

COUNCIL ACTION FORM

SUBJECT: DRAFT SECOND SUBSTANTIAL AMENDMENT TO CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2019-20 ANNUAL ACTION PLAN.

BACKGROUND:

On April 2, 2020, in response to the Coronavirus Pandemic (COVID-19), the U.S. Department of Housing and Urban Development (HUD) notified the City of Ames that it will receive a **special allocation** of Community Development Block Grant (CDBG-CV) funds in the amount of **\$354,515** to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020.

The CARES Act funds will be available for **“eligible activities” meeting the national objective of the CDBG-CV program and respond to the spread of infectious diseases such as the Coronavirus Disease 2019 (COVID-19).**

Since April 2nd, staff has been receiving numerous communications of HUD guidance from the Acting Secretary for Community Planning and Development. These communications include statutory suspensions and/or regulatory waivers, etc. for the use and implementation of CARES Act funding for the CDBG program.

Guidance dated April 9th, states that **“grantees are advised to amend or prepare their Action Plans as soon as possible and not to wait for the pending Federal Register notice, which may provide additional waivers and alternative requirements, etc.”** The guidance also urged entitlement communities to amend their **current approved Action Plans** rather than submitting their upcoming program year plans then having to wait for HUD approval (which may be delay to implementation of the CARES Act). For the City of Ames, this would be a Second Substantial Amendment to our 2019-20 Annual Action Plan that was just approved in March.

In order to expedite implementation of this funding, **the typical 30-day public comment process has been reduced to a 5-day comment period with a two-day notification request to the area HUD Field Offices.** Staff submitted a request for a 5-day comment period for the CARES Act funding that was approved by HUD on April 16th.

Upon approval of the waiver, City staff proceeded with a public outreach effort traditionally used in preparation of an Action Plan to solicit public feedback to present to City Council along with a proposed Plan.

Beginning April 23rd through April 27th staff sought input from citizens within the community, private for-profit enterprises, and not-for-profit organizations on what and how the CARES funding should be distributed. **See Attachment 3 for the public input that was received during the comment period.**

Public outreach included an advertisement in the free area newspaper, a press release, use of City social media outlets, and radio interviews. Staff sent emails to neighborhood groups, non-profits organizations, property owners and managers, church organizations, and lenders. Staff specifically had Zoom meetings with area human service agencies that provide housing assistance and with area financial institutions. Staff also created a special e-mail to receive input called cdbgcares2020@cityofames.org along with a special housing hotline number to call.

There **is one major caveat** to the CDBG-CV funds that is different from typical CDBG funding that will develop parameters for the proposed programs. Entitlement communities must establish a **Duplication of Benefits (DOB) policy**. The regulations state that the grantee must prevent DOB when implementing eligible activities utilizing CARES Act funding.

“A duplication occurs when a person, household, business, or other entity receives disaster assistance from multiple sources for the same recovery purpose, and the total assistance received for that purpose is more than the total need. The amount of the DOB is the amount received in excess of the total need for the same purpose. When total need for eligible activities is more than total assistance for the same purpose, the difference between these amounts is an “unmet need.”

Grantees must limit their assistance to unmet needs for eligible activities to prevent a DOB. When reimbursement is permitted by the CDBG-CV grant requirements, unmet needs can include amounts needed for reimbursement.” **Failure to develop and maintain policies and procedures to adequately address duplication of benefits could lead to a violation of the requirement for grants under Public Law 113-2 that the grantee has “established adequate procedures to prevent any duplication of benefits” or otherwise lead to a violation of section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.**

The CDBG-CV funding is to be used after all other funds are exhausted or unavailable.

Some examples of DOB include assistance provided through but not limited to: Federal Emergency Management Agency (FEMA) including food, supplies, etc., Small Business Administration (SBA), Other federal, state or local funding (such as Emergency Shelter Grant (ESG), Unemployment Assistance, ASSET funding, Section 8 Housing Choice Vouchers, LIEAP), other nonprofit, private sector, or charitable funding, including declining of assistance. The policy also must include a process to address the recapturing of funds in case of an overpayment and DOB. Staff continues stay in close communication with the HUD Field Office to stay abreast of the program guidelines, waivers, suspensions, and webinars that are still being considered and/or determined for these program funds.

After consideration from the public input, conversations with human service agencies, financial institutions, local housing trust fund, utility companies, medical institutions, other entitlement communities, and past CDBG programming, staff is proposing to utilize this new source of funding to accomplish two programs: 1) COVID-19 Renters Relief Assistance (Rent, Utilities) and 2) COVID-19 Homeowners Relief Assistance (Mortgage, Utilities).

Staff's rationale for proposing these activities are as follows:

- The activities will meet some of the goals of the CARES Act funding, which is to be used to prevent, prepare for, and respond to the Coronavirus (COVID-19).
- It considers approaches that prioritize the unique needs of low and moderate-income persons as outlined in the Act;
- It will allow the City to develop partnerships between all levels of government and the private for-profit and non-profit sectors.
- Some of the proposed programming have been successfully administered by the City in the past.
- The Staff has the experience to administer the funds, that will be subject to HUD oversight, and reporting.
- Staff can ensure that adequate procedures will be in place to prevent the Duplication of Benefits.

ALTERNATIVES:

1. City Council can adopt a resolution directing staff to draft a 2nd Substantial Amendment to the City's CDBG 2019-20 Annual Action Plan to incorporate a special allocation of CDBG CARES Act funding in the amount of \$354,515 to implement a COVID-19 Renters Relief Assistance Program (Rent, Utilities) and a COVID-19 Homeowners Relief Assistance Program (Mortgage, Utilities) and set June 9, 2020 as the date of public hearing.
2. City Council can adopt a resolution directing staff to draft a 2nd Substantial Amendment to the City's CDBG 2019-20 Annual Action Plan to incorporate a special allocation of CDBG CARES Act funding in the amount of \$354,515 for some other programs and set June 9, 2020 as the date of public hearing.
3. City Council can decline to adopt a resolution directing staff to draft a 2nd Substantial Amendment to the City's CDBG 2019-20 Annual Action Plan to incorporate a special allocation of CDBG CARES Act funding in the amount of \$354,515, and refer the item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

As stated earlier, this special allocation of funds was an unexpected opportunity to address some needs and opportunities in our community regarding the COVID-19 Pandemic. As with all federal funding, the grant monies come with requirements that must be addressed. **The requirement to address the Duplication of Benefits (DOB) is one that will have to be closely monitored when implementing any program activity. Also, the fact that program guidelines and requirements are still under consideration by HUD can affect how program activities are or will be implemented.**

One of the main challenges in creating an effective program is deciding the prioritization of how funds will be distributed, because \$354,000 is not a lot of money in comparison to the potential needs in the community. It will be important for other funding sources to be utilized and to then determine the gap that CDBG-CV can fill. Regardless, as HUD has indicated, the City must move forward in proceeding with amending our Action Plan to include this funding. Thereby, staff, over the next few weeks, will be creating specific

guidelines for each activity.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1. This action will direct Staff to draft a 2nd Substantial Amendment to the City's CDBG 2019-20 Annual Action Plan to incorporate a special allocation of CDBG CARES Act funding in the amount of \$354,515 to implement a COVID-19 Renters Relief Assistance Program (Rent, Utilities) and a COVID-19 Homeowners Relief Assistance Program (Mortgage, Utilities) and set June 9, 2020 as the date of public hearing.

ATTACHMENT 1

APPROVED	
2019-20 Amended Action Plan	
Activities and Expenditure Budget:	
Activities	Budget
Acquisition/ Reuse Program for Public Infrastructure	\$400,000
Acquisition/Reuse Program for Affordable Housing	\$10,000
Homebuyer Assistance Program	\$300,813
Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs+ GO Bond)	\$763,745
Rehabilitation/Disposition of 241 Village Drive	\$45,000
Demolition of 3305 Morningside	\$16,070
HOME Homeownership Construction Program	\$923,976
General Administration for CDBG & HOME	CDBG: \$116,241 HOME: \$120,947
Total	\$2,696,792
APPROVED AMENDED 2019-20 Action Plan Revenue Budget:	
2019-20 CDBG Allocation	\$581,207
2018-19 CDBG Anticipated Program Rollover	\$462,820
2019-20 CDBG Anticipated Program Income	\$357,842
Non-CDBG Revenue-GO Bonds	\$250,000
2019-20 HOME Allocation	\$481,968
18-19 HOME Anticipated Program Rollover	\$747,750
Adjustment for HOME CHDO Set-Aside	-\$184,795
Grand Total CDBG & HOME	\$2,696,792

ATTACHMENT 2

PROPOSED	
2nd AMENDED 2019-20 Action Plan Activities and Expenditure Budget:	
Activities	Budget
COVID-19 Renters Relief Assistance (Rent, Utilities)	\$177,258
COVID-19 Homeowners Relief Assistance (Mortgage, Utilities)	\$177,257
Acquisition/ Reuse Program for Public Infrastructure	\$400,000
Acquisition/Reuse Program for Affordable Housing	\$10,000
Homebuyer Assistance Program	\$300,813
Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs+ GO Bond)	\$763,745
Rehabilitation/Disposition of 241 Village Drive	\$45,000
Demolition of 3305 Morningside	\$16,070
HOME Homeownership Construction Program	\$923,976
General Administration for CDBG & HOME	CDBG: \$116,241 HOME: \$120,947
Total	\$3,051,307
PROPOSED 2ND AMENDED 2019-20 Action Plan Revenue Budget:	
2019-20 CDBG-CV (CARES ACT-COVID-19)	\$354,515
2019-20 CDBG Allocation	\$581,207
2018-19 CDBG Anticipated Program Rollover	\$462,820
2019-20 CDBG Anticipated Program Income	\$357,842
Non-CDBG Revenue-GO Bonds	\$250,000
2019-20 HOME Allocation	\$481,968
18-19 HOME Anticipated Program Rollover	\$747,750
Adjustment for HOME CHDO Set-Aside	-\$184,795
Grand Total CDBG, HOME & CDBG-CV	\$3,051,307

ATTACHMENT 3
Public Input Comments

Additional Public Input Received

Housing Hotline Number:

Member of St. Cecilia Catholic Church:

1. Assist non-documented immigrants and refugees who do not have residence or citizenship status with housing and food (gift cards);
2. Assist homeowners with property taxes, due to reduced working hours.

Zoom Meeting with Area Financial Institutions:

1. Homeowners are not able to make their monthly mortgage payments, and most Lenders are processing forbearance agreements (which only postpones (or reduce) the payment, but interest continues to accrue during this period). Some agreements range from 2-3 months. The homeowner can be subject to foreclosure proceedings after this time period.
2. When homeowners cannot make their mortgage payments this will impact their escrow balances for taxes and insurance, and they will have a shortfall.
3. Rental Property Owners are facing the same dilemma.
4. Homeowners will be behind on Home Equity Loans as well.

From: [Ken and Bev Kruempel](#)
To: [cdbg cares act 2020](#)
Subject: CARES Act
Date: Friday, April 24, 2020 12:43:32 PM

I support the use of the CARES Act funding for cities. I belong to both Ames Interfaith Refugee Alliance and Ames Sanctuary Interfaith Partners. We are working with and see a tremendous need for assistance for our refugee and immigrant friends during this crisis. I know that the CARES Act prohibits direct funding immigrants, I would hope that it could support other agencies that are trying to meet the many needs.

Thanks,
Bev Kruempel
2330 Hamilton Dr.

From: [Kathleen Trahanovsky](#)
To: [cdbg cares act 2020](#)
Subject: CARES Act funds for CDBG program
Date: Saturday, April 25, 2020 9:58:13 PM

Ms. Baker-Latimer,

I understand that Ames will receive funds from the CARES Act to be distributed as part of the CDBG program. I feel that it would be most appropriate to use a large amount of this funding to increase homeless prevention efforts on behalf of those who are already struggling to pay their basic living expenses and who have suffered greatly reduced income during this time. Immigrant and refugee families have been especially hard hit by the COVID-19 pandemic. Many have lost jobs or had hours cut, and have no safety net of savings or family support. If they are unable to pay rent or utilities for two or three months, they may well lose their homes. Although they cannot be evicted now, they will not have any way to deal with the bills that have accrued during the time when so many of their service jobs are shut down. We will need these workers to be available to go back to the jobs that serve all of us as businesses reopen.

Thank you for considering these comments.

Kathleen Trahanovsky

From: [David Hansen](#)
To: [cdbg cares act 2020](#)
Subject: CARES funding priority
Date: Friday, April 24, 2020 3:17:33 PM

To: Vanessa Baker-Latimer

Please give high priority to funding the Story County COVID-19 Emergency Immigrant Fund. The response they have received for assistance has been overwhelming in the need for rent and mobil home lot support. The immigrant population is highly concentrated in a paycheck to paycheck living situation. Their work and living conditions, and wages, are among the worst of any working group. They are among the first to lose employment because of the virus. Many must rely on local charity given exclusion from government support possibilities.

The Story County COVID-19 Emergency Immigrant Fund has an application form requiring a clear documentation of need. A nine member committee meets to carefully evaluate the need and eligibility of each application.

Numerous groups concerned with the impact of the virus on low-income persons have stepped forward to support this effort. Unfortunately, the magnitude of appeals and anticipated length of time needed for support has resulted in the urgent need for additional funds.

Sincerely,

David Hansen

--

David Hansen, Co-Chair
Ames Sanctuary Interfaith Partners (ASIP)
dehansen334@gmail.com
515.451.9431

"To remain indifferent to the challenges we face is indefensible. If the goal is noble, whether or not it is realized within our lifetime is largely irrelevant. What we must do therefore is to strive and persevere and never give up." Dalai Lama

From: [The Rev. Eileen Gebbie](#)
To: [cdbg cares act 2020](#)
Subject: CARES funding
Date: Sunday, April 26, 2020 6:22:09 AM

Dear Ms. Baker-Latimer:

I am writing in regard to the city's request for additional CARES Act funding.

Since March 17, the day our church's campus closed, our congregation has distributed over \$8,000 to people in Ames in need of rental (apartment, mobile home lot), medical bill, and utility help. As of this morning, I see four more requests in my in box.

I am also serving on the county-wide Immigrant Emergency Fund, which last Thursday alone distributed \$4,000.

Any additional federal monies the city is able to acquire will certainly be put to good use in preventing homelessness (and all of the problems that come with it, such as depression, hunger, and an inability to find a new job).

Thank you for your good work,

Pr. Eileen Gebbie

Eileen Gebbie, Senior Minister (*she/her/hers*)
Ames United Church of Christ
relationships, community, generosity, worship

24 Hour Prayer Line: 515.520.8506
515.232.9323 | [web](#) | [facebook](#) | [instagram](#)

From: marye925@gmail.com
To: [cdbg cares act 2020](#)
Subject: CARES funds
Date: Tuesday, April 28, 2020 12:23:21 PM

I see the short comment period expired yesterday.

My suggestion would have been that the city work closely with ERP and ACCESS on the use of the funds. From my volunteer work, I know that the homeless shelter and ACCESS are usually **full**. Section 8 housing has a long waiting list. There are many desperate people in Ames (I've met many of them) and frankly, Ames needs people to staff all the restaurants, fast food places and hotels. These people do not receive sufficient wages to pay for the expensive apartments in Ames and they do not have good cars to drive here from Nevada or Boone. The need for emergency and affordable housing is great.

Mary

From: [Cari McPartland](#)
To: [cdbg cares act 2020](#)
Subject: CDBG Cares Funds
Date: Wednesday, April 22, 2020 12:57:34 PM

Hi Vanessa,

I think the following would be a helpful use of the CDBG Cares funds:

1. Pay the full amount due for rent for 1 month;
2. Pay back rent and/or utilities to help get current;
3. Directing some of the funds to clients with high utility/water bills through the city;
4. You could cap the amount per household at \$2,000/qualifying household in Ames using the Story County Housing Trust guidelines.

I can't think of anything else other than what was said on the phone. Thank you for reaching out.

Cari

****Please note my email change below****

Cari McPartland, Service Center Administrator
The Salvation Army
703 East Lincoln Way
P.O. Box 1681
Ames, IA 50010
515-233-3567
Fax: 515-233-3713
Cari.McPartland@usc.salvationarmy.org

"The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy." Dr. Martin Luther King Jr.

Community Development Block Grant Program (CDBG) funds

Habitat for Humanity of Central Iowa would like to submit our input on the allocation of the CDBG COVID-19 funds. Here are a few of our ideas.

1. Mortgage Assistance

- a. Provide mortgage assistance to low income Habitat families that have lost their jobs and might not be able to recover from the pandemic on their own.
 - i. This is the case for many of our Habitat families. Many have lost their jobs or have reduced work hours and they are unable to pay their mortgages.
- b. Along with the assistance to our Habitat homeowners this would also greatly benefit Habitat of Central Iowa. Our Habitat homeowner mortgages are a valuable and needed income for our affiliate. Without our mortgage income, with our store closed, and our donations down due to the pandemic our ability to keep our business going is very limited. Assistance to our families would prevent eventual foreclosure and would certainly help keep our affiliate going for years to come. This benefit would help the Ames community in many ways as well.

2. Remodeling Assistance

- a. Work as a partner with Habitat for Humanity of Central Iowa to:
 - i. Provide needed health remodeling assistance to homeowners in need of repair in Ames neighborhoods that otherwise might not recover from the pandemic. As partners, Habitat and the City of Ames would assist Ames families in making needed repairs due to limited resources.
 - ii. The repairs might include safety repairs (items needed because of special health care needs-ramp/ widened door openings /walk-in shower/etc.) or possibly needed maintenance repairs to keep the family safe and secure. (windows/doors/roof/siding/furnace/etc.).
 - iii. Many families with special health care needs may safe shelter insecure. Because of loss of jobs, families may not be able to make needed medical repair needs.

3. Acquire Property for Low Income Housing

- a. Work as a partner with Habitat for Humanity of Central Iowa to:
 - i. Acquire property in need of repair, abandoned, or foreclosed homes (If possible, the city would acquire the property using CDBG funds)
 - ii. Sell property to HFHCI at a reduced cost to rehabilitate for qualified low-income families (approved by both the city and Habitat). These families may have needs because of COVID-19 and the loss of their home.
 - iii. Families for this program may qualify because of COVID-19 and changes in their income or health issues.
 - iv. This partnership would not only help low-income families in need of affordable housing, it would also improve neighborhoods by improving conditions that may pose a serious health and welfare threat to the community as a whole.

Respectfully Submitted By:

Sandi Risdal

Sandi Risdal
Executive Director
Habitat for Humanity of Central Iowa

From: [Kelli Excell](#)
To: [cdbg cares act 2020](#)
Subject: CDBG Funds
Date: Tuesday, April 21, 2020 11:09:50 AM
Attachments: [image001.png](#)

Our property management division is working with a number of renters who with decreased income due to loss or decrease in pay because their employment experienced COVID-19 shutdowns. I'm sure other management companies are doing the same. The rent relief the government mandated is merely a deferment of unpaid rent for a period (currently set to expire in 4 months). After the forbearance period the full deferred rent becomes due and payable. For most of our affected renters this will be a unsurmountable financial obligation that they will spend months if not years trying to make up. We are working with them to arrange payment plans but on their often very limited income and in their very uncertain circumstances, many will struggle for a very long time to pay back the deferred balances. A lot of them will be left deciding if bankruptcy, eviction or walking away and having a money judgment against them will in their best interest. Of course this impacts the entire community once the unintended consequences are factored in. But for the renter specifically, all their options are negative for their credit and personal records and could potentially affect them for 7 or more years. Again, unsurmountable and certainly overwhelming decisions for people who are an essential part of our local workforce and find themselves in a pickle not of their making.

It would be a great thing if individuals in need of support for payment of deferred rent (COVID-19 related only) could apply for a grant for some of those CDBG funds.

Kelli

Kelli Excell, CRS, GRI, ABR, Certified Instructor

Cell: 515-451-6876 / Office: 515-232-5240 x 204

Broker/Manager (Licensed in Iowa)

Sagacim, Inc. dba **Triplett Property Management**

323 5th Street / PO Box 407 / Ames, Iowa 50010

From: Robin Formaker <rformaker@mchsi.com>
Sent: Thursday, April 23, 2020 9:57 AM
To: cdbg cares act 2020 <cdbgcares2020@cityofames.org>
Subject: Ames CARES Money

Greetings:

So, Ames gets \$354,515 “to be used to prevent, prepare for and respond to the Coronavirus (COVID-19).” You think such a sum will allow Ames to “prevent” the virus? Is the city going to formulate a vaccine? And as for preparing, the virus is already here, so isn’t that a day late and a dollar short? And what about a “response”? What more would you like to do? We have already sacrificed the nation’s economy for this, and we have pushed other ailments and diseases off to the side to focus almost exclusively on COVID-19.

And what about our civil liberties? How long does the Constitution’s freedom of religion and freedom of assembly provisions get to be trampled upon, especially in relation to individuals who are perfectly healthy? We don’t find an expiration clause in our copy of the Bill of Rights.

The CARES money is part of a \$2.2 trillion dollar package mislabeled as economic stimulus. It is more appropriately characterized as a relief measure. It was part and parcel of the misguided, bipartisan decision to close down the economy of this country, rather than sensibly targeting public health measures in relation to high-risk individuals and areas, like the New York City region, that experienced the worst outbreaks. We have as a result of this maneuver, thus far, thrown 26 million Americans out of work and that figure is growing.

This nation’s economy has been seriously jeopardized. Hence, the need for “relief” to address the government’s self-inflicted economic wound. Plus, this was done on the basis of public health models which have been shown to be seriously flawed, together with advice from public health professionals who as late as the last week of February took the position the virus was something which need not seriously concern the American people.

Indeed, the same political hacks who encouraged mass gatherings for things like the Mardi Gras (Fat Tuesday festivities February 25), or Lunar New Year celebrations in the Chinatown regions of San Francisco (February 8) and New York City (February 9), now threaten citizens with arrests if they violate the “house arrest” edicts variously labelled in some jurisdictions as “stay-in-place” or “stay-at-home” orders.

We note Ames now has signs greeting arrivals on the north and south ends of town with messages indicating social distancing makes the virus grow weaker. Really? Where is the scientific evidence for that assertion? So-called social distancing was ordered not because it cured the virus or made it “weaker”; instead, its proclaimed intent was to “slow the spread” so the virus did not reach a peak which caused hospitals to be overrun. It does not “cure” or

“weaken”; rather, it shifts the timing of its exposure. If we all stayed in our homes for the next year, could we “cure” the common cold?

The virus is certainly a serious concern as is any number of other health issues. But somehow this generation of Americans has taken an approach to public health which has never been waged before, i.e., closing down the entire nation to combat a virus. The closure may or may not have slowed the spread, but it has not cured the disease. It will remain, and somehow we lost sight of the link between our economic health and our physical health. Plunge a nation into poverty and see what that does for life expectancy. That unprecedented damage has been caused to the economy of this country is beyond debate.

The illogical nature of what this nation did is illustrated easily on the local level as well. The government’s edict to shut down, together with the ordered cessation of so-called “non-essential” medical procedures, has resulted in the laying off of health care workers. Locally, Unity Point and McFarland Clinic have furloughed employees because of loss of revenue. Therefore, the government which said we had to shut things down and stay at home to preserve our health care capacity has created a scenario where we lay off health care workers. If there’s logic to that, pardon us, we don’t see it.

Therefore, in light of the above, we think the CARES Act money should be regarded as ill-gotten gains. Here is our recommendation regarding what Ames should do with it: *Send it back!!!*

Besides, let’s be real about Ames. This is a government town. The government pays well, with benefits many Americans will never see. All the more reason for this town to send the money back. Let it be circulated in a community with far more of an outbreak than what has been experienced in Story County. Give it back, and let’s get this nation’s economy opened back up sooner, rather than later.

Thank you.

Robin and Shirleen Formaker
2612 White Oak Drive
Ames, IA 50014

From: [Kevin Lounsberry](#)
To: [cdbg cares act 2020](#)
Subject: Funds and allocation
Date: Tuesday, April 21, 2020 10:02:00 AM
Attachments: [Outlook-oasyufeo.png](#)

As you consider all public options, I'd like to suggest that we avoid helping the individual. The citizens of Ames, while impacted, wouldn't see this money being used in its best capacity if it is for individuals. Many will suggest rent relief. Shoot, I'm a property manager and rent relief would be great but fractionally speaking that's 50 households if the rent is just a little over \$700. No thank you.

For the first half, I think relief for small businesses that opened within the last calendar year. Limit to 15 businesses that haven't built a client base or reserve to withstand the shutdown or that had used their entire marketing budget on sustaining through the crisis.

The second half should be used on the arts. Keeping local theater, music, venues in our community will help move on from this nightmare once we are able. An investment into our arts keeps money in the community.

Kevin Lounsberry

Community Manager, [The Social West Ames](#)

O 515.446.4255 | klounsberry@trinity-pm.com



Student Spaces for Your Social Life.

Please consider the environment before printing this email.

Follow us on [social media](#) so you can participate in all of our [events!](#)

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

From: Nancy Carroll <ncarroll@hsservicesia.com>
Sent: Friday, April 24, 2020 4:04 PM
To: Vanessa Baker-Latimer <vanessa.blatimer@cityofames.org>
Subject: RE: Feedback Requested

Thanks for letting us know about the \$354,515 in Federal COVID funding the City will receive and for seeking input for how it can be invested into the community.

I talked to staff, they said people need access to **healthy food** and **essential household items** during this crisis and that they will continue to well **into the fall**. So, here are two ideas they had.

- 1) The City would purchase huge quantities of healthy food items, cleaning supplies, diapers, toilet paper, etc. (let's say \$30,000/month and continue it for 6 months) to ensure local food pantries, Food at First, ERP, Primary Health Care, etc. continue **over time** to be well stocked. We would hope that Fareway, HyVee, Wheatsfield, Walmart, etc. would participate with discounted prices. We're just guessing at the dollar amount, staff knew the folks at the non-profits listed above could be specific as to their actual needs over time.
- 2) They also had a creative idea...the City could purchase large quantities of fruits and vegetables directly from Farmer's Market vendors (let's say \$10,000/month between May and October). The vendors would then take their food directly to the non-profits listed above. This would serve several purposes: people wouldn't have to actually go to the Farmer's Market and be worried about social distancing, these non-profit agencies already have a great process in place to distribute the food to people in need, vendors wouldn't have to throw away unpurchased food and it would support them financially too. Again, we're thinking a lot of people will be afraid to go the Farmer's Market this season.

We're concerned that if these funds go towards rental or utility payments, etc. people that don't really need the funds will figure out how to get them ahead of those truly in need.

Thanks for reaching out. And I look forward to seeing what the City ultimately decides to do with these dollars. I know whatever you decide will be awesome!

Thanks too V for all the hard work you'll be putting into this effort. I know it's never easy.

NJC 😊

Nancy Carroll
Executive Director
ncarroll@hsservicesia.com
515-231-4354



From: [Cindy Jorgensen](#)
To: [cdbg cares act 2020](#)
Subject: Input on the use of the COVID-19 grant
Date: Tuesday, April 21, 2020 11:14:47 AM
Attachments: [image001.png](#)

We have some residents laid off but don't qualify for unemployment because they had not worked long enough with the employer. Could the Grant go towards a onetime assistance program for residents in this type of situation? They are at a loss of where to turn to.

Cindy Jorgensen | Professional Property Management, Inc.
Sr. Vice President

Ames 515-232-5718 x 11 <http://www.ppm-inc.com>
West Des Moines 515-226-0000 x118 <http://www.sunprairie.com>



From: jeanames115@aol.com
To: [cdbg cares act 2020](#)
Date: Friday, April 24, 2020 1:52:34 PM

Please use the funds we receive from cdbgcares 2020 to be used for the needy immigrants. Jean and Dean Prestemon

From: [Mike Frisk](#)
To: [cdbg cares act 2020](#)
Subject: OPTIONS for CDBG FUNDS for COVID-19
Date: Tuesday, April 21, 2020 10:54:14 AM

Vanessa or to whom it may concern,

I would suggest the city work with local agencies that are already in place such and give extra money to ERP and Good Neighbor. They already have a procedure and they could give out more funds and impact more people.

Maybe some it could go for UTLITIES to tenants or homeowners who are needing help making the payments as well.

Those 2 options will help those who are struggling the most.

Sincerely,

--

Mike Frisk
Broker/Owner
mike@fpmofames.com
Office: 515-292-5020
Cell: 515-231-7150
B#38441000

From: [Elizabeth Calhoun](#)
To: [cdbg cares act 2020](#)
Subject: Public Comment
Date: Thursday, April 23, 2020 9:31:52 AM

Hi Vanessa,

I would like to see the grant money used to support local small businesses who were forced to close during this period. Helping them to then support their employees and the overall Ames economy. Losing 2 months worth of business is devastating to businesses and we are in the early stage of figuring out the new normal. There may be more shutdowns to come, unfortunately.

Thank you,
Liz Calhoun
513 River Oak Drive
Ames

From: norskeboy@aol.com
To: [cdbg cares act 2020](#)
Subject: Recommendation to Spend some of the \$350,000
Date: Sunday, April 26, 2020 11:59:19 AM

Thank you for the privilege of commenting.

I recommend giving some of the \$350,000 to the COVID-19 Emergency Fund for Immigrants. St. Cecilia Catholic church is receiving donations.

Russ Melby, Ames

From: [Suzanne Zilber](#)
To: [cdbg cares act 2020](#)
Subject: spend the money on the homeless population housing
Date: Tuesday, April 21, 2020 8:59:25 AM

HI – give the money to the Emergency Residence Project

Suzanne

Suzanne Zilber
801 Crystal St
Ames, IA 50010 515-232-9379

From: Lana Stoelting <l_stoelting@hotmail.com>

Sent: Sunday, April 26, 2020 1:37 PM

To: cdbg cares act 2020 <cdbgcares2020@cityofames.org>; cdbg cares act 2020 <cdbgcares2020@cityofames.org>

Subject: CDBF funds

I would like to see the funds spent on the following:

- (1) Donate to food pantries like at Bethesda Lutheran Church or meals on wheels (or purchase food to fill the pantries or supply food for Meals on Wheels)
- (2) Donate funds to Pet Food Pantry to help those who lost their jobs take care of their pets (or purchase food & cat litter)
- (3) Help pay some City of Ames utilities for those who have lost their jobs
- (4) Contact the local nursing homes & see if they need PPEs
- (5) Help the homeless - do they have adequate shelter to meet social distancing (e.g. tents?), hygiene stations, etc.

Thank you,

Lana Stoelting

814 20th St

Ames

Ph 515-520-2687

From: [Anneke Mundel](#)
To: [cdbg cares act 2020](#)
Cc: [Jean Kresse](#)
Subject: United Way's input
Date: Wednesday, April 22, 2020 11:34:45 AM

Hello Vanessa:

As per your request, here are our recommendations for CDBG funding based on what we are hearing from our partners and the community:

- 1) assistance with rent (past-due and currently due)
- 2) assistance with utilities
- 3) assistance with internet/phone WHEN THERE IS PROOF OF A SCHOOL-AGE CHILD IN THE HOUSEHOLD [AND/OR A PARENT REQUIRED TO DO ONLINE WORK] This would get at our worries about increasing gaps in education.

Thanks for everything you are doing. Please let us know if you have additional questions.

Anneke

Anneke Mundel
Community Impact Director
United Way of Story County
315 Clark Avenue
Ames, IA 50010
(515) 268-5142
amundel@uwstory.org
www.uwstory.org

Pronouns: she / her / hers
[Why pronouns matter?](#)



United Way leads the fight for the health, education, and financial stability of every person in Story County.

If you can financially support our community during this time, [please click here](#) to donate to our