

ITEM # 44  
 DATE: 05-09-17

### COUNCIL ACTION FORM

**SUBJECT:** PUBLIC HEARING ON SUBMITTAL OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2017-2018 ANNUAL ACTION PLAN

**BACKGROUND:**

One major requirement in receiving Community Development Block Grant (CDBG) funds is for the City to submit an Annual Action as part of its' five-year Consolidated Plan to the federal Department of Housing and Urban Development (HUD). The City's third Consolidated Plan was approved by HUD for the period of July 1, 2014 through June 30, 2018. The Annual Action Plan outlines program activities that will be undertaken to address or meet those goals and priorities outlined in the five-year Consolidated Plan. The Annual Action Plan can address one or all of the goals and priorities of the identified housing and community development needs.

The regulations require that the Annual Action Plan be submitted for HUD's approval within 45 days before the beginning of the program fiscal year, which is by May 17. Additionally, the regulations also require that the Action Plan be published for 30 days to allow for citizen review of the proposed Annual Action Plan project(s) for the utilization of the funds.

On February 14, 2017, after taking into consideration input from the January public forums the City Council approved the proposed 2017-18 Action Plan projects as outlined in the attached Executive Summary (see attachment A) and the proposed budget as outlined below and directed staff to prepare the plan for public comment. The Plan was made available for public comment from April 5<sup>th</sup> through May 4<sup>th</sup>, 2017. Staff received one (1) citizen comment during the period (see attachment B).

Homebuyer Assistance Program	\$ 150,000
Housing Improvements Program	\$70,000
Public Infrastructure Improvements Program for State Ave.	\$550,000
Disposition of Properties	11,578
Renter Affordability (Deposits, Rent & Transportation, Assistance) Programs	\$40,000
Total Programming	<u>\$821,578</u>
2017-18 Program Administration	<u>\$ 98,197</u>
Grand Total	<u>\$919,775</u>

The entire 2017-18 Annual Action Plan document is available on the City's web page at: [www.cityofames.org/housing](http://www.cityofames.org/housing)

However, just within the last week Congress approved a spending bill that will allow the government to continue operating until September 30<sup>th</sup>. With the approval of this bill, HUD programs, particularly the CDBG Program will continue to operate.

In spite of this good news, there will be a delay in announcing the City's 2017-18 CDBG allocation amount. In accordance with the HUD program regulations, entitlement cities **cannot** submit their action plans until the "exact" allocation amount has been awarded. Once the amounts are awarded, the plans must be submitted within 60 days of that date. In consulting with our HUD field staff, because we are at the public hearing stage of the process, we have been advised to proceed with opening the hearing and continuing it to a date certain in order to be in a position to meet the 60 day submittal deadline.

### **ALTERNATIVES:**

1. The City Council can open the public hearing for the submittal of the 2017-2018 CDBG Annual Action Plan and move to continue the hearing on June 13, 2017.
2. The City Council can hold a public hearing on a proposed 2017-2018 CDBG Annual Action Plan as described above.

Under this option, should HUD notify the City that the 2017-18 allocation amount has been changed, the City will be required to restart the thirty day public comment process.

### **CITY MANAGER'S RECOMMENDED ACTION:**

CDBG funds bring the City a unique opportunity to continue to use federal funding to address local housing and community development priorities.

Once the specific allocation amount has been awarded to the City, staff will propose the necessary project budget adjustments in the following funding priorities:

1. Public Infrastructure Improvements for State Avenue;
2. Homebuyer Assistance Program
3. Dispositions of properties
4. Renter Affordability Programs
5. Single Family Home Improvements Program

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, which will to continue the public hearing for the submittal of the 2017-2018 CDBG Annual Action Plan to June 13, 2017.

**ATTACHMENT A**



**PROPOSED  
CITY OF AMES**

**Community Development  
Block Grant Program (CDBG)**

**2017-2018**

**ANNUAL ACTION  
PLAN**

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Ames Planning & Housing Department has prepared a Consolidated Housing and Community Development Plan for the years 2014 through 2018 that provides a strategic vision for the community. The Plan has been approved by HUD. The Executive Summary and other materials can be found on the U.S. Department of Housing and Urban Development web site at <http://www.hud.gov/>, and on the City of Ames web site at: <http://www.city.ames.org/housing>. Please contact the City of Ames, Planning & Housing Department at (515) 239-5400 for additional information.

The process for development of the Plan included identifying priority needs, establishing goals to address the needs, and then identifying projects to achieve the goals. Priority needs were determined through analysis of data and an extensive public involvement process.

The goals set forth in the 2014-18 Strategic Plan and in the various Annual Action Plans will be in keeping with the overall mission of HUD's Community Planning and Development (CPD) Programs: Community Development Block Grants (CDBG).

The City of Ames has a long standing history of having as one of its primary missions to identify, address, and implement solutions and programs that serve the needs of the elderly, disabled, homeless, extremely low-income, low-income, and moderate-income, households and families in its community. In identifying the needs, the City of Ames has continued to conduct and/or partner in commissioning reports and studies to collect data to assist in determining the needs and the actions that should be taken to address those needs.

Below you will find a Summary of the objectives and outcomes identified in the Plan and the activities that will be implemented in the 2016-17 program year to address these objectives and outcomes. (see Appendix 1 for the 2017-18 Proposed Action Plan Projects).

The rationale for determining the above priority objectives and outcomes are as follows:

- The proposed project activities are consistent with the 2014-18 Adopted Consolidated Plan goals and address the following two barriers that were outlined in the 2013 Impediments to Fair Housing Analysis Study 1) the "lack of available, decent rental units in affordable price ranges" and 2) the "cost of housing" for both renters and home buyers.
- The proposed project activities are consistent with the needs outlined in the Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey (ACS) and Analysis to Impediments to Fair Housing Study (ASI) data for the City of Ames.
- The proposed implementation sequence for the project activities should help meet HUD's timely expenditure requirements.

- Funds will be used continue to contract for additional staff to accomplish the proposed project activities in FY 2017-18.
- All of the activities proposed would be of 100% benefit to low- and moderate-income persons.

Additionally, these objectives and outcomes will provide the most positive impacts on addressing the needs of homeless, extremely low-, low- and moderate-income households in the community and will be the area of focus anticipated for the Annual Action Plans over the next five (5) years in utilizing CDBG, and other local and/or state funds to address these objectives and outcomes. As the City of Ames approaches its fourth 5-year Consolidated Plan period, we have been very successful in implementing the program activities over the last ten years, which has led to having exceeded the 70% low- and moderate-income benefit expenditure threshold required by HUD.

## 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As part of the 2014-18 Consolidated Planning process, the City of Ames's strategies toward serving the needs of homeless, extremely low-income, low-income, and moderate-income families and households are to continue to seek public input; to continue to invest resources both physical and financial; and to continue to implement programs that will address the community's priority needs. With community participation, the following Priority Goal Objectives and Outcomes were derived:

### 1. Goal: Utilize and leverage CDBG Funds for Low and Moderate Income Persons through private and public partnerships as follows:

**A1. Objective: To create, expand and maintain Affordable Housing for Homeless and Low-income persons.**

**Outcomes:**

- i. Increase the supply of affordable rental housing
- ii. Improve the quality of affordable rental housing
- iii. Increase the availability of affordable owner-occupied housing
- iv. Maintain the supply of affordable owner-occupied housing
- v. Provide temporary rental assistance
- vi. Increase the supply of mixed-use development
- vii. Expand and maintain the supply of emergency shelter and transitional housing.

**A2. Objective: To maintain the Community Development Services of the Community**

**Outcomes:**

- i. Continue provision of the Public Service Needs for homeless, special populations, and low income households (utilities, rent, deposits, childcare, transportation, employment training, substance abuse, health services, legal services, other public service needs) and reduce duplication of services.

ii. Continue provision of Public Facilities Needs for homeless, special populations and low income households (senior centers, homeless facilities, child care centers, mental health facilities, neighborhood facilities, and other public facility's needs).

iii. Continue provision of Public Infrastructure Needs in low-income census tracts (water, street, sidewalk improvements).

2. Goal: Utilize and leverage CDBG Funds for NON Low and Moderate Income Persons through private and public partnerships as follows:

A1. Objective: Address Housing Needs in Non-Low and Moderate Income Census Tracts

Outcomes:

- i. Integrate affordable and market rate residential developments
- ii. Remove blight and deteriorated housing to reuse into new housing
- iii. Support and address code enforcement of deteriorated housing
- iv. Remove blight and deteriorated housing in flood plain and other hazardous areas.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The preparation of the 2014-18 Consolidated Plan and now the subsequent Annual Action Plans will represent the City's third 5-year period as an Entitlement Community. Based on reviews and monitoring by the HUD Area Field Office of the City's performance over the last thirteen years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CBDG programs, but also more specifically the timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% cumulative benefit to low- and moderate-income persons for each of the three 5-year periods, which exceeds the regulatory standard of 70%. Additionally, periodic monitoring reviews by HUD, the City had no major findings or concerns. This was noted to be extremely rare.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Ames has a *Citizen Participation Plan* that details the public involvement process. The Plan is available at [www.cityofames.org/housing](http://www.cityofames.org/housing). Public participation is an annual on-going process, not only in preparation of the Consolidated or Action Plans but as an on-going part of the City of Ames's commitment to solicit community involvement and participation.

Prior to the required public hearing, the public is encouraged to participate in public forums each year to be educated about the program and to give input on the activities being proposed to address the

needs of the community. For the 2017-18 program year, like previous years, human service agencies, neighborhood associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses received direct mailings inviting them to attend these public forums. This is in addition to ads in the area free newspaper, press releases, Facebook postings, and Twitter announcements.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The 30-day public comment period began on Wednesday, April 5, 2017, and will end on Thursday, May 4, 2017. The public hearing will held on Tuesday, May 9, 2017.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

To be completed after the public hearing.

#### **7. Summary**

For the program years 2017-2019, the City of Ames will focus a majority of its CDBG resources into its first newly designated Neighborhood Revitalization Strategy Area (NRSA) in West Ames. The NRSA designation will allow for the focusing of various eligible CDBG activities to occur such as has housing development, public services, public improvements, housing rehabilitation, economic development, etc. activities. Additionally, a portion of the funds will still be committed and administered on a city-wide approach. The majority of the determined benefit will be based on individual income eligibility, low- and moderate-income limited clientele benefit, and low- and moderate-area benefit, (based on census tracts containing concentrations of 51% or more low- to moderate-income persons, as established by HUD).

Below is a summary of the major areas addressed in the Strategic Plan for the City of Ames based on the data from the 2006-2012 American Community Survey (ACS) data, the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD, intensive public input, 2013 Impediments to Fair Housing Analysis Study, area human service agencies, ASSET, City Departments, the State of Iowa, and other market analyses and influences.

#### **Geographic Priorities**

For the remainder of the last two years (2017-2019) of the 2014-18 Five Year Consolidated Plan, the goal will be to focus a majority of the programming specifically in the West Ames Neighborhood Revitalization Strategy Area (NRSA). There will also some programming available city-wide as well.



## Priority Needs

The City of Ames has identified affordable housing, community development, and public services as priority needs to address over the next five years. High priorities for fiscal year 2017-18 CDBG allocation will be to development of affordable housing for homeowners and/or renters, the maintenance of affordable housing for homeowners and affordability programs for renters.

## Influence of Market Conditions

The high cost and lack of available housing units and land continues to be the biggest influence of market conditions for the city of Ames.

## Anticipated Resources

The City of Ames anticipates the following financial resources for Fiscal Year 2017-18:

17-18 CDBG Allocation	\$490,986 (based on the 16-17 Program Allocation)
16-17 Anticipated Program Rollover	\$392,789
16-17 Anticipated Program Income	<u>\$36,000</u>
Total 2017-18	\$919,775
2017-2019 CDBG Allocations	\$981,972*

\*Anticipate receiving an average of \$490,986 over the remaining two (2) years of the Consolidated Plan period.

**Table 6 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Create & expand Affordable Housing for LMI Persons
	<b>Goal Description</b>	Outlined below are the five-year goals (2014-2018) to address the needs of the community to create and maintain affordable housing opportunities for low and moderate income households.
<b>2</b>	<b>Goal Name</b>	Maintain Development Services in the Community
	<b>Goal Description</b>	Outlined below are the five year goals (2014-2018) to address the public service and public facilities needs of the community. Funding is based annually. These numbers are estimates that are based on actual amount of funding that becomes available.
<b>3</b>	<b>Goal Name</b>	Address Needs of Non-LMI Persons
	<b>Goal Description</b>	No specific household goals are were established to address the needs of Non LMI Persons during the 2014-18, 5 year Consolidated Plan period in the community utilizing CDBG funds.  However, given that the City was granted a Neighborhood Revitalization Strategy Area (NRSA) designation for the redevelopment of a 10 acre parcel of land (acquired in 2015-16) into a mixed use residential subdivision, this project will address needs of possibly 24 non LMI households within this designated area.

**Table 7 – Goal Descriptions**

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	<b>Renter Affordability Program/DFMR</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community
	<b>Needs Addressed</b>	Renter Affordability Programs
	<b>Funding</b>	<b>CDBG: \$35,000</b>
	<b>Description</b>	Funds under this project will be used to provide Deposit and/or First month rent assistance to households with annual incomes at 60% or less of the Ames MSA area median income limits, this program is being proposed to continue for 2017-18.
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50
	<b>Location Description</b>	
	<b>Planned Activities</b>	The activities under this program is provide one time funding to households and/or families with incomes at or below 60% of the Story County Median income limits with to assist them with Security Deposits and/or First Month's rent. The assistance may be expanded to include up to three months of rent assistance.

2	<b>Project Name</b>	<b>Renter Affordability Program/Transportation</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community
	<b>Needs Addressed</b>	Renter Affordability Programs
	<b>Funding</b>	<b>CDBG: \$5,000</b>
	<b>Description</b>	Under this activity funds will be used to assist approximately households at 60% or less of the Ames MSA income limits with their interim transportation needs (fuel vouchers, or bus passes). This program is being proposed to continue in 2017-18.
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The activities under this program is to provide financial assistance to households and/or families with incomes at or below 60% of the Ames MSA income limits with assistance with their transportation needs through either fuel vouchers or bus passes.

3	<b>Project Name</b>	<b>Single-Family Housing Improvement Program</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Housing Improvement Rehabilitation Programs
	<b>Funding</b>	<b>CDBG: \$70,000</b>
	<b>Description</b>	The Housing Improvement Program objective will be to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single family homes in residentially zoned areas. The overall goal of the Housing Improvement Program is to allow qualified low- and moderate-income households to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability.
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	
	<b>Planned Activities</b>	See project description above

4	<b>Project Name</b>	<b>Homebuyer Assistance</b>
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Homebuyer Assistance for First-time Homebuyers
	<b>Funding</b>	<b>CDBG: \$150,000</b>
	<b>Description</b>	The objective under this program is to provide financial assistance to qualified low- and moderate-income first-time homebuyers, with incomes at or below 80% of the AMI limits, to purchase newly constructed single-family housing in the West Ames Neighborhood Revitalization Area for 321 State Avenue. The overall goal of the Homebuyer Assistance Program is to allow low- and moderate-income households to gain access to housing and/or improve their housing status.
	<b>Target Date</b>	July 2017-June 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6
	<b>Location Description</b>	
	<b>Planned Activities</b>	see above

5	<b>Project Name</b>	<b>Public Infrastructure Improvements Program</b>
	<b>Target Area</b>	West Ames NRSA-State Avenue
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Acquisition Reuse For Affordable Housing
	<b>Funding</b>	<b>CDBG: \$550,000</b>
	<b>Description</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed used residential subdivision of both low and moderate and market rate housing units.
	<b>Target Date</b>	July 2017-December 2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially 36 affordable homes and 24 market-rate homes
	<b>Location Description</b>	
	<b>Planned Activities</b>	see description above

6	<b>Project Name</b>	<b>Property Disposition Activity</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	All goals
	<b>Needs Addressed</b>	All needs
	<b>Funding</b>	<b>CDBG: \$11,578</b>
	<b>Description</b>	Under the activity the maintaining properties purchase with CDBG that have yet to be sold or developed will occur.
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Overall property maintenance expenses



7	<b>Project Name</b>	<b>General Administration</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	All goals
	<b>Needs Addressed</b>	All needs
	<b>Funding</b>	<b>CDBG: \$98,197</b>
	<b>Description</b>	Under the activity the overall administration of the CDBG program will occur and be expended (i.e. salaries, contractual, commodities, etc.)
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	See individual program activities
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Overall day to day program administrative activities and expenses



# ATTACHMENT B

## Public Comments Received during comment period:

From: "Birru, Girma A [AGRON]" <gbirru@iastate.edu>  
To: "vbakerlatimer@city.ames.ia.us" <vbakerlatimer@city.ames.ia.us>  
Date: 05/02/2017 10:15 AM  
Subject: CBDG Comments

Dear Vanessa and Staff,

Thank you for allowing us to give our feedback on the action plan. I have read the plan and found it compressive. The selected site for construction is excellent. I hope the aauthorize approve the budget considering the urgency of the project. I blive it should be a priority to them.

I have two comments on CDBG:

1. li would be great if you consider the diversity of the community of the future owners under the new CDBG.
2. We would also appreciate if you give priorities to families with kids and elders.  
As I said I am very interested in newly planned housing development project and willing to contribute in my part to help succeed the project.

Regards,  
Girma