

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON SUBMITTAL OF THE CITY'S 2008-09 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN

BACKGROUND:

In order to receive CDBG funds, the City must submit a Consolidated Plan to HUD. The Consolidated Plan is the planning document (Comprehensive Housing Affordability Strategy) for the Ames jurisdiction. The Consolidated Plan requires detailed background information on the community derived both from census data and from other comprehensive studies performed by the community. The Plan must identify, over a five-year period, the goals and priorities to address the housing and community development needs of low- and moderate-income persons, as well as of the non-low- and moderate-income persons in the community.

Additionally, the Consolidated Plan requires that the City must develop an **Annual Action Plan** that outlines the program activities that will be undertaken to address or meet those goals and priorities. The Annual Action Plan can address one or all of the goals and priorities of the housing and community development needs identified in the Consolidated Plan.

The regulations require that the Annual Action Plan be submitted to the Department of Housing and Urban Development (HUD) for approval within 45 days before the beginning of the program fiscal year (on or before May 17, 2008). Prior to the submittal deadline, the regulations also requires that the Plan be made available for a 15-day comment period (April 25, 2008 to May 13, 2008) to allow for citizen input on the proposed project(s).

On January 17, 2008, the City received notification from HUD that for fiscal year beginning July 1, 2008, the City will receive \$479,690 in Community Development Block Grant (CDBG) funds. This represents a \$20,505 reduction in comparison to the 2006-07 allocation.

Of this amount, \$383,728 is available for programming and \$95,932 is available for administrative expenses. In addition to the \$479,690 of new allocated funding, it is anticipated that approximately \$734,788 of 2007-08 rollover funds along with approximately \$163,950 of anticipated program income will be included for a total program budget of \$1,372,428. Below is a table outlining the 2008-09 Annual Action Plan program revenues and expenditures:

2008-09 Action Plan Expenditure Budget

<u>Programs</u>	<u>Budget</u>
Renter Affordability Program*	\$ 101,000
Neighborhood Sustainability Program**	100,000
Neighborhood Housing Improvement Program	281,490
Homebuyer Assistance Program	100,000
Neighborhood Curb Replacement Program	100,000
Human Service Campus Project	600,000
2008-09 Program Administration	<u>95,938</u>
Total	\$1,372,428

2008-09 Action Plan Revenue Budget:

08-09 CDBG Allocation	\$ 479,690
07-08 Anticipate Program Rollover	734,788
Anticipated Program Income	<u>163,950</u>
Total 2007-08	\$ 1,372,428

The *Renter Affordability Program includes the following subcomponent programs:

- Deposit Assistance Program
- Transportation Assistance Program
- Childcare Assistance Program

The **Neighborhood Sustainability Program includes the following subcomponent programs:

- Acquisition/Reuse Program
- Lease to Purchase Program
- Slum and Blight Program

In regards to the Human Service Campus Project, negotiations are underway between United Way of Story County and representatives of the First Evangelical Free Church for purchase of the property.

The funding proposed for the Housing Activities (Neighborhood Sustainability Program, Neighborhood Housing Improvement Program, and Homebuyer Assistance Program) is 38% of the funding available for program activities. Staff acknowledges that this does not reflect the 51% priority for Housing Activities set by City Council at its March 27, 2004 goal setting session. However, all of the activities proposed are of benefit to low- and moderate-income persons. This meets the primary objective for the use of our CDBG funds, and will help to **exceed** HUD's requirement that at least 70% of all program funds received during the first 5 year Consolidated Plan (2004-2009) be expended on programs that directly benefit low- and moderate-income persons.

On March 5, 2008, staff hosted public forums to inform the public about the overall CDBG Program and to solicit their input regarding the proposed 2008-09 Program activities. Eight (8) citizens attended these two sessions. All attendees were receptive to the proposed Action Plan projects. To date, no comments have been received.

ALTERNATIVES:

1. The City Council can approve a resolution approving the submittal of the City's 2008-09 CDBG Annual Action Plan with the projects presented above.
2. The City Council can deny adoption of a resolution approving the submittal of the City's 2008-09 CDBG Annual Action Plan as presented.

MANAGER'S RECOMMENDED ACTION:

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1. This action will adopt a resolution approving the submittal of the City's 2008-09 CDBG Annual Action Plan reflecting the above projects and required certifications to HUD on or before May 17, 2008.

CAF APPROVAL

SS SS

BK _____

SL SL

DM _____

JP JP

To be sent to:



United Way of Story County

Date: May 8, 2008

To: Mayor Ann Campbell
Ames City Council

From: Rick Hugdahl *R.M.H.*
President, United Way of Story County Board of Directors

I write this letter on behalf of the United Way of Story County (UWSC) Board of Directors. As you likely are aware, UWSC has participated in wide-spread discussions regarding the establishment of a human service campus that would house multiple service agencies.

Looking at the landscape of human service agencies, it is conceivable that we could see numerous competing capital campaigns at the same time, some of which will be successful while others will not. Generally this success may depend on the ability of the organization to organize a fundraising campaign rather than the appropriateness or need for each individual campaign

The following agencies have expressed sufficient interest in this project that they have indicated they would occupy a portion of the space should the project become a reality. They will support the project by working with their donors to raise the funds necessary to purchase the facility and make needed renovations:

Volunteer Center of Story County	Story County Community Foundation
Arc of Story County	Foster Grandparent Program
Central Iowa RSVP	Richmond Mental Health Center
Heartland Senior Services	Ames Community Preschool Center
United Way of Story County	
American Red Cross-Lincoln Way Chapter	

Additionally, the following organizations have expressed interest in the human service campus:

Aging Resources	NAMI of Central Iowa
Habitat for Humanity of Central Iowa	Story County ISU Extension

The use of the community development block grant funds to support the possibility of this human service campus will allow agency collaboration in meeting the needs of their clients.

We have studied the possibilities of such a campus and it is now time to see whether the communities will see sufficient value in this proposal to support it financially. Your support of the CDBG grant provides a good start to the ultimate fund raising effort which may make this concept a Story County reality!

Thank you.

315 Clark Avenue • Ames, Iowa 50010

Phone: 515-268-5142 • Fax: 515-268-5148 • unitedway@uwstory.org • www.uwstory.org

Mid-Iowa Community Action, Inc.



*Helping People. Changing Lives.
Building Communities.*

Mayor Ann Campbell and Ames City Council
Ames City Hall
515 Clark
Ames, IA 50010

May 7, 2008

Mayor and Council Members:

I am writing in support of Community Development Block Grant funds being used for creation of the Ames Human Service Campus. We are among several agencies whose needs for additional or better configured space for our operations drew us into the Campus planning project. The Campus will assist a large number of organizations to work more closely together, find better ways to share costs, staffing and programming and serve Ames residents more efficiently and effectively.

We at MICA have recently searched for additional space and find that search in the Ames area to be difficult for not for profits with limited resources to spend on space and its associated costs. It can be very frustrating and also often means high costs that divert funding from services to facilities. Any effort by the City of Ames that provides quality space at affordable rates increases the amount of funding in the community that can be made available to serve those in need.

The Board of Directors of Mid-Iowa Community Action has voted to join this endeavor for the betterment of MICA and its service to families and for the improved outcomes it will mean for families and individuals served by all participating agencies. We encourage your support of the project and would be happy to entertain any questions you may have regarding our support.

Sincerely,

A handwritten signature in cursive script that reads "Arlene McAtee".

Arlene McAtee

Executive Director

CC: Wayne Clinton; file

IOWA STATE UNIVERSITY
University Extension

David H. Andrews-Director
Story County Extension
220 H Avenue
Nevada, IA 50201
Phone: 515-382-6551
FAX: 515-382-2696
E-mail: andrewsd@iastate.edu
www.extension.iastate.edu/story

May 7, 2008

Mayor Ann Campbell &
Ames City Council
Ames City Hall
515 Clark Avenue
Ames, IA 50011

Dear Mayor Campbell and Members of the Ames City Council,

Please accept this letter of support for the use of block grant (CDBG) funds for the Human Services Campus.

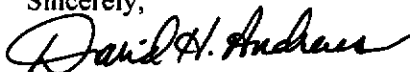
The ISU Extension Story County office is located on the Story County Fairgrounds in Nevada, Iowa. It is the desire of our elected nine member Extension Council to open a satellite office in Ames in the not so distant future. Hopefully, space will be available at the future Human Services Campus to house our Family Nutrition Program (FNP) Assistant and a 4-H Youth Assistant.

The Family Nutrition Program is an eight session series of classes designed for low income families to teach how to make better food choices, how to spend food resource dollars wisely, and how to prepare foods in a safe and sanitary manner. The classes are taught in a family participant's home or in a group setting. The Human Services Campus would provide an ideal venue for the FNP Assistant to collaborate with other social service organizations and to provide and receive referrals.

The 4-H and Youth Program is an important part of ISU Extension and currently reaches over five hundred youth each year in Story County. At the present time there are a very limited number of 4-H Clubs in Ames. The location of a satellite Extension office within the Human Services Campus would allow Extension to reach out to underserved audiences, as well as, partner with other social service agencies in Ames to make contact with youth.

The Ames City Council is to be congratulated for considering the idea of a Human Services Campus. It will be of great benefit to the entire community and help send a message to Ames residents the City Council really is interested in the challenges facing it's economically challenged families. Please support the use of block grant (CDBG) funds to make the dream of a Human Services Campus a reality.

Sincerely,



David H. Andrews



Central Iowa Chapter
2116 Grand Avenue
Des Moines, IA 50312-5382
(515)243-7681
Fax (515) 244-8012
www.desmoines-redcross.org

May 7, 2008

Dear Mayor Anne Campbell and members of the Ames City Council:

The American Red Cross, Lincoln Way Chapter is eagerly awaiting the opportunity to participate in the proposed Human Services Campus in Ames. We support the use of Community Development Grant Block funds without hesitation. Outlined below are a few of the many reasons we wish to participate in the Campus and some of the benefits we believe will come to fruition as a result of this project being accomplished.

- As a Human Services organization that provides our community with a unique set of programs and services, being in closer proximity to other Human Services organizations will allow all of us to strengthen our partnerships with each other and become more aware of how we can work together to better serve the community.
- The Campus will allow us to better acquaint United Way with the day-to-day operations of our programs and services.
- Having multiple services available in one central location – on the bus route and with plenty of parking - will greatly benefit our clients and enable them to access services more conveniently.
- Again, with so many services in one location, there will be greater visibility which may increase the community's awareness of available services and the likelihood of clients utilizing more services to get the help they need.
- The ability to share resources should cut down on overhead costs, an important consideration for all non-profit organizations.
- Community members who volunteer may find new opportunities to do so with organizations they haven't been involved with in the past.

We wholeheartedly support this new campus and are sincerely grateful for the time and energy being directed at this very important development. Please don't hesitate to call on the Red Cross should we be able to provide additional information or assistance.

Maryann Sinkler
Interim Executive Director
Lincoln Way Chapter
American Red Cross
515/232-5104

Submitted electronically 5.8.2008





**Story County
Community Foundation**

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Suzan Shierholz
Vice President
Phyllis Lepke
Treasurer
Don Erickson
Secretary
Peg Uthe

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Charlie Ricketts
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Ames
Peggy Uthe
Gilbert
Laura West
Nevada

Date: May 7, 2008

To: Mayor Ann Campbell
Ames City Council
City Manager Clerk
515 Clark Avenue
Ames, IA 50010

Re: Human Services Campus

Although we aren't directly involved in providing human services, as a funder of human services it is very important for us to be able to observe first hand the needs in Story County. The Human Service Campus would allow SCCF to be available to the human service agencies and adds strength to our ability to work together to make Story County a better place for all to live.

Please support the Human Service Campus to the maximum of your ability. It is important to the future of Story County.

Thank you,

Suzan Shierholz
President SCCF

**Ames Community Preschool Center
611 Clark Avenue
Ames, IA 50010**

May 7, 2008

To: Mayor Ann Campbell and Ames City Council Members

From: Sue Wuhs on behalf of the Ames Community Preschool Center Board of Directors

Re: CDBG Block Grant Funds and the Human Services Campus

I am writing a letter of enthusiastic support for the proposal to use the CDBG funds as start-up funds for the proposed Human Services Campus. It seems like a great way for the city to respond to a broad array of community clients and needs. Ames Community Preschool Center is one of the agencies involved in the proposed campus. ACPC plans to provide care for 24 infants and toddlers at the Campus. The site on 24th Street will be very handy for many ISU student families who are often the parents of the youngest ones in childcare.

ACPC currently provides childcare services to over 200 children of various ages each day in sites throughout Ames. Many of our families receive quality childcare services at reduced fees through our sliding fee scale. We can personally attest that our clients also access other community services. A centralized spot for accessing services or spreading knowledge of where to find services will be a terrific asset to Story County.

Please accept this letter of support on behalf of the full Board of Directors of ACPC. Our board has been actively involved in numerous discussions about the campus. Thank you for your consideration of the CDBG funds for the Human Services Campus.



Retired and Senior Volunteer Program

888-781-7787 (toll free) www.rsvpvolunteer.org

May 7, 2008

To: Mayor Ann Campbell, Ames City Council Members - City of Ames, Iowa

From: Kalen Petersen, Director – Central Iowa RSVP

I am writing this letter in support of the City of Ames using block grant (CDBG) funds for the proposed Human Services Campus to be located at the current Evangelical Free Church location in Ames.

As you know, RSVP offers adult volunteers aged 55+ quality opportunities to share their skills, interests, and life experiences in response to a wide variety of community needs. RSVP also coordinates Volunteer Management for Disasters (requiring additional rental of space for storage and training). For nearly 70 public, non-profit, or health care organizations, RSVP staff process volunteer requests, promote volunteer needs, recruit and refer volunteers, and follow up on volunteer placements.

Although we currently have adequate office space in Ames, being part of a Human Services Campus would be a tremendous benefit, both to our volunteers and the agencies we serve. RSVP volunteers often come to our office, either for an orientation, an "interview" with an RSVP staff person, training for a specific assignment, to pick up or drop off materials, or just to visit. Many would be able to access the services of other agencies at the same time.

RSVP is currently collaborating with several of the agencies considering space in the Human Services Campus, including Heartland Senior Services, Red Cross, United Way, and the Volunteer Center. Being housed in the same location will only strengthen those partnerships and make connecting with their much easier.

In closing, it is also important to note that a Human Services Campus would offer much more cost-effective space than we currently enjoy. Having the ability to share certain amenities (i.e. conference room, break area, etc.) with other organizations will reduce space needs and possibly reduce equipment costs.

Thank for your consideration of this proposal. If you have questions, please contact me at 515-733-4917 or email at: kpetersenrsvp@iowatelecom.net.

Date: May 8, 2008

From: Harvey Terpstra, President, Richmond Center Board of Directors

To: Mayor Ann Campbell and the Ames City Council

I am writing to you to express my support and the Richmond Center Board of Director's support for the use of community development block grant funds for the Ames Human Services Campus.

As you know, the Richmond Center is the designated non-profit community mental health center for Story County. As such, the Richmond Center provides mental health services to the residents of Ames and Story County from our Ames office. A large portion of our clients are those who qualify for Medicaid and other low-income residents, who are not served by the for-profit mental health providers in the community. Many of our clients have a long-term, chronic mental illness. Additionally, the Richmond Center also serves many clients with private health insurance and has agreements to provide employee assistance program services with Iowa State University and Mary Greeley Medical Center.

Over the past few years, the Richmond Center has begun to see a less favorable financial picture, as the percentage of Medicaid clients that we serve has increased. Many community mental health centers throughout Iowa are facing similar financial struggles at this time.

We hope that a move into the Ames Human Services Campus will provide the Richmond Center with good office space that is less costly than our current space, thus helping us remain viable for the low-income clients that we serve. We also hope that the newly remodeled campus space will be designed with better sound-proofing than our therapists currently have, thus helping us better maintain confidentiality for all of our clients. Having space in the campus building will also free our administrative staff from having to spend significant time on building cost and maintenance issues, freeing up more time for mental health issues, which is what we do best.

With the less costly and better space in the Ames Human Services Campus, the Richmond Mental Health Center staff will be able to continue better serving all of their clients.

Thank you for continuing to work on this campus project.