

COUNCIL ACTION FORM

SUBJECT: 2012-13 PROPOSED ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM PUBLIC FORUM FOLLOW-UP

BACKGROUND:

At the January 24, 2012, City Council meeting, the City Council indicated agreement with the proposed 2012-13 Action Plan Projects and budget (see Attachments 1 and 2). Council authorized staff to proceed with conducting public forums to solicit input on these projects from citizens and to bring any public comments back to City Council at this meeting for finalization of projects to be included in the 2012-13 Action Plan.

On February 15 and 16, 2012, staff hosted three public forum meeting opportunities. A total of nine persons attended, representing four non-profit organizations, three citizens and two business organizations. Attachment 3 summarizes the feedback that was received from these input sessions.

Staff feels that the programs being recommended for next year (**Home Improvement Rehabilitation, Homebuyer Assistance, Dangerous Buildings removal, Single-Family Conversion, and Neighborhood Infrastructure Improvements**), **continue to focus on the Council's goal of strengthening our neighborhoods**. These are the same programs as the Amended 2011-12 Action Plan Projects.

Staff's rationale for recommending a continuation of these programs is as follows:

- The proposed projects are consistent with the Council's goals and priorities to focus on neighborhood sustainability by improving both the housing stock and the infrastructure in low- and moderate-income vital core neighborhoods.
- The proposed projects reduce the downtime for starting new programs, thus helping the City to meet HUD's timely expenditure requirements.
- The limited number of programs proposed for FY 2012-13 reflects the workload capabilities of staff available to administer the CDBG program.

All of the activities proposed would be of 100% benefit to low- and moderate-income persons and/or neighborhoods.

ALTERNATIVES:

1. The City Council can approve the proposed 2012-13 Annual Action Plan Program Projects in connection with the City's Community Development Block Grant

Program. This alternative will also authorize staff to prepare the Action Plan document for the required 30-day public comment period.

2. The City Council can approve the proposed 2012-13 Annual Action Plan Program Projects with modifications.
3. The City Council can refer this item back to staff with further direction.

MANAGER'S RECOMMENDED ACTION:

The programs being recommended for next year (Home Improvement Rehabilitation, Homebuyer Assistance, Single Family conversion, and Dangerous Buildings removal, as well as Neighborhood Infrastructure Improvements) focus on the City Council's goal of strengthening our neighborhoods and are consistent with the priorities of the City's 2009-14 Consolidated Plan.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the proposed 2012-13 Annual Action Plan Program Projects, and authorizing staff to prepare the Action Plan document for the 30-day public comment period.

ATTACHMENT 1

PROPOSED 2012-13 AMENDED ANNUAL ACTION PLAN PROGRAM ACTIVITIES

Project Activities	Program Description	Priority Goal	CDBG National Objective
<p>The Neighborhood Sustainability Program is comprised of the following subcomponent programs:</p> <ol style="list-style-type: none"> 1. Home Improvement Rehabilitation Program 2. Homebuyer Assistance 3. Dangerous Buildings Program 4. Single-family Conversion Program 	<p>The overall goal of the Neighborhood Sustainability program is to increase the availability of housing to low- and moderate-income families and to maintain and sustain decent, safe, and sanitary housing stock in existing neighborhoods by providing <u>home repair grants</u> for owner-occupied housing units, and repair assistance to property owners of single-family rentals for conversion back to single-family homeownership and <u>down payment and closing cost assistance</u> to first-time homebuyers, and demolish deteriorated properties in conjunction with our Dangerous Building Initiatives.</p>	1, 2	Low- & Moderate-Income Benefit
<p>The Public Improvement Program is comprised of the following subcomponent programs:</p> <ul style="list-style-type: none"> • Neighborhood Infrastructure Improvements (curb, street resurfacing, sidewalks, etc.) in targeted low- and moderate-income census tracts 	<p>The overall goal of the Public Improvement Program is to preserve and enhance the viability and aesthetics of our core existing neighborhoods by maintaining the public infrastructure.</p>	3	Low- & Moderate-Income Benefit

ATTACHMENT 2

AMENDED 2011-12 Action Plan Expenditure Budget:	
<u>Programs</u>	<u>Budget</u>
Dangerous Buildings Program	135,000*
Neighborhood Home Improvement Program (including City-owned properties)	451,762*
Homebuyer Assistance Program	100,000
Neighborhood Infrastructure Improvements Program	406,297
Pilot Single-Family Conversion Program	25,000
2011-12 Program Administration (20% of 11-12 Allocation + 20% Anticipated Program Income)	<u>110,648</u>
Total	\$1,203,707
AMENDED 2011-12 Action Plan Revenue Budget:	
2011-12 CDBG Allocation	449,018
2010-11 Anticipated Program Rollover	650,466
2011-12 Anticipated Program Income	<u>107,870</u>
Total 2011-12	\$1,203,707

*Includes \$100,466 of Service Delivery expenses for Program Administration (inspectors, legal fees and documents, contracted staff assistance)

PROPOSED 2012-13 Action Plan Expenditure Budget:	
<u>Programs</u>	<u>Budget</u>
Dangerous Buildings Program	45,000*
Neighborhood Home Improvement Program (including City-owned properties)	513,521*
Homebuyer Assistance Program	115,500*
Neighborhood Infrastructure Improvements Program	303,896
Single-Family Conversion Program	75,000
2012-13 Program Administration (20% of 12-13 Allocation + 20% Anticipated Program Income)	<u>113,229</u>
Total	\$1,166,146
Current 2012-13 Action Plan Revenue Budget:	
2012-13 CDBG Allocation	511,276
2011-12 Anticipated Program Rollover	600,000
2011-12 Anticipated Program Income	<u>54,870</u>
Total 2011-12	\$1,166,146

*Includes \$29,521 of Service Delivery expenses for Program Administration (inspectors, legal fees and documents, contracted staff assistance)

ATTACHMENT 3

CDBG 2012-2013 Action Plan Amendment Overview Public Forum Input Sessions City Hall Council Chambers

Wednesday, February 15, 2012

5:00 p.m. – 6:30 p.m.

Thursday, February 16, 2012

10:00 a.m. – 11:30 a.m.

1:30 p.m. – 3:30 p.m.

Representatives from Youth & Shelter Services, ACCESS, Story County Community Housing Corporation, Habitat for Humanity of Central Iowa, Ames Chamber of Commerce, Hunziker Property Management, and three citizens participated in a discussion and/or gave specific input.

Interest was expressed about using CDBG funds under the Neighborhood Housing Improvements Program to be expanded to include:

- A program to provide funds to assist rental property owners in making repairs to their properties to make them available to rent to low-income households and families.