

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON THE AMENDMENT TO 2019-20 ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG).

BACKGROUND:

At the December 17, 2020 meeting, City Council directed staff to prepare a substantial amendment to the 2019-20 Annual Action Plan to reallocate \$400,000 from the Acquisition/Reuse for Affordable Housing activity to a Public Improvement Acquisition/Reuse activity. **This activity will support the installation of a Shared Use Path from Franklin Park to S. Wilmoth and would be part of additional improvements being planned in the area by both Public Works and Parks and Recreation. Public Works will be installing a bike path to the west side of Franklin Park from Beedle Drive and Parks and Recreation will be installing additional recreational features in Franklin Park.**

CDBG funds for this Shared Use Path project will involve the acquisition and demolition of a two-story single-family rental on S. Franklin. The house is located in the pathway where the bike path would need to be installed to connect directly to other segments. The single-family unit is currently being rented; therefore, pursuing this project would also involve the relocation of occupants at a future date.

As outlined at the December 17, 2019 meeting, in order to pursue this new project activity, the current Annual Action Plan would need to be amended. The current 2019-20 Program year projects, listed in Attachment 1, were submitted and approved by the Department of Housing and Urban Development (HUD) and are ready for implementation for both the CDBG and HOME programs. Attachment 2 depicts the planned Shared Use Path facility and Attachment 3 is a concept plan for Franklin Park.

An amendment the Action Plan requires a 30-day comment period for the public and a public hearing at City Council before it can be submitted as an additional activity to the Field Office. **The 30-day substantial amendment to the Action Plan comment period was from December 18, 2019 through January 19, 2020.** No comments were received during this time.

Attachment 1 also shows the proposed amended program budget for 2019-20 Action Plan program activities. The activities being recommended are the **same** as in the adopted Action Plan; however, the budget for the Shared Use Path activity is being substituted for the Acquisition/Reuse for Affordable Housing activity. **The overall budget has been adjusted down due to the reduction in the amount of “roll over” funds available.**

Staff's rationale for adding the Bike Path as new project activity is as follows:

- The proposed project is located in the City's approved Neighborhood Revitalization Strategy Area (NRSA) and therefore is consistent with the goals and priorities in our 2019-23 Consolidated Plan to positively benefit low-income residents in the area.
- This activity will enhance improvements to the area along with current the mixed-income subdivision development of the 321 State Avenue parcel, and the acquisition of Franklin Park.
- The activity will continue to meets the City Council's goals of strengthening our neighborhoods.
- Continues the investment of improving both the housing stock and the infrastructure needs vital core neighborhoods.
- The proposed project would result in the City's ability to meet HUD's 2019-20 timely expenditure requirements.

ALTERNATIVES:

1. Adopt a resolution approving the submittal of a substantial amendment to the 2019-20 CDBG Annual Action Plan to reallocate funds (\$400,000) from the Acquisition/Reuse for Affordable Housing activity to a Public Improvement activity to install a Shared Use Path from Franklin Park to S. Wilmoth.
2. Adopt a resolution approving the submittal of a substantial amendment to the 2019-20 CDBG Annual Action to reallocate funds (\$400,000) from the Acquisition/Reuse for Affordable Housing activity to a Public Improvement activity to install a Shared Use Path from Franklin Park to S. Wilmoth with modifications.
3. Do not amend the 2019-20 CDBG Annual Action, and refer this item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

The addition of the recommended Shared Use Path activity is part of a larger enhancement to the neighborhood, which will eventually connect with the Shared Use Path that will be installed as part of the development of the 321 State Avenue parcel. The acquisition of the property would assist in meeting the City's timeliness test for the 2019-20 fiscal year. **This action does not affect the budget and activity adopted for the HOME funds. Allocating funding to acquire the home site now does not affect the necessary funding for the 321 State Avenue project.**

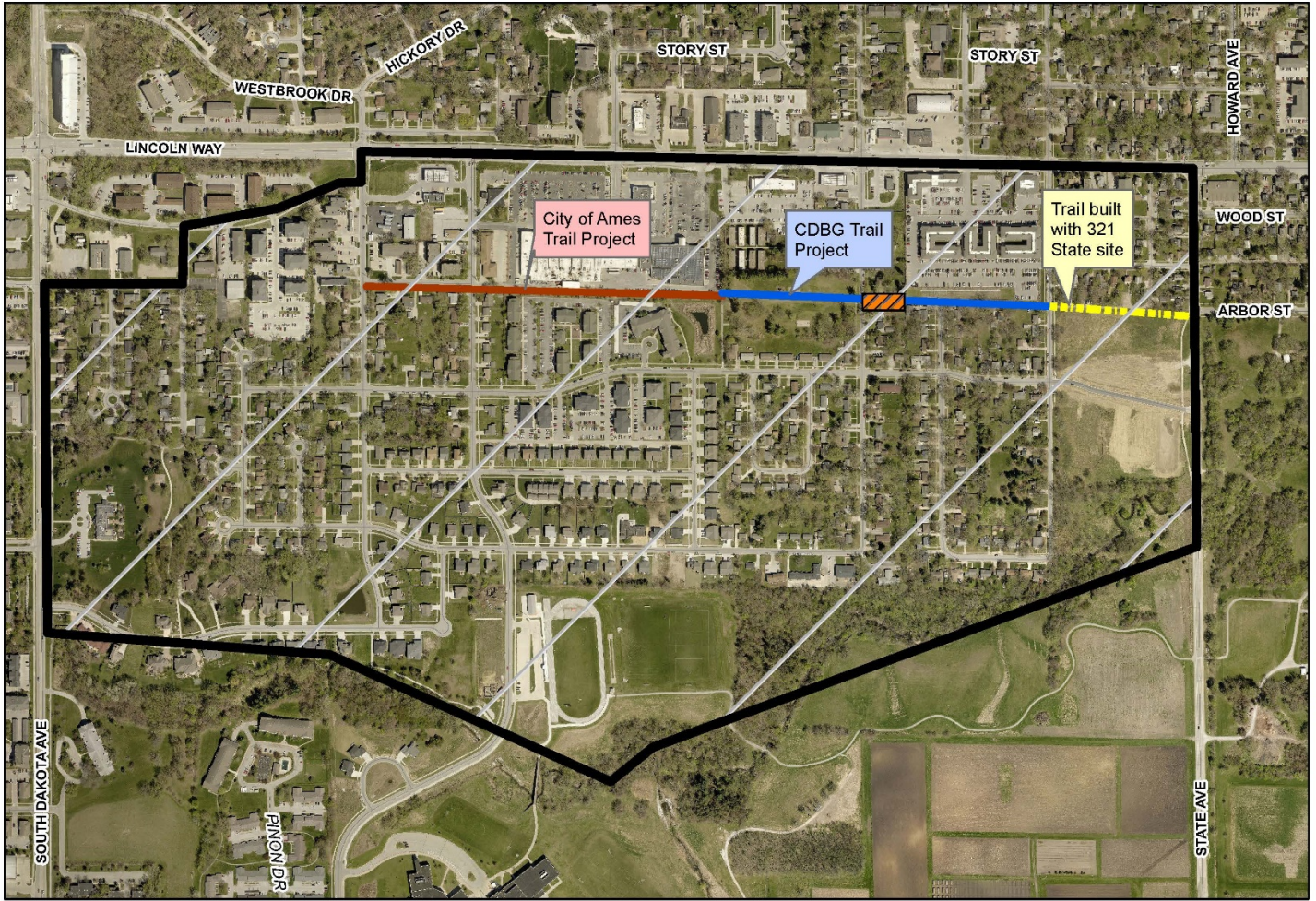
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT 1

Submitted 2019-20 Action Plan Expenditure Budget:	
Programs	Budget
Acquisition/ Reuse Program for Affordable Housing	\$400,000
Homebuyer Assistance Program	\$300,813
Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs)	\$889,000
Rehabilitation/Disposition of 241 Village Drive	\$45,000
HOME Homeownership Construction Program	\$883,976
General Administration for CDBG & HOME	CDBG :\$116,394 HOME: \$120,947
Total	\$2,755,635
Current 2019-20 Action Plan Revenue Budget:	
2019-20 CDBG Allocation	\$581,207
2018-19 CDBG Anticipated Program Rollover	\$570,000
2019-20 CDBG Anticipated Program Income	\$350,000
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	\$2,755,635

PROPOSED AMENDED 2019-20 Action Plan Expenditure Budget:	
Programs	Budget
Acquisition/ Reuse Program for Public Infrastructure (NEW)	\$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
PROPOSED 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



CDBG NRSA Project Area



-  NRSA Block Group
-  Property to be Acquired



1 inch = 583 feet

ATTACHMENT 3



Franklin Park

Ames, Iowa

Site Plan - Dimension Plan

October 22, 2019