



# Second Program Year CAPER

The CPMP Second Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 2 CAPER Executive Summary response:

The City of Ames Planning & Housing Department has prepared a Consolidated Housing and Community Development Plan for the next five-year plan period of 2009-14 that provides a continued strategic vision for the community. The Plan has been approved by the Department of Housing and Urban Development (HUD). Information regarding program rules, regulations, and other related information can be found on the HUD web site at [www.hud.gov/offices/cpd/index.cfm](http://www.hud.gov/offices/cpd/index.cfm). The Executive Summary and other materials regarding the program in the City of Ames can be found on the City of Ames web site at [www.cityofames.org/housing](http://www.cityofames.org/housing). Please contact the City of Ames Planning & Housing Department at (515) 239-5400 for additional information.

As part of this Consolidated Plan and Annual Action Plan period, the City of Ames' strategies toward serving the needs of extremely low-income, low-income, and moderate-income families 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. The main areas of focus anticipated over the five (5) years will be **to continue** to utilize CDBG and other local and/or state funds to address the following priority need categories listed below:

1. CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing;
2. CDBG funds should be used to promote "one community" by implementing programs that support a continuum of new or expanded housing and services targeted for the homeless, transitional housing clients, and persons with special needs; and

3. CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

Based on community input, and after examining the five priority needs that were created in the 2004-2009 strategic planning period, it was clear that the above priority needs provided the most positive impacts on addressing the needs of very low-, low- and moderate-income households in the community. The City, as a new entitlement community during that period, was very successful in implementing the program activities that led to having exceeded the 70% low- and moderate-income benefit expenditure requirement by approximately 25%. Therefore, over the next five-year period (2009-14) the City will continue to administer and focus its programming in the above three priority need areas.

One of the City Council goals continues to be to "Strengthen Neighborhoods." Therefore, the 2010-11 Action Plan projects' primary focus was to implement programs that would strengthen neighborhoods by implementing housing-related activities for both rental and owner-occupied (e.g. homeownership assistance, rehabilitation, rental-related assistance, etc.); by implementing public facilities activities (e.g., non-profit housing rehabilitation, sidewalks, street and curb repair, water, sewer improvements, etc.); by implementing public service one-time activities for new or expanded services for various human service agencies; and to continue to focus on the ASSET process as a vehicle for providing financial assistance for the needs of and service delivery to persons with incomes at 50% or less of the Story County median income limit and to the homeless.

The City of Ames' Consolidated Annual Performance and Evaluation Report (CAPER) covers progress in carrying out the City's Consolidated Plan and the above-named Annual Action Plan Projects for the fiscal year 2010-11. This Action Plan is the second plan based on the five-year Consolidated Plan for the fiscal years 2009-2014.

The following is a brief summary of the Annual Action Plan projects and expenditures that were accomplished in conjunction with the priority goals for the July 1, 2010, to June 30, 2011, program year. **However, due to an unforeseen flooding event that occurred in the City of Ames in August 2010 which destroyed and/or damaged both residential and commercial properties, only minimal project activities were able to be implemented during the 2010-11 Action Plan period. The budget allocated for these activities was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.** Those were in the areas of public infrastructure and rental-occupied activities.

1. PUBLIC SERVICES OBJECTIVE: CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing.

Under the Renter Affordability Program, activities were implemented to assist families/households with gross annual incomes at or below 50% of the AMI with funds to cover the cost for rent and/or utility deposits, transportation, and utility bill assistance in order to improve access to affordable rental housing and gain economic stability.

For the 2010-11 program year, approximately \$85,132 was allocated, of which \$1,313 was spent and 12 families/households were served through the implementation of the following activities:

- Transportation Assistance – 9 families/households served, \$462 was expensed (5 for Fuel Assistance – \$252; 4 for Bus Passes – \$210.00)
- Utility Bill Assistance – 3 families/households served, \$852.00 was expensed

2. HOUSING ACTIVITIES OBJECTIVES: CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing.

The Neighborhood Sustainability Program is the umbrella program that contains the following core program components: Homebuyer Assistance, Acquisition/Re-use, Slum and Blight, and Neighborhood Home Improvement Program. For the 2010-11 program year, \$441,200 was allocated to cover the implementation of all or some of the above component programs. The budget breakdown will be outlined for each component that was proposed for implementation for the 2010-11 program year.

a) The Homebuyer Assistance Program was designed to assist low- and moderate-income first-time homebuyers (80% or less of AMI) with the purchase of a single-family home. Although for the 2010-11 program year \$50,000 was allocated, this activity was canceled due to an unforeseen flooding event that occurred in the City of Ames in August 2010. The budget allocated for this activity was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.

b) The Acquisition/Reuse Program (ARP) was designed to acquire and/or demolish/remove single-family properties and/or lots for reuse/resale to non-profit organizations to provide affordable housing to assist low- and moderate-income (80% or less of AMI) families. For the 2010-11 program year, \$138,696 was allocated, of which approximately \$37,945 was spent on property maintenance for houses waiting to be rehabilitated and sold to first-time homebuyers and/or a non-profit organization. However, due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for this activity was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.

However, one (1) property that was acquired in 2009-10 that was sold to Habitat for Humanity of Central Iowa has been sold to a Habitat low-income first-time homebuyer in the 2010-11 program year.

c) The Neighborhood Housing Improvement Program was designed 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. For the 2010-11 program year \$252,504 was allocated. However, due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for this activity was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.

3. PUBLIC FACILITIES OBJECTIVE: CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

The Public Facilities Program is the umbrella program that contains the following core program components: Public Facilities Improvement Program and the Neighborhood Public Infrastructure Program. For the 2010-11 program year, \$590,000 was allocated to cover the implementation of all or some of the above component programs. The budget breakdown will be outlined for each component that was proposed for implementation for the 2010-11 program year.

a) The Public Facilities Improvement Program for non-profit organizations was designed to assist with the repair and/or replacement of facilities that house and/or provide services to the homeless, extremely low-, and low-income residents. For the program year 2010-11, \$265,000 was allocated. This activity was not able to be implemented due to an unforeseen flooding event that occurred in the City of Ames in August 2010. The budget allocated for this activity was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division.

b). The Neighborhood Infrastructure Improvement Program was designed to improve and enhance the viability and aesthetics of our core existing neighborhoods by replacing the deteriorated infrastructure such as streets, curbs and gutters, driveway approaches, and installing handicapped accessible sidewalks and dome pads. For the program year 2010-11, \$325,000 was allocated, of which \$367,575 was spent installing 3,064 linear feet (lf) of curb and gutter, 1,605.40 lf of new street paving, 100.56 square yards of driveway approaches, 61.2 square yards of sidewalk ramps, and 5 truncated domes.

The 2010-11 proposed Action Plan Expenditure Budget was as follows:

<u>Programs</u>	<u>Budget</u>
Renter Affordability Program	\$ 85,132
Neighborhood Sustainability Program	138,696
Neighborhood Housing Improvement Program	252,504
Homebuyer Assistance Program	50,000
Public Facilities Improvement Program (Non Profits)	265,000
Neighborhood Infrastructure Improvement Program	325,000
2010-11 Program Administration	<u>129,083</u>
Total	\$1,245,415

The 2010-11 activity expenditures were as follows:

Renter Affordability Program	\$ 1,313.47
Neighborhood Sustainability Program	37,945.42
Neighborhood Public Infrastructure Program	367,575.43
2010-11 General Program Administration	<u>68,589.44</u>
Grand Total for All Programs	\$ 475,423.76

Approximately \$10,853.49 of program income was generated in 2010-11, which reduced the overall expenditure outcome.

Of the \$406,834.32 (not including administration costs) that was able to be spent on the above programs during the program year, \$39,258.89 was spent on housing-related activities and \$367,575.43 was spent on Neighborhood Sustainability Infrastructure-related activities.

In addition to the above programs, in 2010-11 the City utilized other funding sources for the fiscal year: it administered the Section 8 Housing Choice Vouchers in the amount of approximately \$1,183,385 (of which \$91,444 was for administration).

AMI=Area Median Income

## General Questions

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.
  - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
  - a. Identify progress in obtaining "other" public and private resources to address needs.
  - b. How Federal resources from HUD leveraged other public and private resources.
  - c. How matching requirements were satisfied.

Program Year 2 CAPER General Questions response:

In addition to the responses below, a summary of the accomplishments in attaining the goals and objectives for the reporting period can be found in Appendix I as follows:

- The Activity Summary (GPR03) lists each CDBG activity that was open during the year. For each activity, the report shows the status, accomplishments, program narrative, and program year expenditures.
- The Summary of Consolidated Plan Projects (GPPR06) outlines progress in implementing projects identified in the Action Plan. This report lists all projects for the plan year. Disbursements are summarized by program for each project's activities.

- The Summary of Accomplishments Report (GRP23) presents data on CDBG activity counts and disbursements by priority need categories. It also provides data on CDBG accomplishments by various units of measure and housing units by racial/ethnic categories.

- The CDBG Financial Summary Report (GRP26) provides CDBG program indicators. This report shows the obligations and expenditures that were made.

Also see Appendix IV for Project Workbook Sheets on each Program Activity.

1a. During this program year, the City of Ames was not able to fully implement all program project activities as outlined in the 2010-11 Action Plan. However, the program activities that were implemented addressed the following goals and objectives for the reporting period: the Renter Affordability Program, the Neighborhood Sustainability Program, and the Neighborhood Infrastructure Improvements Program.

An outline of the 2010-11 activity expenditures is as follows:

Renter Affordability Program	\$ 1,313.47
Neighborhood Sustainability Program	37,945.42
Neighborhood Public Infrastructure Program	367,575.43
2010-11 General Program Administration	<u>68,589.44</u>
Grand Total for All Programs	\$ 475,423.76

1b. A breakdown of the percentage of funds expended is as follows: 2% was spent on public service activities, 7% on housing-related activities, 77% on public facilities activities, and the remaining 14% on program administration.

1c. This is the City's seventh year as an entitlement community. Although the activities outlined for 2010-11 are continuing and well-established activities, the lack of staffing resources to fully implement the program activities greatly impacted being able to assist a larger number of low- and moderate-income households, or targeted low-income areas. Additionally, due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for these activities was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division which also impacted the implementation of program activities.

2a. The City is still in the process of addressing staffing needs and will continue to adjust and/or expand its programming as a result of being able to fill the needed position, as well as rely on customer feedback, check market conditions, and receive citizen input during this next five-(5) year plan cycle. Despite not being fully staffed, activities were implemented that would have the greatest impact on the goals and objectives, especially in the areas of direct benefit to extremely low-, very low-, and low-income households.

3a. As outlined in the data in the City's 2009-14 Consolidated Plan, impediments to fair housing choices that were identified in the City are as follows:

- Lack of knowledge about fair housing laws and enforcement
- Lack of affordable housing and/or gap in obtaining affordable housing in both rental and homeownership markets

- Lack of knowledge about mortgage products, credit, and income affordability
- Lack of financial capacity to maintain and update the housing stock and/or service buildings
- Need to increase and/or improve accessibility to public facilities (sidewalks, curbs, etc.), and to other facilities, both public and non-public
- Lack of dollars to address all of the needs of an increasing community population

Additionally, during the 2007-08 program year, an Analysis of Impediments to Fair Housing Choice study was conducted and completed just prior to the end of the program year. The study was concluded by outlining six (6) perceived impediments, with recommended actions, as outlined below:

- Lack of available decent rental units in affordable price ranges
- Excessive application fees and/or rental deposits
- Attitudes of landlords
- Cost of housing
- Job status
- Lack of knowledge of how to file a fair housing complaint

The City prepared a response, and during the 2010-11 Action Plan year sought to address each recommendation where feasible.

3b. For the program year 2010-11, the City continued to address several of the impediments through the implementation of the City's Renter Affordability Programs for very low-income households to gain access to affordable housing and to gain economic stability. Due to staffing restraints, the educational component was not available during this program year. Through the implementation of the City's Section 8 Housing Choice Voucher Program, information is provided, and materials related to fair housing are included in the informational and briefing session packets provided to both applicants and participants. Also, annually the City recognizes the month of April as Fair Housing Month, with a public proclamation, followed by an event where the public is invited to attend to become aware and educated about Fair Housing issues and concerns in the community. These events have been in partnership with the Ames Human Relations Commission, the Ames Board of Realtors, and the Ames Rental Property Managers Association.

4. Other actions that the City continued to take to address obstacles to meeting underserved needs in the community are through educating the community by participating in dialogs with other community groups (e.g. Continuum of Care Agencies and Neighborhood Associations), participating in and/or sponsoring diversity celebrations (e.g., FACES), and sponsoring Community Forums (e.g. Impediments Study, Public Awareness events, Homeownership Recognitions, Hunger and Homelessness Awareness events, etc.). The City, through the ASSET process, funds human services agencies to address economic and housing needs, and through its Economic Development Program funds businesses to create jobs for low- and moderate-income persons.

5a. The City, as one of four partners, continues to help fund various human services agencies to provide housing and basic services for low- and moderate-income households. Some of the various human services agencies that received funding through this process, which helped address obstacles for low- and moderate-income and homeless persons, are as follows:

- ACCESS-Women’s Assault Care Center
- ACPC-Ames Community Pre-School
- American Red Cross
- The ARC of Story County
- Big Brothers/Big Sisters of Central Iowa
- Boys and Girls Club
- Boy Scouts
- Campfire Boys and Girls
- ChildServe
- Center for Creative Justice
- Center for Childcare Resources
- Community & Family Resources
- ERP-Emergency Residence Project
- Girl Scouts
- Good Neighbor
- Heartland Senior Services
- Homeward
- Legal Aid Society
- Lutheran Social Services in Iowa
- Mainstream Living Employment & Learning
- MICA-Mid-Iowa Community Action Agency
- Mid Iowa Foster Grandparent Program
- National Alliance for the Mentally Ill of Central Iowa
- RSVP-Retired and Senior Volunteer Program
- Richmond Center
- Story Time Child Care Center
- University Childcare
- The Volunteer Center
- Youth and Shelter Services
- YWCA Ames-ISU

5b. Through the administration of the Renter Affordability Program activities, both public and private resources were utilized to address the needs as follows:

- Where possible, the program assisted families approved for participation in the Section 8 Housing Choice Voucher Program gain access to affordable housing.
- Utilized various human services agencies for referrals of households with needs.
- The program leveraged dollars with other emergency assistance programs, such as Good Neighbor, the Emergency Residence Project, the Homelessness Prevention and Rapid Re-Housing program, and others to help households gain access to affordable housing. This program also allowed these agencies to assist persons about to become homeless through eviction.
- It conducted informational sessions with owners and managers of rental properties and with utility providers about the program, and requested feedback on how to collaborate to make the program a success.
- Through the ASSET process, funds were used to provide administrative support services to various human services agencies.

Through the administration of the Neighborhood Public Infrastructure Program, the City leveraged financial resources by covering the engineering cost for the administration of the project.

5c. For 2010-11 under the Renter Affordability Program activities, no matching dollars were required. Through the Neighborhood Sustainability Program, specifically under the Acquisition/Reuse Program, non-profit organizations purchased properties bought by the City at a reduced rate and homebuyers contributed a percent towards the down payment assistance.

## Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 2 CAPER Managing the Process response:



The City of Ames administrative staff continues to actively attend and/or participate in the various training opportunities that HUD and/or professional organizations have sponsored regarding the administration and implementation of the CDBG Program regulations. City staff actively participates in quarterly conference calls with HUD field staff and other entitlement communities in Iowa and Nebraska. City staff has actively utilized the various tools and templates that have been made available and are suggested to be used by HUD to comply with all the reporting requirements. The City actively communicates with other experienced entitlement communities for guidance about implementing various CDBG-eligible programs. City staff works closely with other City departments (e.g. Finance Department, City Attorney, Inspections, Public Works, etc.).

Also, on a program level, through the administration of the various Programs, City staff continues to utilize various area human services agencies, property owners, and utility companies to advertise the program availability to their clientele. This continues to be the main source for all of the assistance that has been provided to date. City staff continued to attend the local Continuum of Care meetings throughout the year, and conducted public forums to disseminate and receive feedback about the City's CDBG Programs and requirements. The City had partnerships with local commissions, realtors, and area non-profit organizations to help identify and address housing needs. The City, which is the local public housing agency, also continued to utilize the Section 8 Housing Choice Voucher Program waiting list and program participant list in administering the various CDBG programs.

### **Citizen Participation**

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 2 CAPER Citizen Participation response:

1. No comments were received during the public comment period and at the public hearing.
2. See Appendix II for maps and budgets.

## Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 2 CAPER Institutional Structure response:

The City of Ames continues to be the largest and the lead provider of affordable housing (including being the designated Housing Authority for the City) and community and economic development funding for an array of social services agencies (including Continuum of Care agencies) for the community and its citizens.

Throughout the reporting period, the City of Ames continued to invite neighborhood associations, the Ames School District, Story and Boone Counties, Iowa State University, area developers and builders, community organizations, business leaders, the Chamber of Commerce, citizens, etc., to participate in various public forums, workshops, and citizen panels to create this vision for the community. For 2010-11, in addition to regularly scheduled council meetings, the City Council continued to conduct a third City Council Workshop meeting each month specifically set aside for discussions on various issues and concerns expressed by the community. The topics included the following agenda items:

- Workshop on Trail System
- Workshop on Storm Sewer Fees
- Roundtable discussion regarding Rental Housing Code
- Workshop on Water & Pollution Control Departmental initiatives:
  - Backflow Prevention Program
  - Industrial Pretreatment Program
- 2011-2016 Capital Improvements Plan
  - Staff presentation on recommended five-year Capital Improvements Plan
- Neighborhood Summit
- Report from the Government of the Student Body Regarding Landlord/Tenant Web Service
- Workshop on water, sanitary sewer, and storm sewer
- Community Visioning:
  - Presentation of on-line survey results by Brand Endeavor
- Dangerous building enforcement:
  - Commercial
  - Private Residences
  - Hoarding Situations
- Library Expansion Project Update
- Discussion of Land Use Policy Plan Amendment Process
  - Entrepreneurs/Code Impacts of Renovating Existing Buildings

The City also continued to conduct public forums and other meetings to gain public input for the CDBG Programs.

## Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.

3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- d. Indicate any activities falling behind schedule.
- e. Describe how activities and strategies made an impact on identified needs.
- f. Identify indicators that would best describe the results.
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 2 CAPER Monitoring response:

1. On a program level, the staff continues to monitor the program guidelines of the various CDBG programs on a monthly basis to ensure that they are efficient and effective. The overall financial program and administrative expenditures continue to be monitored monthly by the Finance Department. Staff regularly communicates with various field representatives to ensure that the programs implemented are in compliance with the various HUD regulations.

2. Program guidelines are frequently updated and/or clarified to accommodate unforeseen situations regarding determining applicant eligibility, documentation of necessary information, staff time for the various programs, and/or requiring administrative budget adjustments. Also, staff continues to work closely with the Finance Department, reviewing and adjusting our processes so that the reporting of the financial data to both HUD and outside auditors will ensure reports and other information are completed in a timely and efficient manner.

3a. Through community forums, agency contacts, and programs administered to date, neighborhood and community problems have been solved by enhancing education and improving accessibility, affordability, and sustainability regarding housing choices throughout the community for both rental and homeownership. Becoming an Entitlement Community has also brought about the opportunity to educate the public about the program requirements, fair housing, and how federal dollars are allocated and spent in the community. It also has allowed for more feedback and input from citizens regarding the process. With the increasing number of home foreclosures in the community this past year, the implementation of the Acquisition/Reuse Program under the Neighborhood Sustainability Program continues to have a positive impact on preserving the housing stock and is increasing the number of conversions of single-family rentals back into single-family homeownership, thus stabilizing good and viable core neighborhoods. Also, continuing the implementation of the Neighborhood Public Infrastructure Program has greatly extended the viability and sustainability of affordable core neighborhoods.

3b. Through the implementation of all or a small portion of the various programs outlined during the 2010-11 program reporting period, all three (3) priority needs outlined in the City's 2009-14 Consolidated Plan for addressing the low- and moderate-income households are directly tied to the City Council's past and current priorities and to all of its vision statements.

3c. The Renter Affordability and Neighborhood Sustainability Programs both assisted low-income households (80% or less of the AMI) in gaining access to affordable, decent, safe, and sanitary housing by reducing the financial gap and by requiring all units to be inspected for compliance with the Housing Quality Standards (HQS) established by HUD for participation in the Section 8 Housing Choice Voucher Program. It also continued to help create stability and likely expanded economic opportunity for low- and moderate-income persons by providing gap financing because, in having to qualify for the above programs, they either found stable employment and/or maintained stable employment, or were able to stay in their units because utility services were assisted, and likely were able to cover other essential services costs (medical, etc.). Through the Neighborhood Public Infrastructure Program, families living in the low- and moderate-income census tracts will benefit from a stable living environment by having deteriorated streets, curb, and gutter repaired, and households with disabilities will be able to better access their neighborhood through the installation of handicapped accessible sidewalks with dome pads.

3d. Due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for a majority of the activities was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division. Along with the loss of essential staff resources, this postponed completing the implementation of the components of the Renter Affordability Programs, which reduced the number of households that could have been assisted. Also, the implementation of the Public Facilities Improvement Program for Non-Profits, the Homebuyer Assistance Program, and the Neighborhood Housing Improvement Program were postponed as well.

3e. The components of the Renter Affordability Program (Utility Bill Assistance and Transportation) that were able to be implemented on a smaller scale positively impacted all of the 12 households that received assistance. It provided them with financial resources to cover shortfalls in their budgets that could have resulted in the loss of decent, safe, and sanitary housing. The implementation of the Acquisition/Reuse Program also had a positive impact from the sale of one property to a low- to moderate-income first-time homebuyer and will keep a core neighborhood's housing stock stabilized. Through the Neighborhood Public Infrastructure Program, families living in the low- and moderate-income census tracts will benefit from a stable living environment by having deteriorated streets, curb, and gutter repaired, and households with disabilities will be able to better access their neighborhood through the installation of handicapped accessible sidewalks with dome pads.

3f. The indicators that best describe the results of the program are the number and income of the households and neighborhoods in an LMI Census Tract that were able to be assisted and/or benefited.

3g-h. The only barriers to fulfilling the strategies and overall vision, and why the major goals were not on target, were the unforeseen flooding event and the shortfall

in staffing resources to fully implement all of the programs. Over the last six years, the number of households that have greatly benefited from the implementation of these programs has had a positive impact on addressing the goals outlined in the Consolidated Plan.

3i. One continued adjustment/strategy that has been identified which might meet the needs more effectively is to reduce the number of program activities to be implemented each year. While this approach may not spread the dollars over all of the goals outlined in the Consolidated Plan, it will continue to benefit and concentrate on addressing the needs of the most needy in our community.

## Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 2 CAPER Lead-based Paint response:

For 2010-11, no specific actions or programs were implemented utilizing CDBG funds to evaluate and reduce lead-based paint hazards. However, through the continued administration of the City's Section 8 Housing Choice Voucher Program, participants are educated about the dangers of lead paint poisoning, and all potential housing units are inspected for lead paint hazards before any assistance is approved.

## HOUSING

### Housing Needs

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 2 CAPER Housing Needs response:

- A small portion of the Renter Affordability Program continued for 2010-11. The objective of the program activities was to assist households with incomes at or below 50% of the area median income limits by providing financial assistance with transportation through Fuel Vouchers and/or Bus Passes, and interim assistance with monthly utility bill expenses. The goal was to assist 20 households.

- The Homebuyer Assistance Program was not able to be implemented during 2010-11. The program objective was to assist households with incomes at or below 80% of the AMI with financial assistance (e.g. down payment, closing cost, and affordability assistance) to purchase homes. The goal was to assist two (2) first-time homebuyers.

-The activities under the Neighborhood Sustainability Program (Acquisition/Reuse Program, Slum & Blight, and Rent-to-Own) continued for the 2010-11 program year. The overall goal of the Neighborhood Sustainability Programs is to increase the supply of affordable housing and allow low- and moderate-income persons to gain access to housing and/or improve their housing status through the following methods: acquiring, demolishing, and/or providing minor repair (as needed) to

single-family properties and/or lots for reuse as affordable housing to be sold to low-income first-time homebuyers, either through City-sponsored programs and/or to non-profit housing organizations, and to acquire and demolish blighted and deteriorated housing in existing neighborhoods. The goal was to acquire one (1) property for any of the above purposes.

- The Neighborhood Home Improvement Program was not implemented during 2010-11. The program objective was designed 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 goal was to assist 20 first-time homebuyers.

### **Specific Housing Objectives**

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 2 CAPER Specific Housing Objectives response:

1a. Under the Renter Affordability Program, the 2010-11 goal for the reporting period was to assist 20 households. The actual number of households assisted was twelve (12) as follows:

- Households at 30% or less of the AMI: 9 (extremely low-income)
- Households at 31% to 50% of the AMI: 3 (very low-income)
- 5 participants were also in the Section 8 Housing Choice Voucher Program
- 7 participants were Female Head Households
- 9 were assisted through the Transportation Program (5 Fuel Vouchers, 4 Bus Passes)
- 3 were assisted through the Utility Bill Assistance Program

1b. Under the Neighborhood Sustainability Program (Acquisition/Reuse Component) one (1) low-income first-time homebuyer purchased a home that was bought with this program, rehabilitated, and sold to Habitat for Humanity of Central Iowa.

2. The progress made in providing affordable housing that meets the Section 215 definition of affordable housing for rental households has been extremely effective through the implementation of the Renter Affordability Program. Since the inception of the program in 2004, the number of households proposed to be assisted over the last five years (2004-09) was 125 and the actual number assisted during that time was 598 households. For the program year 2009-10, 20 households were proposed and 43 actually assisted, and for 2010-11, 20 were proposed and nine (9) were assisted during the shortened timeframe the program was implemented.\*\* Under the Renter Affordability Program, the household income target is 50% or less of the

AMI and requirements are that households assisted are limited to pay no more than 40% of their incomes toward the rent (based on HUD's Section 8 Housing Choice Voucher Program guidelines).

Under the Homebuyer Assistance Program during the 2004-09 program period, the goal was to assist 15 low- and moderate-income first-time homebuyer households. During that timeframe, three (3) households were actually assisted. For the program year 2009-10, the proposed number to assist was two (2) and the actual number assisted was zero (0). This was due to the instability in the mortgage markets due to the economy. Households under this program have to be at 80% or less of the AMI. For the program year 2010-11, the number proposed was 2 and the actual number assisted was zero. \*\*

Under the Acquisition/Reuse Program during the 2004-09 program period, the goal was to purchase and rehabilitate/resell 15 properties. During that timeframe, ten (10) properties were purchased, and seven (7) of the ten (10) were sold to Habitat for Humanity of Central Iowa and then re-sold to first-time homebuyers at 60% or less of the AMI, and three (3) were sold to first-time homebuyers at 80% or less of the AMI, through the City's Homebuyer Program. For the 2009-10 program year, the proposed number to purchase was one (1) and the actual number purchased was four (4), of which one (1) has been sold to Habitat for Humanity of Central Iowa. For the 2010-11 program year, the proposed number to purchase was one (1) and the actual number purchased was zero. \*\*

Under the Minor Repair Program for Non-Profit Organizations during the 2004-09 program period, the goal was to assist nine (9) organizations with loan/grant funds to make repairs (e.g. roofs, furnaces, water heaters, siding, windows, etc.) to their facilities (shelters and/or offices) that will allow use by a limited clientele that have incomes at or below 30% of the AMI to access and utilize decent, safe, and handicapped-accessible shelters or office space for services. The actual number assisted in that time period was ten (10). The program was not implemented in 2009-10. For 2010-11, the proposed number to assist was six (6), and the actual number assisted was zero. \*\*

Under the Public Improvements Program during the 2004-09 program year, it was proposed that 50 deteriorated curbs/sidewalks and 2,000 linear feet of curb and gutter would be repaired or replaced in HUD-designated Census Tracts, where at least 51% of the households are of low- and moderate-incomes (80% or less of the AMI). The actual number completed was 140 curbs/sidewalks, and 2,033 linear feet of curb and gutter work. For 2009-10 this program was implemented utilizing Community Development Block Grant Recovery Funds, in which 1,951 linear feet of street improvements (paving, curb, and gutter) were completed in a HUD-designated Census Tract. In 2010-11, 3,000 linear feet of improvements were proposed, and the actual amount of linear feet improved was 4,669 feet of curb, gutter, and street paving. There were also 161.76 square yards of driveway approaches and walks/ramps installed, and five (5) truncated dome pads were installed in a low- and moderate-income census tract.

Under the Slum & Blight Program during the 2004-09 program years, it was proposed that three (3) properties be purchased and demolished that were located in a 100-year flood plain. The actual number purchased and demolished was two (2). Both purchases occurred in a HUD-designated low- and moderate-income census tract. The program was not implemented in 2009-10. In 2010-11, under the Slum

and Blight program, the purchase and demolition of 13 commercial and residential properties was being proposed due to an unforeseen flooding event that destroyed and/or damaged these properties.

See Appendix VI-Consolidated Plan Five-Year Strategy: Performance Measurement

\*\*Due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for the above program activities was set aside and postponed in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division, which also impacted the implementation of program activities.

3. The implementation of the Renter Affordability Program activities continues to address the "worst-case" housing needs and needs of persons with disabilities. Households which qualify for assistance under this program have incomes that are mostly at or below 30% of the area median income limits. They consist of elderly and disabled persons on fixed incomes, as well as the working poor. Due to the downturn in the economy during this program year (no increase in Social Security benefits and job layoffs), in order to assist households the program guidelines for limiting the maximum percent of income that could go towards the cost of the rent was increased from 40% to 45% of the household gross annual income. Also, the preference for families with dependents and singles who were elderly, disabled, or displaced over other singles was removed.

For 2010-11 the program was able to assist five (5) elderly households, two (2) disabled households, seven (7) female-headed households, and one (1) homeless household. (Appendix I, Summary of Accomplishments Data)

## **Public Housing Strategy**

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 2 CAPER Public Housing Strategy response:

The City of Ames does not own or operate any public housing units. However, the staff communicates with private developers who own and/or manage public housing (project-based) units with referrals and other types of collaboration where needed.

## **Barriers to Affordable Housing**

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 2 CAPER Barriers to Affordable Housing response:

Below are some program activities that were implemented to address and/or eliminate barriers as outlined in the City's 2009-14 Consolidated Plan.

Through the implementation of the housing-related programs (Renter Affordability Program and Neighborhood Sustainability Program), the barriers to affordable



housing for extremely low- and very low-income households are being addressed by allowing them to gain access to accessible, affordable, decent, safe, and sanitary housing.

The City conducted an Analysis to Impediments to Fair Housing Choice Study in the 2007-08 program year, which further identifies areas that will continue to be addressed where applicable (see Appendix V for Analysis to Impediments to Fair Housing Choice Study Action Plan). The study will be updated in the upcoming 2011-12 program year.

The City continues to participate in and promote awareness events with area human services agencies and other community organizations to educate and engage the public regarding the barriers/needs of very low-income and homeless households in the community.

Through the implementation of the Neighborhood Public Infrastructure Program, the barriers to affordable housing for households residing in low- and moderate-income census tracts are being addressed through investing in upgrading and improving the infrastructure (streets, curb and gutter, ramps, and dome pads) creating sustainable and viable core neighborhoods.

### **HOME/ American Dream Down Payment Initiative (ADDI)**

1. Assessment of Relationship of HOME Funds to Goals and Objectives
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
  - a. Detail results of on-site inspections of rental housing.
  - b. Describe the HOME jurisdiction's affirmative marketing actions.
  - c. Describe outreach to minority and women owned businesses.

Program Year 2 CAPER HOME/ADDI response:

Not applicable. The City of Ames is not eligible to receive HOME/ADDI funding.

## HOMELESS

### Homeless Needs

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 2 CAPER Homeless Needs response:

1-2. The assistance provided through the implementation of the Renter Affordability Program (Deposit, Transportation, and Utility Bill Assistance) helps address the needs of homeless persons and helps them to make the transition to not only permanent housing and independent living, but to jobs and educational opportunities. The City continues to partner with Story County, Iowa State University, and with the local continuum of care agencies in trying to address services needed to assist homeless persons in making the transition to permanent housing and independent living.

3. In 2010 Youth and Shelter Services, Inc. continued to receive approximately \$58,893 in Supportive Housing Program Funds to provide support and assistance to homeless youth and young mothers under the age of 25 with their housing needs.

(See Appendix III for the Homeless Population and Subpopulations Chart prepared by the area Continuum of Care Group for 2010-11.)

### Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 2 CAPER Specific Housing Prevention Elements response:

1. The largest action directly targeted to preventing homelessness in the community is addressed through the Analysis of Social Services Evaluation Team (ASSET). The City of Ames, Story County, United Way, and the ISU Government of the Student Body, comprise the ASSET funding team. For 2010-11, the following human services agencies were funded through this process to address the Shelter and Prevention Assistance for homeless persons, for households and individuals in the community who would be homeless without the financial assistance provided by these funders and the services provided by these agencies: ACCESS-Women's Assault Care Center, Emergency Residence Project (ERP), Good Neighbor, Heartland Health Services (HHS), Lutheran Social Services, Mid-Iowa Community Action Agency (MICA), and Youth and Shelter Services (YSS). The agencies received approximately \$462,443 from all four (4) funders, of which \$229,226 (50%) was the City of Ames' direct contribution.

## Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
  - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
  - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
  - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
  - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
  - b. Homeless Discharge Coordination
    - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
  - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 2 CAPER ESG response:

1-5. Not applicable. The City of Ames does not receive ESG funding. However, the City continues to participate in community forums and meetings with the various Homelessness Agencies that administered the Emergency Shelter Grant Programs in an effort to coordinate efforts to address the needs of the homeless. The City also hosts an annual "Hunger and Homelessness Awareness" event to raise awareness, promote action, and collect contributions for the various human services agencies that provide this needed service in the community. Additionally, the ASSET group (Analysis of Social Services Evaluation Team) which is comprised of the City of Ames, Story County, United Way, and the ISU Government of the Student Body, each set yearly funding priorities (see Appendix III) directly targeted at preventing

homelessness in the community. They are the largest funder for agencies implementing programs for emergency shelter needs.

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
  - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
  - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
  - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
  - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
  - b. Detail the amount repaid on each float-funded activity.
  - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
  - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
- a. The activity name and number as shown in IDIS;
  - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
  - c. The amount returned to line-of-credit or program account; and
  - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
  - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
  - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
  - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
  - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
- a. Provide the name of the financial institution.
  - b. Provide the date the funds were deposited.
  - c. Provide the date the use of funds commenced.

- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
- a. Identify the type of program and number of projects/units completed for each program.
  - b. Provide the total CDBG funds involved in the program.
  - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 2 CAPER Community Development response:

1a. CDBG funds during the 2010-11 reporting period were used to address the following priority goals of the Consolidated Plan:

**PUBLIC SERVICES OBJECTIVE:** CDBG funds should be used to promote “one community” by implementing programs that support a continuum of new or expanded housing and services targeted for the homeless, transitional housing clients, and persons with special needs.

For the 2010-11 program year, the City allocated \$85,132 to continue administering the Renter Affordability Program that consisted of the Transportation Assistance Program and a Utility Bill Assistance Program. The goal was to assist 20 low- and very low-income households (50% or less of the AMI) with funds to cover fuel vouchers and bus passes to gain access to employment and other day-to-day needs, and interim utility bill assistance to maintain decent, safe, affordable, and sustainable housing. At the program year-end, \$1,313.47 was disbursed, assisting 12 families/households.

**-HOUSING ACTIVITIES OBJECTIVES:** CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing.

For the 2010-11 program year, the City allocated \$138,696 to continue to administer Acquisition/Reuse Activity (ARA) under the Neighborhood Sustainability Program. This activity sought to acquire and/or demolish/remove single-family properties and/or lots for reuse/resale to non-profit organizations to provide affordable housing to assist low- and moderate-income (80% or less of AMI) families. Due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for the above program activities was set aside and postponed in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division, which also impacted the implementation of program activities.

However, one (1) property acquired in 2009-10 was sold to Habitat for Humanity of Central Iowa who then rehabilitated the property and sold it to a low-income first-time homebuyer in 2010-11. Also, \$37,945.42 was spent on home maintenance costs for the properties.

The Homebuyer Assistance and the Neighborhood Housing Improvement Programs were not able to be implemented due to an unforeseen flooding event that occurred in the City of Ames in August 2010. The budget allocated for the above program activities was set aside and postponed in order to be used as possible matching funds for applying for a Flood Buy-Out Program.

1b. Through the implementation of the Renter Affordability Program during the reporting period, 12 households were assisted as follows:

White: 9; Hispanic: 0  
African-American: 3; Hispanic: 0  
Female Headed: 7  
Elderly: 2  
Disabled: 5  
Homeless: 1  
Section 8 Voucher Program Participants: 5

Out of the 12 households, 9 were assisted through the Transportation Program (5 Fuel Vouchers, 4 Bus Passes), and 3 were assisted through the Utility Bill Assistance Program.

-Through the implementation of the Acquisition/Reuse portion of the Neighborhood Sustainability Program, during the reporting period one (1) property that was purchased in 2009-10 was sold to Habitat for Humanity of Central Iowa, who rehabilitated the property and sold the property to a low-income (60% of AMI) first-time homebuyer family. The beneficiary breakdown is as follows: White, Non-Hispanic.

Household Type:

- Related/Single Parent - A single parent household with a dependent child or children (18 years old or younger): 2

1c. In each of the programs implemented during the reporting period, CDBG funds were used for activities that benefited households in extremely low-, low-, and moderate-income households.

2a. Although there were no substantial changes made to the program objectives during the reporting period, due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for the program activities was set aside and/or postponed in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division, which also impacted the implementation of program activities.

3a. In implementing the programs under the Renter Affordability Program, the City utilized numerous human services providers in the area as a base for referrals to reach extremely low-income populations. The City is the designated Housing Authority and utilized its waiting list and participant pool to reach the most needy

income populations. Under the Neighborhood Sustainability Program, the City utilized its own property inventory to partner with Habitat for Humanity of Central Iowa to sell a property to be rehabilitated and sold to a low-income first-time homebuyer household.

3b. During the reporting period, the City endorsed a Certification of Consistency for Youth and Shelter Services, Inc. for renewal funding through the Supportive Housing Grant Program for approximately \$189,670, of which \$58,893 was designated for Story County. Also, during the reporting period the City endorsed three agencies (Youth and Shelter Services, Inc.-\$26,000, Emergency Residence Project-\$7,500, and Assault Care Center-\$13,000) for renewal funding through the Emergency Shelter Grant (ESG) program.

3c. The City of Ames has continued to make every effort within its capacity and abilities during its seventh year as an entitlement community. It has not willfully attempted to hinder any aspects of administering the CDBG funds in accordance with its Consolidated Plan.

4a-b. The programs outlined and implemented during the reporting period have met the National Objectives and have complied with the overall benefit certification.

5a-c. No activities were implemented during the program year that involved Anti-displacement and Relocation for activities that involved acquisition, rehabilitation or demolition of occupied real property.

6a-c. The programs implemented during the reporting period did not include any economic development activities.

7a. For the activities implemented during the 2010-11 program year, all households receiving assistance were determined eligible either through third-party documentations/verifications, agency certifications regarding the populations that they serve, and/or HUD-designated low- and moderate-income census tracts.

8a-d. The Program Income Report (GPR09) indicates that \$10,853.49 was generated and \$10,853.49 expensed during the reporting period. The source of the program income generated was from the following activities: under the Homebuyer Assistance Program from down payment loan repayments in the amount of \$4,718.40, under the Acquisition/Reuse Program from the sale of a property to Habitat for Humanity of Central Iowa in the amount of \$3,012.00, under the Minor Repair Program for Non-profit organizations for a repayment of a loan in the amount of \$3,120, and a payroll reimbursement from the City of Ames in the amount of \$3.09. Below are other accounts of program income:

1. Total program income to revolving funds: 0.00
  - Single-unit housing rehab.: Revolving fund-\$0.00
  - Multi-unit housing rehab.: Revolving fund-\$0.00
2. Float-funded activities: N/A
3. Other loan repayments by category:
  - Payments on economic development loans to the Economic Development Council (sub-recipient) - \$0.00



4. Income received from sale of property for 2010-11: \$3,012.00

9a-d. Prior Period Adjustments: N/A

Reimbursement made for disallowed cost:

1. Activity name:  
Activity number:
2. PY expenditure was reported: n/a
3. Amount returned to program account: n/a

10a-e. Loans and other receivables:

a. Float-funded activities outstanding as of end of the reporting period: n/a

b. Total number of loans outstanding and principal balance owed as of end of reporting period:

-Single-family Down Payment Assistance revolving fund:  
loans outstanding - 4  
principal balance - \$33,018.44

-Multi-unit housing rehab. revolving fund:  
loans outstanding - 0  
principal balance - \$0.00

-Economic Development Council:  
loans outstanding - 0  
principal balance - \$0.00

c. Parcels acquired or improved with CDBG funds that are available for sale as of end of reporting period:

- 1620 Clark Avenue (sold to Habitat in 2010-11; in rehabilitation phase)
- 1621 Clark Avenue (sold to Habitat in 2010-11; rehabilitation completed; sold to LMI Household in 2010-11)
- 3303 Minnetonka Avenue (sold to Habitat in 2009-10; rehabbed; sale pending)
- 3317 Morningside Street
- 1109 Roosevelt Avenue
- 306 Wellons Drive
- 1222 Curtiss Avenue
- 1126 Burnett Avenue

d. Number and amount of loans in default and for which the balance was forgiven or written off during the reporting period: N/A

e. Lump sum drawdown agreement: n/a

11a-d. The programs implemented during the reporting period did not include any lump sum agreements.

12a-c. The programs implemented during the reporting period did not include any housing rehabilitation activities.

13a. The programs implemented during the reporting period did not include any Neighborhood Revitalization Strategies.

## **Antipoverty Strategy**

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 2 CAPER Antipoverty Strategy response:

No specific actions were taken during this reporting period to reduce the number of persons living below the poverty level. However, the continued implementation of the various components of the Renter Affordability Program that targeted households with incomes at 50% or less of the AMI provided improved access to decent, safe, and affordable housing; access to employment; and economic stability.

## **NON-HOMELESS SPECIAL NEEDS**

### **Non-homeless Special Needs**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 2 CAPER Non-homeless Special Needs response:

Due to an unforeseen flooding event that occurred in August 2010, the City proposed to set aside \$500,000 of its CDBG 2010-11 allocation and 2009-10 rollover balance to purchase and demolish residential and commercial properties that were destroyed and/or damaged due to the flooding. This activity would have been implemented under our Slum and Blight Program and would have encompassed non-homeless special needs of residents of nursing homes and those living in apartment complexes, etc.

### **Specific HOPWA Objectives**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;

- b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
    - ii. Project Accomplishment Overview
      - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
      - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
      - (3) A brief description of any unique supportive service or other service delivery models or efforts
      - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages

that are not operational.

- iii. Barriers or Trends Overview
  - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
  - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
  - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
  - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
  - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 2 CAPER Specific HOPWA Objectives response:

1-2. Not applicable. The City of Ames does not receive HOPWA funding. However, through the implementation of the various programs under the Renter Affordability Programs and the Section 8 Housing Choice Voucher Program, households with HIV/AIDS are eligible and have benefited.

## OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 2 CAPER Other Narrative response: