients of CoC Program and Emergency Solutions Grants (ESG) program funding within the CoC's area must use that CE process.

In January 2017, additional requirements were mandated for CoC and the CE process wanting to apply for ESG or SAF Funding. For the Central Iowa area, The Two Rivers Collaboration group was formed that consists of Boone, Hardin, Marshal and Story Counties. The agencies that include ACCESS, Crisis Intervention Services (CIS), Domestic and Sexual Assault Outreach Center (DSAOC), Emergency Residence Project, Family Alliance for Veterans of America (FAVA), House of Compassion, Salvation Army (SA), Story County Community Services (SCCS), Veteran Affairs (VA), and YSS. The meetings are also open to other area human service agencies, faith-based organizations, and the City of Ames.

In Iowa, the program is administered by the Iowa Finance Authority (IFA) for the balance of the state jurisdiction, which includes Ames/Story County. For more information regarding the Two Rivers Policies and Procedures see [www.cityofames.org/housing](http://www.cityofames.org/housing).

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

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

The Two Rivers Collaboration group goal for 2020 is to continue with working with three (3) sub-committees to address high priority needs for the region as follows:

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1) **Point In Time Committee:** Will be working on gathering location information, supplies and volunteers to participate in the Statewide Homeless Count for each of the participating counties.

2) a. **Landlord Engagement/Recruitment:** To recruit, education participation from landlord/property managers to partner in providing decent, safe and affordable housing for clients in each county. Create a Landlord Education program.

b. **Advertising/ Community Awareness Committee:** Create a marketing campaign and materials to educate and ensure that communities aware of the Coordinated Entry System and how it can benefit families in their communities.

3) **Training Committee:** Will identify when and where required trainings will be located and identify other trainings or educational opportunities that would benefit the group.

The funding collaboration process is called Analysis of Social Service Evaluation Team (ASSET). Since its inception in the early 1980s, ASSET continues to be the largest funder (over approximately 35+ million dollars) to over 30 various Ames/Story County human service agencies to assist with shelter and other basic needs and services targeted to both homeless persons and persons with HIV, and low-income families and more. This level of services is well known outside of the City's service delivery area and thereby attracts more persons of need to the jurisdiction.

For fiscal year 2020-21 the ASSET partners' recommendations have planned for the investment of \$4,535,303 in funding to address the needs of the homeless and chronically homeless, homelessness prevention, and other non-homeless population needs and services for the jurisdiction as follows:

Story County	\$ 1,534,160
United Way	1,265,293
ISU/GSB	208,600
City of Ames	<u>1,524,850</u>
Total	\$4,532,903

The funding contributed by the ASSET is very closely aligned with the City of Ames' order of priorities and helps to sustain those services demonstrated to meet the needs of extremely low-, low-, and moderate-income residents, by providing for basic needs, crisis intervention, and the prevention of homelessness ([www.storycountyasset.org](http://www.storycountyasset.org) - Funder Priorities).

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

The three (3) homeless shelter providers will continue to seek assistance from the state Emergency

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Solutions, and Supportive Housing Grants to assist homeless individual and families, youths and women who are victims of domestic violence. Also continuing for 2020-21, these agencies will have access to an additional a funding source through the Story County Trust Fund (SCTF). SCTF provides assistance in addressing the needs of homeless persons as well. For 2019-20, the Story County Trust Fund through their Owner-Occupied Repair program awarded approximately \$202,645 in grant funds to four organizations/cities. For 2019-20 through their Rental Assistance Program, also they have awarded approximately \$92,600 to three organizations. For 2020-2021, the Story County Housing Trust has not awarded any additional funding at this time. Additionally, due to the COVID-19 Pandemic, the SCHAT is continuing to monitor emergency needs within the County.

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

Although the City of Ames does not receive or provide funding for the homeless activities other than programs in which homeless and other special needs activities are eligible to apply for and participate in, the City does support the goals, objectives and strategies in the State of Iowa's Homeless Strategic Plan.

(see [http://www.iowafinanceauthority.gov/home/searchresults?q=homeless strategic plan](http://www.iowafinanceauthority.gov/home/searchresults?q=homeless%20strategic%20plan))

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

There are two boards and groups in Ames/Story County (the Two Rivers Coordinating Group aka Continuum of Care Group, the Story County Human Services Council and just recently the Homelessness Prevention Team). The membership of these Boards are primarily the agencies that receive ASSET funding and administer the various programs and services needed for this population. Also, there are a number of area churches that provide food, clothing, emergency financial assistance, and housing to assist the needs of this population.

The contributions of the above agencies and groups and additional state funding for homeless are crucial to the leveraging of our CDBG dollars to be able to address other housing and basic needs in the community for this population. Over this next Consolidated Plan period, the City will seek to strengthen these partnerships.

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## Discussion

See a more detailed discussion under Section SP-40, Institutional Delivery Structure and under Section SP-60, Homelessness Strategy for how the jurisdiction will be addressing the Homeless and Other Special

Needs Activities in the 2019-23 Consolidated Plan.

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

### Introduction:

As outlined in Section MA-05 of the 2019-23 Consolidated Plan, the housing situation in Ames is atypical for most of Iowa. Additionally, the large student population increases competition for affordable rental units. As of 2017 there were 26,277 housing units in Ames (including student housing), among which 9,877 units (or 39%) were owner occupied and 15,082 units (or 61%) were renter occupied. The city of Ames has historically had low housing vacancy rates. In 2017, the vacancy rate in Ames was the same five years ago (4% rate in 2012). However, the present (2018) vacancy rate for the homeowners was 0.8%, 1.8% for renters. The number for homeowner households in this category more than doubled (from 13.5 % in 2012 to 30% in 2017).

Less than half (46%) of units in Ames were single-family homes, either detached or attached units. The rest (54%) were rental units.

The majority of owner-occupied units (81%) had three or more bedrooms, and 33% of rental units had three or more bedrooms. The most common type for rental units is the 2-bedroom (43% or 6,498 units).

Of the total rental units (including occupied, vacant for rent, and rented but not occupied), 544 units (5%) are low-income housing (233 units as HUD low-income/subsidized housing, 311 units under HUD low-income housing tax credit housing).

The number of building permits issued in Ames, between 2005 and 2018, was 1,476 units in single-family structures and 4,328 units in multi-family structures. The development of multi-family rental units continues to grow much faster than that of single-family units. This is also very evident in the type building permits issued in the last 5 years (2014-2018). Out of the 2,736 building permits issued, 82% were for multi-family units. Only 18% was for single family units.

According to the 2011-2015 CHAS data, there were 5,895 extremely low-income renter households\* in the city of Ames with only 1,874 rental units affordable to 30% HAMFI. This gives a housing gap of 4,021 affordable rental housing units. (Households in this report include students living off-campus and in on-campus housing, excluding dormitories).

Of those 1,874 affordable rental units, none were vacant and only 1,185 units (62%) were occupied by extremely low-income households. The rest (37% or 689 rental units) were occupied by households other than extremely low-income households.

Looking at the city as a whole, there is no housing gap for renter and owners (+1,799 units for renter households and +6,747 units for owners). However, there was a big housing gap for extremely low-income renters (-4,021 rental units for extremely low-income renters) and moderate-income owners (-430 units for homeowners).

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Based on the survey done in 2019 on the impediments to fair housing choices in Ames, cost of housing was the 1st perceived barrier to fair housing the housing consumers (homeowner and renters). It was rated as 4.1 by both groups (on a scale of 1 to 5 (1 being strongly disagree to 5 strongly agree)). "Cost of housing" was only housing barrier perceived by homeowners.

The second barrier perceived by renters was lack of available decent units in affordable prices. These was echoed by general renters and students. However, it was ranked 1st by subsidized low-income renters including the elderly.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

As outlined in Section MA-05 (Land Use) of the 2019-23 Consolidated Plan, local land use policy and regulations can be seen as barrier to developing housing. The City of Ames requires new development to comply with its Comprehensive Plan, subdivision, zoning, and building/fire code ordinances. The City's zoning allowances permit a mix of housing choices in new growth areas consisting of a mix of attached or detached housing with a minimum density standard of 3.75 du/acre to help ensure a variety of housing types are built efficiently in new areas. The City also allows for development of apartments, senior living facilities, and attached single family as a mix of uses with a minimum density of 10 du/acre. The City has seen a variety of housing built within the past five years to meet the needs of growing community, but very little of the new housing is affordable to low- and moderate-income housing in these new growth areas.

Within the City's regulations we do not require a specific mix of housing types or affordability levels. Development of affordable housing is subject to the same development standards as market rate housing. Although parking requirements are reduced in certain targeted infill areas of Campustown, Downtown, and Downtown Gateway area that would benefit affordable housing development, we have not seen affordable housing proposals for projects in these areas. The City could consider making lower cost land available outside of residential areas for additional rental housing options and consider reducing the parking requirement for affordable housing in recognition of workforce housing near transit and jobs potentially needing less parking than our typical standard. The City did respond to market based high density housing requests over the past five years to approve approximately 3,000 apartment units.

The City provides no direct incentives for affordable housing, but development in targeted areas would be eligible for property tax abatement programs consistent with market rate housing eligibility. These types of programs could be expanded to support targeted affordable housing opportunities.

The City is in the initial stages of updating its Comprehensive Plan to the year 2040 with a goal to accommodate additional growth in population of 15,000 people. The expectations are for a mix of infill

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medium and high-density housing options with expansion of growth areas with low and medium density housing, in select location support higher densities served by transit. With policies supporting development options the City has not created a barrier to a specific type of housing choice within the community.

#### **Discussion:**

##### **Building Code, Fees & Charges -**

The City applies building and fire codes to all new buildings and alterations to buildings. The City Codes are intended to promote general health and safety of the occupants of the structures. The City updates codes typically on a three cycle. The City currently applies 2015 Codes for most building and fire related requirements and is in the process of updating codes. The City also requires accessibility for covered units per the ICC A117.1-2009 code. Although there are higher costs associated with meeting building code requirements, they are necessary for the general health, safety, and welfare of the residents of the City.

The City also applies a Rental Housing Inspection program for the purpose of ensuring existing structures and properties are maintained as safe and decent housing. There are over 15,000 registered rental units in the City between single-family homes and apartments. Certain improvements of buildings and sites are required for a property to be registered with the City as rental housing. The license process may require older buildings and sites that are nonconforming to improve their properties to receive a license. Because of property owner costs associated with the Rental Inspections program, it may be viewed as constraint to housing within existing buildings. Current annual license fees are less than \$50.00 per unit.

In regard to group living environments, the City does control for the number of occupants allowed per building type, with the exception of small family homes. The City limits the occupancy of a residential dwelling based upon the number of bedrooms, but in no event more than five adults (excluding dependents) are allowed within a dwelling unit. While this may be viewed as a constraint on use of existing buildings, it is a common issue within communities that have large universities to balance the neighborhood housing issues and student housing needs.

##### **Growth Limits**

One of the major components of the City of Ames' comprehensive plan – the Land Use Policy Plan (LUPP) is the inclusion of a targeted growth strategy. The LUPP, and supporting legislation, provide incentives for growth within a "growth priority area" – defined as a corridor adjacent to and south and west of the existing urbanized area. The incentives for growth in this area include City participation for extension of infrastructure such as streets, sewer, and water. The LUPP does not preclude development in other areas of the City; however, development costs within the other areas must be borne by the developer.

The incentives to development have placed a premium on the land within the growth priority area.

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Landowners within the growth priority area have inflated the cost of the land, understanding that the City of Ames encourages and provides incentives for growth in this area. This has made the land difficult for the development community to acquire. It could be argued that this has also led to increased land value, translating into fewer affordable housing opportunities.

#### **Tax Policies**

In Iowa, property tax policies are set by the state; the City has no control over either the cap on taxes or the rollback set annually by the state. The City does not set individual use classifications or tax rates for classifications. The City is financially dependent upon property taxes as its main source of revenues. The City through a voter approved initiative collects a one penny local option sales tax with approximately half of its revenue directed to reducing local property taxes and the remainder of revenue is available for community benefit activities.

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

### **Introduction:**

The City will continue to work with the following agencies/organizations to address housing issues: ASSET, the Two Rivers Collaboration Committee (aka Story County Housing Coordinating Board), the Story County Human Services Council, neighborhood associations, local non-profit housing organization and the public to coordinate efforts to address the housing, transportation, mental health, employment needs of the community. In 2016, the City of Ames, Iowa State University, and Story County co-sponsored a housing conference that brought together various members of the community, such as businesses, lenders, non-profits, community groups, neighborhood associates, local school district, developers, etc. to dialogue about the needs of the community. The main focus of the conference was a discussion on the feasibility of developing a Story County Housing Trust Fund. The Housing Trust fund is a program administered by the State Finance Authority (IFA) to fund county and/or cities with grant dollars to help ensure decent, safe and affordable housing in their communities (see [www.iowafinanceauthority.gov](http://www.iowafinanceauthority.gov)). This program is being updated and reevaluated in 2020-21. In the December 2017, the Story County Trust was created and received its first allocation of funds from IFA. To date, the Story County Trust Fund has awarded grants to various organizations for owner home repairs and for 2020 has awarded funds to agencies to provide for rental housing needs.

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

The City will work with ASSET, the Two Rivers Collaboration, Homelessness Prevention Team and the Story County Human Services Council, to address creating a data software system for all agencies to coordinate service delivery and to continue to identify further obstacles to meeting the underserved for the community. The city will seek partnerships with the Institute for Community Alliances to assist with training and mentoring opportunities to share with the local human service agencies to improve identifying the underserved and improving techniques in addressing the needs of the underserved. However, because of COVID-19, obstacles have been escalated. In spite of the pandemic the above agencies continue to partner together to provide assistance to citizens in Ames/Story County utilizing both federal and state CARES funds in the areas of rent, utility, mortgage and shelter. Through this partnership, the goal is the reduce a duplication of benefits while providing much needed assistance.

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

The City will continue to work with ASSET, the Two Rivers Collaboration, Homelessness Prevention Team and the Story County Human Services Council, neighborhood associations, local non-profit housing organizations and the public to identify further obstacles to foster and maintain affordable housing opportunities. The City will also seek to establish partnership with non-profit organizations to expand the number of affordable housing units in the community and to provide training on establishing the necessary administrative and financial capacity to partner on projects funded with Community Development Block Grant (CDBG) funds and have seek other federal and state funded programs to help leverage the CDBG dollars in the community.

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

The Lead Coalition Committee is no longer active; however, the City will continue to partner with lead-paint instructors to assist with increasing the number of certified lead-based paint contractors in the community, and seek other partners to address the needs of children at risk and education of the public regarding lead-based paint and other hazards.

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

The City will seek to continue to work closely with the Area Housing Authority to explore ways to insure landlord participation in the Section 8 Voucher Program. The City will seek to dialogue the property owners and managers to find ways to address the needs of both families and students. The City has a continued partnership with the Iowa Finance Authority (IFA) to solicit and encourage property owners and managers to participate in [www.IowaHousingSearch.org](http://www.IowaHousingSearch.org).

The [IowaHousingSearch.org](http://IowaHousingSearch.org), is a free rental housing locator to help citizens across the State to find a rental home that fits their needs and budget. Property providers can list apartments or homes for rent any time. The site allows property providers to include information such as: low income or subsidized housing acceptance, rent range, smoking, pets, accessibility, etc. The site also contains helpful tools on affordability calculations, moving costs, rental checklist, budget worksheets and more. It also provides resources regarding scams for renters and foreclosure alert. This information is also being provided to human services agencies to share with clients seeking housing units. It is a very useful one stop shopping site.

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

The City of Ames has a well-established institutional structure. However, now that the City has established a Neighborhood Revitalization Strategy Area (NRSA) in West Ames, the opportunity to address and impact the housing, infrastructure and economic development needs in area for both low and non-low-income households will involve expanding partnerships with the area neighborhood associations, businesses, non-profit organizations, financial institutions, human service agencies and community groups in determining the best needs to be addressed in the area.

The City will continue to work with the community to expand the partnership to including Rental Property Managers, Realtors, Financial Institutions, neighborhood groups and other business and related partnerships to foster relationships around housing needs of low- and moderate-income persons in the community.

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

See response under obstacles to meeting underserved needs.

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**Discussion:**

See responses under introduction and answers to each question above.



## Program Specific Requirements

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

#### Introduction:

The City of Ames now receives funding from two main Federal grant program, Community Development Block Grant Program and HOME. The City's 2020-21 allocation of CDBG funding is \$602,550. It is anticipated that there will be a CDBG rollover balance of approximately \$659,750 from 2019-20, an anticipated program income for 2020-21 of approximately \$321,997. This will allow for a total anticipated budget of \$1,584,297. From the 2020-21 allocation 20% (\$120,510) will be for program administration and \$1,463,787 for project activities to support affordable housing and community development for in the community.

The City's 2020-21 allocation of HOME funding is \$468,577. From this amount, approx. \$70,286 (15%) is being reduced and set-aside for a potential Community Housing Development Organization (CHDO) organization (s). This will leave a 2020-21 budget balance of approximately \$398,290. Of this amount \$351,433 (75%) is for programming and \$46,857 (10%) is for admn. HOME also requires a 25% local match of which \$244,913 of City General Obligation Bonds has is remaining for that purpose is not being expensed in the 2020-21 fiscal year.

Additionally, through ASSET, approximately \$4,535,303 (City share is \$1,524,850) will be available to support programs for the homeless and basic service needs for the community for the last year of the Consolidated Plan and Action Plan.

Also, the City has received \$710,970 of CDBG-CV CARES funding specially to address public services for LMI households to help prevent, prepare for, and respond to coronavirus.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

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

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

**0**

**Other CDBG Requirements**

1. The amount of urgent need activities

**0**

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

**100.00%**

**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Ames has committed to dedicate a beginning allocation of \$250,000 of General Obligation Bonds as the 25% local match for HOME funds. Also, The City of Ames has plans to partner with a multi-family housing Developer to apply for State Low-Income Housing Tax Credit (LIHTC) financing to construct up to 37 units (32 LMI) units on the south parcel of the Baker subdivision. The City will be setting aside \$350,00 of HOME dollars to contribute towards this project if awarded the credits.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Ames will invest HOME resources to benefit qualified first-time, low-income homebuyers through direct acquisition assistance, supplemental rehabilitation activities, and new construction/sale of single-family housing when appropriate to further the city's housing goals. In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, the City of Ames will adopt the recapture provision for its HOME-assisted homeownership projects.

The recapture provision is enforced through execution of Covenants and Restrictions recorded at closing, which identify the period of affordability, primary residency requirement, and term and conditions required when using the recapture provision. These provisions will also be detailed in a written agreement executed at closing between the homebuyer and the city to ensure that the homebuyer is made fully aware of the compliance requirements associated with the use of HOME assistance.

A mortgage secured through a receding forgivable loan will be recorded at the time of closing for the amount of direct subsidy that enabled the homebuyer to purchase the property. Direct Subsidy

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is defined as the greater of (1) the aggregate of all down payment assistance, closing cost assistance, or other HOME assistance provided directly to the homebuyer; or (2) the difference between the fair market value of the property and the purchase price. Direct subsidy to homebuyer activities involving HOME funded rehabilitation after the purchase of the property is calculated by the difference between the fair market value after-rehab and the purchase price. In the event that a homeowner unit that is assisted with the City of Ames HOME Program is sold, conveyed, or otherwise transferred during the affordability period, the total amount of the HOME investment for the homeownership unit, less the prorated HOME investment amount for the length of time the homeowner owned and occupied the unit, will be recaptured out of the available net proceeds. The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the following recapture schedule, established in accordance with 24 CFR 92.254(a)(4):

**HOME Funds Provided Period of Affordability**

Less than \$15,000 5 years  
 \$15,000 - \$40,000 10 years  
 More than \$40,000 15 years  
 New Construction 20 years

The City of Ames will reduce the amount of direct HOME subsidy for recapture on a percentage basis equal to the number of months that that homebuyer has owned and occupied the home measured against the total number of months in the affordability period. For example, with a five-year affordability period (60 months), the amount of recapture will be reduced by twenty percent for each year (12 months) of occupancy. The amount of recapture cannot exceed the amount that is available from the buyer's net proceeds. To determine the amount forgiven, divide the number of full and complete months the homebuyer occupied the home by the number of months in the period of affordability and multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer.

Additionally, if the City elects to partner with a subrecipients/CHDO to administer the homebuyer programs, the selected subrecipients/CHDO will be required to contractually sign to an agreement to implement these guidelines requirements. Any changes to these guidelines must first be submitted and approved by the HUD field office before implementation.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See #2 above

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not at this time attend to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

-See 32 above

5. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

- There are no plans to use the HOME funds to refinance an existing debt secured by multi-family housing that is rehabilitated.


# Grantee SF-424's and Certification(s)

OMB Number: 4340-0046  
Expiration Date: 10/31/2022

Application for Federal Assistance SF-424		
<b>* 1. Type of Submission</b> <input type="checkbox"/> Preapplication <input type="checkbox"/> Application <input checked="" type="checkbox"/> Changed/Corrected Application		
<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<b>* If Revision, select appropriate letter(s):</b> <input type="text"/>		
<b>* Other (Specify):</b> <input type="text"/>		
<b>* 3. Date Received:</b> <input type="text" value="05/20/2021"/>		<b>4. Applicant Identifier:</b> <input type="text" value="M-20-MC-19-0010"/>
<b>5a. Federal Entry Number:</b> <input type="text"/>		<b>5b. Federal Award Identifier:</b> <input type="text" value="M-20-MC-19-0010"/>
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> <input type="text"/>		<b>7. State Application Identifier:</b> <input type="text"/>
<b>B. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> <input type="text" value="City of Ames"/>		
<b>* b. Employer/Agency Identification Number (EIN/TIN):</b> <input type="text" value="62-6040318"/>		<b>* c. Organizational DUNS:</b> <input type="text" value="0513209170000"/>
<b>d. Address:</b>		
<b>* Street1:</b> <input type="text" value="515 Clark Avenue"/>		
<b>* Street2:</b> <input type="text" value="PO Box 811"/>		
<b>* City:</b> <input type="text" value="Ames"/>		
<b>* County/Parish:</b> <input type="text" value="Story"/>		
<b>* State:</b> <input type="text" value="IA"/>		
<b>* Province:</b> <input type="text"/>		
<b>* Country:</b> <input type="text" value="USA: UNITED STATES"/>		
<b>* Zip/Postal Code:</b> <input type="text" value="50010-6811"/>		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> <input type="text" value="Planning and Housing"/>		<b>Division Name:</b> <input type="text" value="Housing Division"/>
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> <input type="text"/> <b>* First Name:</b> <input type="text" value="Wendee"/>		
<b>Middle Name:</b> <input type="text"/>		
<b>* Last Name:</b> <input type="text" value="Jewett"/>		
<b>Suffix:</b> <input type="text"/>		
<b>Title:</b> <input type="text" value="Planning Department"/>		
<b>Organizational Affiliation:</b> <input type="text" value="City of Ames"/>		
<b>* Telephone Number:</b> <input type="text" value="515-239-5271"/>		<b>Fax Number:</b> <input type="text" value="515-239-5696"/>
<b>* Email:</b> <input type="text" value="wendee.jewett@ci.ames.ia.us"/>		

Application for Federal Assistance SF-424		
<b>*1. Type of Submission</b> <input type="checkbox"/> Preapplication <input type="checkbox"/> Application <input checked="" type="checkbox"/> Changed/Corrected Application		<b>*2. Type of Application</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision
<b>*3. Date Received:</b> 06/20/2021		<b>*4. Applicant Identification:</b> 00-20-00-10-0010
<b>5a. Federal Entity Identifier:</b> 00-20-00-10-0010		<b>5b. Federal Award Identifier:</b> 00-20-00-10-0010
<b>State Use Only:</b> 6. Date Received by State: <input type="text"/> 7. State Application Identifier: <input type="text"/>		
<b>B. APPLICANT INFORMATION:</b>		
<b>*a. Legal Name:</b> City of Ance		
<b>*b. Employer/ taxpayer Identification Number (EIN/TIN):</b> 42-60042-0		<b>*c. Organizational OUNS:</b> 001-0000-70000
<b>d. Address:</b>		
<b>* Street1:</b> 145 Clark Avenue		
<b>* Street2:</b> PO Box 01		
<b>* City:</b> Ance		
<b>* County/Parish:</b> Jersey		
<b>* State:</b> IA: 000		
<b>* Province:</b>		
<b>* County:</b> 000-00000-00000		
<b>* Zip/Postal Code:</b> 00000-0000		
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> Planning and Housing		<b>Division Name:</b> Housing Division
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>First Name:</b> Vanessa		<b>Last Name:</b> Batoriat
<b>Middle Name:</b>		<b>Suffix:</b>
<b>Title:</b> Housing Coordinator		
<b>Organizational Address:</b> City of Ance		
<b>* Telephone Number:</b> 505-229-5627		<b>* Fax Number:</b> 215-229-5625
<b>* E-mail:</b> vanessa.batoriat@newcityofance.org		

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type:			
City or Township Government			
Type of Applicant 2: Select Applicant Type			
Type of Applicant 3: Select Applicant Type			
* Other (specify):			
* 10. Name of Federal Agency:			
Department of Housing and Urban Development			
11. Catalog of Federal Domestic Assistance Number:			
4.220			
CFDA title:			
Community Development Block Grant/Entitlement Grants			
* 12. Funding Opportunity Number:			
N/A			
Title:			
Reclamation Grant-Community Development Block Grant (CDBG)			
13. Competition Identification Number:			
Title:			
14. Areas Affected by Project (Cities, Counties, States, etc.):			
	Add Attachment	Delete Attachment	View Attachment
* 15. Descriptive Title of Applicant's Project:			
Housing Activities, Public Facilities and Public Infrastructure Improvement Activities			
Attach supporting documents as specified in agency instructions			
Add Attachment	Delete Attachment	View Attachment	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="IN 001"/>	* b. Program/Project: <input type="text" value="1A4"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2021"/>	* b. End Date: <input type="text" value="06/30/2022"/>
18. Estimated Funding (\$):	
* a. Federal	602,500.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	859,750.00
* f. Program Income	321,997.00
* g. TOTAL	1,384,297.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="John"/>
Middle Name: <input type="text" value="A."/>	
* Last Name: <input type="text" value="Bailey"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="515-238-5101"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="jbailey@cityofhazlet.org"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/20/2020"/>



# ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4010-0009  
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 18 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0345-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

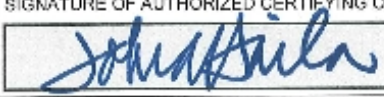
- Has the legal authority to apply for Federal assistance, and the institutional, managerial, and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management, and completion of project described in this application.
- Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
- Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
- Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
- Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
- Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
- Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or persons' gain.
- Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4725-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 500, Subpart F).
- Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
- Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1695-1696), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§5101-5107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1944 (42 U.S.C. §§292 ad-3 and 292 ad-3), as amended, relating to confidentiality of a confidential and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424-D (Rev. 7-87)  
Prescribed by GMB Circular A-102

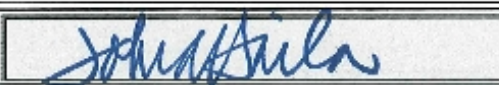
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11595 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Anco	08/21/2021

SF-4240 (Rev. 7-97) Back

Application for Federal Assistance SF-424			
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input type="checkbox"/> Application <input checked="" type="checkbox"/> Changed/Corrected Application		<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	
		<b>* 3. Revision, select appropriate code(s):</b> <input type="text"/> <b>* Other (Specify):</b> <input type="text"/>	
<b>* 3. Date Received:</b> 05/20/2021		<b>4. Applicant Identifier:</b> W-20-R01-15-00-00	
<b>5a. Federal Entity Identifier:</b> <input type="text"/>		<b>5b. Federal Award Identifier:</b> W-20-R01-15-00-00	
<b>State Use Only:</b>			
<b>6. Data Received by State:</b> <input type="text"/>		<b>7. State Application Identifier:</b> <input type="text"/>	
<b>B. APPLICANT INFORMATION:</b>			
<b>* a. Legal Name:</b> City of Ames			
<b>* b. Employer's taxpayer Identification Number (EIN/TIN):</b> 52-6024218		<b>* c. Organization's DUNS:</b> 01013369170020	
<b>d. Address:</b>			
<b>* Street1:</b>	11 Clark Avenue		
<b>Street2:</b>	PO Box 811		
<b>* City:</b>	Ames		
<b>County/Parish:</b>	Story		
<b>* State:</b>	I.A. Iowa		
<b>Province:</b>			
<b>* Country:</b>	USA: UNITED STATES		
<b>* Zip/Postal Code:</b>	50010-8511		
<b>e. Organizational Unit:</b>			
<b>Department Name:</b> Planning and Housing		<b>Division Name:</b> Housing Division	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>			
<b>Prefix:</b>		<b>* First Name:</b>	Rachael
<b>Middle Name:</b>			
<b>* Last Name:</b>	Baker-Tedman		
<b>Suffix:</b>			
<b>Title:</b> Housing Coordinator			
<b>Organizational Affiliation:</b>			
City of Ames			
<b>* Telephone Number:</b> 515-239-8271		<b>Fax Number:</b> 515-239-8099	
<b>* Email:</b> rachael.baker@ci.ames.iowa.us			

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="City or Township Government"/>	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<b>Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="4.215"/>	
<b>CFOA Title</b> <input type="text" value="HOME Investment Partnership Program"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="F/A"/>	
<b>* Title:</b> <input type="text" value="Rapidstart Grant HOME Investment Partnership Program (M)"/>	
<b>13. Competition Identification Number:</b> <input type="text"/>	
<b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="Program Administration (includes application submitted for Low Income Housing Tax Credits (LIHTC) for multi-family units in the BSAO and new single-family home construction in the Baser Subdivision."/>	
<b>Attach supporting documents as specified in agency instructions.</b> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: CA 004	* b. Program/Project: 2A4
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: 07/01/2021	* b. End Date: 06/30/2022
18. Estimated Funding (\$):	
* a. Federal	668,579.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	668,579.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 210, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
* The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: Dr.	* First Name: John
Middle Name: D.	
* Last Name: Baile	
Suffix:	
* Title: Mayor	
* Telephone Number: 575-339-5101	Fax Number:
* Email: jbaile@cityofdenver.org	
* Signature of Authorized Representative: 	* Date Signed: 05/08/2021

# ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0035  
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
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4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
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8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 800, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4901 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-516), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 da-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other non-discrimination statute(s) which may apply to the application.


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Prescribed by OMB Circular A-102



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
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17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Anna	05/21/2021

SF-424D (Rev. 7-97) Back

### Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

**1. Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

**2. Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2019, 2020, 2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

**3. Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.



**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.



Signature of Authorized Official

5-20-21

Date

Mayor

Title

#### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

5/20/2021

Date

Mayor

Title

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official

5-20-21

Date

Mayor

Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.