

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON ACCEPTANCE & SUBMITTAL OF THE CITY'S 2016-17 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), which is required to be submitted to the Department of Housing and Urban Development (HUD) on or before September 29th each year. However, staff requested and received an extension to submit the report on or by October 13, 2017.

The 2016-17 CAPER reports accomplishments in relation to goals and objectives identified in the City's 2014-2018 Consolidated Plan requirements for the use of Community Development Block Grant (CDBG) and in the Annual Action Plan for fiscal year July 1, 2016, through June 30, 2017. The regulations require that the CAPER be available for a 15-day public review and comment period, which occurred September 20, 2017, through October 5, 2017.

Attached for Council review and approval is a copy of the Executive Summary of the 2016-17 CAPER, which reports that of the \$988,492 budgeted (including administration), \$424,613 was expensed on the following activities: Public Facilities Improvements Program for Non-Profits, Renter Affordability, Acquisition/Reuse of Properties for Affordable Housing Program Activities either through the Disposition of Properties, and/or the Rehabilitation of Properties, and Acquisition of Public Facilities and Improvements. Seventy-seven (77) low-income households were assisted. Additionally, approximately \$15,729 of program income was generated from the sale of properties 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 2016-17 Consolidated Annual Performance and Evaluation Report (CAPER).
2. The City Council can deny adoption of a resolution approving the submittal of the City's 2016-17 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 by October 13, 2017.



DRAFT

CITY OF AMES

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

**CITY OF AMES FISCAL YEAR
JULY 1, 2016 THROUGH JUNE 30, 2017**



**Public Comment Period:
September 20, 2017 thru October 5, 2017**



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Appendix I - Integrated Disbursement and Information System Reports (IDIS)

Appendix II - Program Maps and Budgets

Appendix III - ASSET Priorities & Funding, & Point in Time Count

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 2016-17: Acquisition/Reuse for Affordable Housing, Renter Affordability Program, Disposition of Properties, Acquisition/Rehab of Properties, and Public Facilities Improvements for Non-profit Organizations and the Public Facilities Improvement Program.

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 2015-16 program year the acquisition of one 10-acre parcel (old Ames Middle School site) was completed. Although construction of housing has not begun, **for the 2016-17** program year the City was successful through its solicitation of Request for Development Proposal (RFP) in receiving one proposal from a Developer and after input from the neighborhood association and other interested citizens is moving forward in creating a Developer's Agreement that will outline the process of creating this land into a housing subdivision of both affordable and market rate housing for 2017-18 that will begin with the installation of the public improvements followed by the construction of affordable housing. In additionally, in 2016-17 the City was successful in receiving its first Neighborhood Revitalization Strategy Area designation for the 10 acre parcel.

The **Renter Affordability Program** was designed to provide assistance to low-income households who are at or below 60% 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, Childcare Assistance and Transportation (Bus Passes and Fuel Vouchers) Assistance. During the program year 2016-17, 77 Households with incomes at 60% or below the AMSA were assisted through the Deposit, First Month's Rent and Transportation Assistance Programs. Of the 77 households assisted, 41 received assistance with Deposit and/or First Month's Rent, and 36 were received assistance with Transportation (22- fuel vouchers, 12-Cy-ride Bus Passes & 2-HIRTA Bus Passes). The Childcare program did not receive any eligible applicants during the program year and the funds were transferred to the Transportation program. Additionally, eight (8) households were assisted in the City's newly designated Neighborhood Revitalization Strategy Area (NRSA) called the 321 West Ames NRSA.

The **Disposition of Properties** was designed to provide maintenance and holding costs for properties purchase in previous program years. For 2016-17 activity included the on-going maintenance of five lots (State Avenue,

Sixth Street, and Maxwell). State Avenue as noted under the Acquisition/Reuse program is proceeding with creating a Developer's Agreement, and with the installation of the public infrastructure improvement. The Sixth Street properties (three lots), the City has not been successful in finding Developers to re-development these lots for affordable housing, it is anticipated for 17-18, that the lots will be sold on the open market and the funds to be redirected to the 321 State Avenue Program, and the Maxwell lot was sold under contracted Habitat for Humanity in anticipation that a new home will be constructed in program year 2017-18.

The Acquisition/Rehabilitation Activity was designed to rehabilitate properties purchased under the Acquisition/Reuse Program that need repairs before be sold to eligible buyers includes two properties (Wellons and one duplex on Stafford). During the 2016-17 program year the property at Wellons was sold under contract to Habitat for Humanity to undergo major rehabilitation and the selling of the property to an eligible Habitat home buyer will occur in program year 2017-18, and the rehabilitation of Stafford property was been completed. The Stafford property is anticipated to be sold to an eligible non-profit organization in FY 2017-18, in which the property will is preference to be rented to low-income families.

The Public Facilities Improvements Program for Non-Profits. Under this program activity for the 2016-17 program year, two (2) non-profit organizations were awarded grant funds under the program, Mainstream Living, Inc. and YSS, Inc. Mainstream Living were awarded grant funds to make ADA complaint improvements to their parking lot to accommodate habilitation services to adults with intellectual disabilities at 1200 McCormick Avenue facility. YSS were awarded grant funds to make exterior facade improvements (windows, painting, railing and ramp repair, etc.) to their facility at 804 Kellogg. The ADA parking lot improvements for Mainstream Living were successfully bid and construction work for the ADA parking lot improvements began in March and were completed in June 2017. Unfortunately, for YSS the facility improvements no bids were received within the project budget, and the project was unable to be funded, therefore the grant funds awarded to YSS, Inc. were rescinded.

The Acquisition of Land for Public Facilities and Improvements Program. Under this program for 2016-17, funds was used to purchase existing park (aka Franklin Park) that was maintain, but not owned by the City of Ames. Iowa State University indicated that they no longer desired to own the 4+ acre park. In that the park is located in the heart of the newly designated Neighborhood Revitalization Strategy Area (NRSA) for 321 State Avenue and is the only park and recreational space that is within close proximity to the 10+ acre site for the future re-development of affordable and mixed use housing.

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 2016-17 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.

For the 2016-17 program year, the original projects slated to be addressed was the Renter Affordability, Public Facility Improvements for Non-Profit Organizations, Homebuyer Assistance, Public Infrastructure Improvements for State Avenue, Acquisition/Reuse for Affordable Housing, Disposition of Properties, and the Single-family Housing Improvements Program. In requesting, our Neighborhood Revitalization Strategy Area (NRSA) designation, as part of the public comment period, we added the Acquisition of Land for Public Facilities or Improvements. Also, the priority for the 2016-17 Program shifted to concentrate on finding a interested Developer to partner with to redevelop 321 State Avenue the initial steps (Request for Proposals, Citizen Input) took more time than anticipated, and therefore delaying the implementation of the Single-family Housing Improvement Program and of course the Homebuyer Assistance Program. Additionally, by only having implemented our Renter Affordability Program, did impact the percent of LMI that was benefitted, which was only 44%, typically we impact 100% LMI annually.