

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON ACCEPTANCE & SUBMITTAL OF THE CITY'S 2014-15 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) IN CONNECTION WITH THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

BACKGROUND:

The Community Development Block Grant (CDBG) regulations require that the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER) and submit it to the Department of Housing and Urban Development (HUD). This normally occurs within 90 days of the end of the fiscal year, but the City previously requested and received an extension to submit the report on or by November 16, 2015.

The 2014-15 CAPER consists of accomplishments in relation to goals and objectives identified in the City's 2014-2018 Consolidated Plan implemented through the Annual Action Plan for fiscal year July 1, 2014, through June 30, 2015.

Attached for Council review is a copy of the Executive Summary of the 2014-15 CAPER. We reported in the CAPER a budget for expenses of \$1,047,965 (not including administration). A total of \$433,265 was expensed on the following housing-related activities: Renter Affordability, Homebuyer Assistance, Operation/Repair, and Acquisition/Reuse of Properties for Affordable Housing Program Activities. It should be noted that not all program categories are included in HUD's format for the executive summary, including our property acquisition program. Under the Acquisition/Reuse of Properties for Affordable Housing Program five (5) properties were acquired during the program year. Fifty-seven (57) low-income households were assisted. The City also generated program income of approximately \$200,883 from the sale of homes and repayments from single-family homes that were sold through the Homebuyer Assistance Program.

A full copy of the CAPER and attachments are available for review on the City's web site at: www.cityofames.org/housing.

Federal regulations require that the CAPER be available for a 15-day public review and comment period, which occurred October 22, 2015, through November 6, 2015. No comments have been received on the CAPER.

ALTERNATIVES:

1. The City Council can adopt a resolution approving the submittal of the City's 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER).
2. The City Council can decline to adopt a resolution approving the submittal of the City's 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER) and direct staff to request an extension from HUD and to provide additional

information to the Council prior to accepting the CAPER.

MANAGER'S RECOMMENDED ACTION:

In accordance with CDBG regulations, 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 2014-15 Consolidated Annual Performance and Evaluation Report (CAPER), which is to be submitted to HUD on or before November 16, 2015.



CITY OF AMES

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORTS (CAPER) FOR FEDERAL FISCAL YEAR 2013 - 2014

**CITY OF AMES FISCAL YEAR
JULY 1, 2014 THROUGH JUNE 30, 2015**



**Public Comment Period:
October 22, 2015 thru November 6, 2015**

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

With community input, the overall goals and outcomes of the City's 2014-18 Strategic Plan is to increase the supply of affordable housing for low and moderate income persons and to continue to support and maintain the public service needs for special populations, the homeless, and low income households. The major progress that the City made in carrying out these two overall strategies was through the implementation of the following project activities for 2014-15: Homebuyer Assistance, Acquisition/Reuse for Affordable Housing, and Renter Affordability Program.

-The Homebuyer Assistance Program was designed to assist low- and moderate-income first-time homebuyers (80% or less of AMI) with the purchase of a single-family home. During the program year, two households received down payment and closing assistance to purchase two rehabilitated, City-owned properties.

-The Acquisition/Reuse Program was designed to create, expand and maintain affordable housing for homeless and low-income persons (80% or less of AMI) by: a. increasing the supply of affordable rental housing, b. improving the quality of affordable rental housing, c. increasing the availability of affordable owner-occupied housing or d. maintaining the supply of affordable owner-occupied housing. During the program year the acquisition of four (4) in-fill lots and one duplex was completed. The purchase of these properties can provide up to approximately 13 housing units for rental or homeownership purposes.

-The Renter Affordability Program was designed to provide assistance to low-income households, who are at or below 50% or less of the Story County median income limits, gain access to rental housing units that will improve their housing status, and help them to secure economic stability in order to obtain and/or remain in affordable housing units. The activities implemented were a Deposit, 1st Month's Rent and Transportation Assistance. During the program year, 55 households with incomes at 50% or below the AMI were assisted. Of the 55 households assisted, 31 received assistance with Deposit and 1st Month's Rent and 24 were received assistance with Transportation (14 gas vouchers, 8 Cy-ride Bus Passes & 2 with HIRTA Bus Passes).

-The Housing Improvement and the Public Facilities Improvement Programs were not implemented during this program year. However, the impact on expanding and maintaining the supply and the need for affordable housing for low income persons and households met the heart of the strategic plan through the implementation of the three activities that were implemented.

In addition to the outcomes listed below, a summary of accomplishments in attaining the goals and objectives for the reporting period, and other supporting documents can be found in Appendixes I-III.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$0	Rental units constructed	Household Housing Unit	10	0	0.00%	6	0	0.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$125,000	Rental units rehabilitated	Household Housing Unit	15	0	0.00%	3	0	0.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$175,000	Homeowner Housing Rehabilitated	Household Housing Unit	60	0	0.00%	10	0	0.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$55,000	Direct Financial Assistance to Homebuyers	Households Assisted	15	2	13.33%	3	2	66.67%

Create & expand Affordable Housing for LMI Persons	Affordable Housing	ASSET: \$132,057	Overnight/Emergency Shelter/Transitional Housing Beds added/maintained	Beds	10	0	00%			
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$25,000	Buildings Demolished	Buildings	5	1	20.00%	1	1	100.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$65,255	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	10	6	60.00%	4	4	100.00%
Maintain Development Services in the Community	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$200,00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%	3	0	0.00%
Maintain Development Services in the Community	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$43,500 ASSET \$428,925	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	300	1536	512.00%	50	55	110.00%

Maintain Development Services in the Community	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$43,500 ASSET: \$28,100	Homelessness Prevention	Persons Assisted	95	1591	1,674.74%	95	936	985.26%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

For the 2014-15 program year, approximately \$ 1,047,965 (not including administration) was allocated to implement the program activities listed under CR-05 Goals and Outcomes. Of that amount approximately \$433,265 was expended on housing related activities that were specific objectives identified in the strategic plan in regards to creating and expanding affordable housing for low and moderate income households through the implementation of the Homebuyer Assistance, the Renter Affordability and the Operation/Repair Programs. Special attention was given to the highest priority activity, which was the implementation of the Acquisition/Reuse for Affordable Housing Program. Approximately \$344,041 was expended purchasing in-fill lots, and demolishing deteriorated housing to allow for the construction of affordable housing.

In addition to CDBG funding, ASSET funding expensed approximately \$428,925 towards addressing the goal to maintain Development Services in the Community. Of that amount the City's share expensed was approximately \$160,157 by the following agencies that provided housing services to homeless, non homeless and special needs households in Ames (Youth and Shelter Services, Good Neighbor, Emergency Residence Project, Assault Care Center Extending Shelter & Support, and The Salvation Army). Through the efforts of these agencies, approximately 2,421 households/persons received assistance.