

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON ACCEPTANCE & SUBMITTAL OF THE CITY'S 2015-16 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 within 90 days from the end of its fiscal year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER). The 2015-16 CAPER reports accomplishments in relation to goals and objectives identified in the City's 2014-2018 Consolidated Plan and in the Annual Action Plan for fiscal year July 1, 2015, through June 30, 2016. Federal regulations require that the CAPER be available for a 15-day public review and comment period, which occurred September 8, 2016, through September 22, 2016. The approved CAPER is required to be submitted to the Department of Housing and Urban Development (HUD) on or before September 29 each year.

Attached for Council review and approval is a copy of the Executive Summary of the 2015-16 CAPER, which reports that of the \$1,047,965 budgeted (not including administration), \$699,765 was expensed on the following housing-related activities: Renter Affordability, Homebuyer Assistance, Operation/Repair, and Acquisition/Reuse of Properties for Affordable Housing Program Activities. Fifty-seven (57) low-income households were assisted. Additionally, approximately \$200,883 of program income was generated from the sale and repayments of 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.

ALTERNATIVES:

1. The City Council can adopt a resolution approving the submittal of the City's 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER).
2. The City Council can deny adoption of a resolution approving the submittal of the City's 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER).

MANAGER'S RECOMMENDED ACTION:

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 2015-16 Consolidated Annual Performance and Evaluation Report (CAPER), which is to be submitted to HUD on or before September 29, 2016.



CITY OF AMES

**CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORTS (CAPER)**

**CITY OF AMES FISCAL YEAR
JULY 1, 2015 THROUGH JUNE 30, 2016**



**Public Comment Period:
September 8, 2016 thru September 22, 2016**

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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, 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 2015-16: Acquisition/Reuse for Affordable Housing, Renter Affordability Program, Disposition of Properties, Acquisition/Rehab of Properties, and Public Facilities Improvements for Non-profit Organizations.

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 one 10-acre parcel (old Ames Middle School site) was completed. The purchase of this parcel can provide up to approximately 40-50 housing units for owner-occupied and/or rental 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, First Month's Rent and Transportation (Bus Passes and Fuel Vouchers) Assistance. During the program year, 71 households with incomes at 50% or below the AMI were assisted. Of the 71 households assisted, 36 received assistance with Deposit and/or First Month's Rent and 35 were received assistance with Transportation (21- fuel vouchers, 11-Cy-ride Bus Passes & 3-HIRTA Bus Passes).

The **Disposition of Properties** activity included the on-going maintenance of five lots that were purchased during previous program years (State Avenue, Sixth Street and Maxwell). State Avenue and the Sixth Street properties (three lots) are anticipated to be developed jointly within the remaining three program years of the 2014-18 5-Year Consolidated Plan. The Maxwell lot is anticipated to be sold to Habitat for Humanity in the 2016-17 program year and developed in program year 2017-18. The **Acquisition/Rehabilitation Activity** includes three properties (Roosevelt, Wellons and one duplex on Stafford).

During the 2015-16 program year, the Roosevelt property was sold to Habitat for Humanity and Habitat then sold the property to an eligible Habitat Homebuyer during the same program year. The emergency repairs on Wellons were completed, and the property is anticipated to be sold to Habitat for Humanity for major rehabilitation and selling of the property to an eligible Habitat home buyer will occur in program year 2016-17.

The rehabilitation of Stafford property has been completed. It is anticipated to be sold to an eligible non-profit organization in FY 2016-17, in which the property will be rented to low-income families.

Under the **Public Facilities Improvements Program for Non-Profits**, applications were solicited during the 15- 16 program year, and the awarding of projects and improvements to various non-profit facilities will occur in the 2016-17 program year.

The Neighborhood Housing Improvements and the Homebuyer Assistance Programs were not implemented during this program year. The opportunity to acquire a large parcel of land to expand the development of affordable housing for low income persons and households – which addresses the heart of the strategic plan – became the primary focus of all the activities that were implemented for the 2015-16 program year.

In addition to the outcomes listed below, a summary of accomplishments in attaining the goals and objectives for the reporting period can be found in Appendix I, along with a project map and budget in Appendix II.

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.

In the Non-LMI Category, there has not been a high need identified in the 5-Year Plan. Therefore, there are no goals or budget to address this category. For the rehabilitation of owner-occupied and/or rental housing units, and for home buyer assistance these programs have been put on hold in order to address the most urgent need to increase the supply of affordable housing through the acquisition of land and/or properties and the cost of public infrastructure to create lots for the development of affordable housing.

Goal	Category	Source/ Amount	Indicator	Unit of Measurement	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: \$700,000	Increase the supply of Affordable Housing through the acquisition of properties or Land for both rental and/or home ownership	Household Housing Units	10	6	60%	1	1	100%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$0.00	Installation of Public Infrastructure Improvements to create lots for affordable housing	Public Infrastructure (streets, water, sewer, sidewalks, etc.)	50	6	12%	0	0	0%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$0.00	Rental units constructed	Household Housing Units	10	10	0.00%	0	0	0.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$75,000	Rental units rehabilitated	Household Housing Units	15	2	13%	1	1	100%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$100,00	Homeowner Housing Rehabilitated	Household Housing Unit	60	60	0.00%	10	0	0.00%

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Goal	Category	Source/ Amount	Indicator	Unit of Measurement	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: \$50,000	Direct Financial Assistance to Homebuyers	Households Assisted	15	15	13.33%	2	1	50%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	ASSET: \$371,907	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	10	10	0.00%	10	10	100%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$22,000	Buildings Demolished	Buildings	5	1	20.00%	1	1	100.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$113,000	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: \$100,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	6	6	-	6	0	0.00%

Goal	Category	Source/ Amount	Indicator	Unit of Measurement	Expected/ Strategic Plan	Actual/ Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Maintain Development Services in the Community	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$40,000	Public service activities for Low/Moderate Income Housing Benefit (Renter Affordability Programs)	Households Assisted	300	300	--	50	55	100%
Maintain Development Services in the Community	Affordable Housing Homeless Non-Homeless Special Needs	ASSET: \$379,786	Homelessness Prevention	Persons Assisted	1,000	1,000	--	500	574	100%

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 2015-16 program year, approximately \$1,219,501 (not including administration) was allocated to implement the program activities listed under CR-05 Goals and Outcomes. Of that amount, approximately \$699,765 was expended on housing related activities that were specific objectives identified in the 5-year Consolidated Plan. The specific objectives are to create and expand affordable housing for low and moderate income households. The creation and expansion of affordable housing was accomplished primarily through the implementation of the Acquisition/Reuse for Affordable Housing, the Renter Affordability and the Acquisition/Rehabilitation of Properties Programs. Special attention was given to the highest priority activity, which was the implementation of the Acquisition/Reuse for Affordable Housing Program. Approximately \$564,275 was expended purchasing a 10-acre parcel of land for future development of affordable housing lots.

In addition to CDBG funds, the FY 15-16 ASSET funding recommendation was approximately \$3,615,916. Of that amount, the City's recommended share was approximately \$1,216,031. The City's share of ASSET funding expended for FY 15-16 was approximately \$1,153,364 towards addressing the goal to maintain important Development Services in the community that cover basic human needs. Of the \$1,153,364, approximately \$379,768 was spent to provide housing services to homeless, non-homeless, and special needs households in Ames by the following agencies: 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 574 households/persons were assisted.