



Second Program Year Action Plan

The CPMP Second Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan 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.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted: 05/17/05	Applicant Identifier: B-04-MC-19-0010	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction		IA190138 AMES	
515 Clark Avenue		61320917	
P. O Box 811		City of Ames	
Ames	Iowa	Planning & Housing	
5001-0811	USA	Housing	
Employer Identification Number (EIN):		Story	
42-6004218		7/1	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: Housing, Public Services, Public Facilities		Description of Areas Affected by CDBG Project(s): Census Tracts, City-wide	
\$CDBG Grant Amount : \$562,732	\$Additional HUD Leveraged	Grant(s)	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	

Jurisdiction

\$HOME Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for HOME-based Project(s)					
Housing Opportunities for People with AIDS				14.241 HOPWA	
HOPWA Project Titles				Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for HOPWA-based Project(s)					
Emergency Shelter Grants Program				14.231 ESG	
ESG Project Titles				Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount		\$Additional HUD Grant(s) Leveraged		Describe	
\$Additional Federal Funds Leveraged			\$Additional State Funds Leveraged		
\$Locally Leveraged Funds			\$Grantee Funds Leveraged		
\$Anticipated Program Income			Other (Describe)		
Total Funds Leveraged for ESG-based Project(s)					
Congressional Districts of:				Is application subject to review by state Executive Order 12372 Process?	
Iowa 4 th District		Iowa 4 th District			
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.				<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on DATE <input checked="" type="checkbox"/> No Program is not covered by EO 12372 <input type="checkbox"/> N/A Program has not been selected by the state for review	
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No			

Person to be contacted regarding this application		
Vanessa	Middle Initial	Baker-Latimer
Housing Coordinator	515-239-5400	515-239-5404
vbakerlatimer@city.ames.ia.us	www.cityofames.org	Other Contact
Signature of Authorized Representative		Date Signed

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 2 Action Plan Executive Summary:
Executive Summary

As part of the Consolidated Planning process, 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 next five (5) years will be to utilize CDBG and other local and/or state funds to address the priority need categories listed below:

1. CDBG funds should be used for the construction (in conjunction with HOME funds)/acquisition/rehabilitation of affordable housing and support to homeowners, homebuyers, and renters to obtain and remain in affordable housing;
2. CDBG funds should be used to support a continuum of new or expanded housing and services targeted for the homeless;
3. CDBG funds should be used to increase or improve public facilities, infrastructure, and services;
4. CDBG funds should be used to expand opportunities by assisting with business development and by providing training and access; and
5. CDBG funds should be used to support activities and services that meet the social, health, recreational, and educational needs of low- and moderate-income residents.

Several of the priority Action Plan projects will focus on various housing-related activities for both rental and owner-occupied (i.e., homeownership assistance, rehabilitation, rental related assistance, etc.), public facilities activities (i.e., infrastructure development for affordable housing; non-profit housing rehabilitation, sidewalks, water, sewer improvements, etc.), and some public service one-time activities for new and expanded services for various human service agencies.

Additionally, to continue to focus on the ASSET process as a vehicle in providing financial assistance for the needs and service delivery to persons with incomes at 50% or less of the Story County median income limit and the homeless.

The following is a brief overview of the major goal initiatives that will be addressed over the next five years, along with the 2004-05 and 2005-06 one-year program activities from July 1, 2004 to June 30, 2006:

1. PUBLIC SERVICES OBJECTIVE: CDBG funds should be used to support a continuum of new or expanded housing and services targeted for homeless, transitional housing clients, and persons with special needs:

For 2004-05, The City will be administering a Deposit Assistance Program (DAP) to assist 25 low- and very low-income (50% or less of the AMI) households with funds to cover the cost for rent and/or utility deposits in order to obtain affordable rental housing. The proposed budget is \$30,000. This activity will likely continue into 2005-06.

2. PUBLIC FACILITIES OBJECTIVE: CDBG funds should be used to increase or improve public facilities, infrastructure, and services:

a. For 2004-05, the City will be administering a Curb Accessibility Program to assist persons in designated Census Tract 9 where at least 51% of the households are of low- and moderate-incomes (80% or less of AMI) with handicapped accessible curb and sidewalk crossings. The program budget is \$100,000. This program will be closed out at the end of the 2004-05 fiscal year.

b. For 2004-05, the City will be administering a City-wide Minor Repair Assistance Program for Non-Profits, to assist non-profit agencies that provide shelter assistance to low- and very low-income (50% or less of AMI) persons with minor maintenance updates to these types of facilities. The program budget is \$31,000. This program will likely continue into 2005-06.

c. For 2005-06, the City is proposing to implement an Affordable Housing Subdivision Project. CDBG funds will be used to help subsidize the cost to install infrastructure improvement (utilities, streets, walks/bike paths) to construct single-family housing units that would be available to predominantly low- to moderate-income households. The proposed location of the subdivision to be built is in Census Tract 1, on the vacant parcel at 2005 24th Street, owned by the Ames School District. The proposed budget is \$450,186.

3. HOUSING ACTIVITIES OBJECTIVES: CDBG funds (in conjunction with HOME funds) should be used for the construction/acquisition/rehabilitation of affordable housing and support to homeowners, homebuyers, and renters to obtain and remain in affordable housing:

- a. For 2004-05, the City will be implementing a City-wide Homebuyer Assistance Program to assist low- and moderate-income (80% or less of AMI) families to purchase existing and/or newly constructed homes. The program budget is \$207,600. This program will likely continue into 2005-06.
- b. For 2004-05, the City will be expanding its Acquisition/Reuse Program (ARP) to assist low- and moderate-income (80% or less AMI) families in obtaining housing with the acquisition and/or demolition of existing properties and/or lots to be developed by a non-profit organization and/or the City of Ames. The program budget is \$102,600. This program will likely continue into 2005-06.

See MAPS Section for 2004-05 continuing on-going and 2005-06 proposed CDBG projects and budget.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Program Year 2 Action Plan General Questions response:

1. The Ames City Limits boundaries define the jurisdiction. See Year One (1) Maps:
 - 2000 Low/Mod Persons (Area Benefit Criteria)
 - 2000 Families with Incomes at 80% or less of Story County Median Income
 - 2000 Families Households below the Moderate-Income (80%) Threshold
 - 2000 Families Households below the Low-Income (50%) Threshold
 - 2000 Families Households below the Very Low-Income (30%) Threshold
 - 2000 Minority Population as a Percent of Total
 - 2000 African American/Black Population as a Percent of Total
 - 2000 Asian Population as a Percent of Total
 - 2000 Hispanic/Latino as a Percent of Total
 - 2000 Native Hawaiian/Other Pacific Islander as a Percent of Total
 - 2000 American Indian/Alaska Native as a Percent of Total
 - 2000 Other Race as a Percent of Total

2. Participant based programs utilizing CDBG funds are based on individual income eligibility, low- and moderate-income limited clientele benefit, and low- and moderate area benefit, based on census tracts containing concentrations of 51% or more, for low- to moderate-income persons as established by HUD. The rationale for this is first based on the types of eligible projects that can be implemented using CDBG funds. Secondly, to implement programs that will address one or all of the five (5) priority needs outlined in the 2004-09 Consolidated Plan. For 2004-05, the goal was to undertake projects that represented a cross section of the National Objectives, but the primary goal being that at least 51% of the CDBG funds will be allocated for projects that pertained to the Housing Activities Program Category. For 2005-06, the goal is to undertake a project where 100% of the CDBG funds will be spent under one targeted activity that meets the Benefit to Low- and Moderate-Income Persons National Objective.

3. One of the major objectives in the 5-year priority needs, outlined in the 04-09 Consolidated Plan, was that CDBG funds should be used for the construction of affordable housing and to support homeowners, homebuyers, and renters to obtain and remain in affordable housing. Although Ames is a fairly homogeneous community with no areas of heavy low-income or minority concentrations, or areas with concentrations of deteriorated housing, there was no perceived plan for allocating a large share of the CDBG funds geographically. However, one of the main obstacles addressed in the Consolidated Plan was: "The ability to keep up with the pace by which the population needs of the underserved increases at a much faster pace than a community's ability to provide the service and agency capacity." This obstacle is compounded by the lack of sizable amounts of land for development within its jurisdiction. The 2005-06 project goal is to increase the number of affordable housing units to try and address the underserved need. The City will seek community partners (such as the Ames School District, for-profit and non-profit developers) that can help provided the necessary resources in order to address this obstacle.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 2 Action Plan Managing the Process response:

1. The City of Ames' Mayor and City Council have reviewed and approved the proposed goals for the years 2004 through 2009 for the Consolidated Plan, along with the Action Plan Priority Projects. The City's Planning and Housing Department will be directly responsible for the project's implementation and administration. The Housing Division will have direct responsibility in the implementation, management, financial reporting, record keeping, and citizen participation plan.

2. Again, this year the City conducted two public forums prior to the comment period to gain feedback from the community. Various human service agencies, non-profit organizations, citizens, and participants of the City's rental subsidy housing programs were invited. For-profit and non-profit developers were invited to a separate meeting to gain their input and support for the project, as well as surrounding neighbors where the proposed project will occur.

3. The City will continue to participate and maintain its networking among the various human service agencies, community groups, neighborhood organizations, area businesses, and its low-income housing participants to address the needs of all citizens.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

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

Program Year 2 Action Plan Citizen Participation response:

1. The City held two public forums (prior to the comment period) to get feedback from various community providers, citizens, and participants on the City's subsidized housing programs on both the 04-05 and 05-06 Action Plans.

Various human service agencies, non-profit organizations, and participants of the City's rental subsidy housing programs were directly contacted. An ad was written in the local newspaper that informed the public. The public forums were held on Monday, February 28, 2005 at 7:30 a.m and 7:00 p.m.

Comments received regarding suggested Program Projects:

- Buyer initiated housing program
- Infrastructure for low income housing development
- Rehab of public facilities (teen shelter)
- Transportation for S. Center
- Owner occupied rehab
- Micro Business Assistance – new or existing
- Technical assistance to non-profits
- Support for housing community
- Transitional living for substance abuse families
- Want money for the lowest of income families
- Subsidized childcare
- Job training for homeless
- Job creation for LMI
- Childcare facilities
- Land acquisition for housing – rent & home ownership

- Infrastructure for housing
- Single room occupancy
- Rehab of public facilities, (mix/use businesses)
- Education like GED or Job Training #5
- Deposit assistance for low income renters #2
- Rental assistance for families on the Section 8 waiting list
- Transportation service for low income

During the comment period, the City will get feedback on the 05-06 Action Plan Project from the neighborhood area surrounding the proposed development sight.

Additionally, although citizen participation allows for a fourteen day (14) comment period, because the City wants community feedback on the proposed 05-06 Action Plan Project, the comment period for this action plan period will be thirty (30) days.

See attached minutes from the May 10, 2005 City Council Meeting.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 2 Action Plan Institutional Structure response:

The City of Ames is the largest provider of affordable housing (including being the designated Public Housing Authority), community, and economic development funding for an array of social service agencies through the continuum of care needs. Through the implementation of these programs, the City has created a broad spectrum of partnerships with human service agencies, neighborhood groups, area businesses, for-profit and non-profit developers, State and Federal agencies and local governments, property owners, lenders, realtors, non-profit organizations, etc. to pursue the development of various housing types, supportive services, businesses and jobs for the benefit of low- and moderate-income households in the community, as well as the County. The implementation of the 05-06 project will involve creating partnerships with the Ames School District, area neighborhood groups, and both for-profit and non-profit developers.

The City will continue to maintain an active and lead role to develop workable products, programs, and services that will further promote affordable housing, economic development, and supportive services.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 2 Action Plan Monitoring response:

The City of Ames acknowledges and accepts that monitoring the Consolidated Plan and the annual activities must be carried out on a regular basis to ensure that statutory and regulatory requirements are being met and, where appropriate, that information being submitted to HUD is accurate, timely, and complete.

The City of Ames' Department of Planning & Housing/Housing Division, with the assistance from all of the various City departments, will be responsible for the long term compliance with the requirements of the Consolidated Plan as required by HUD.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Program Year 2 Action Plan Lead-based Paint response:

The Housing Division, through the implementation of the City's Section 8 Rental Housing Program and CDBG Programs (where required), will, through visual risk assessments, identify properties that may contain lead-paint hazards as a means to increase the inventory of lead-safe housing available to extremely low-, low-, and moderate-income families. Additionally, the City will coordinate efforts with the local and state Health Department, when possible, to help educate and address the issue of lead paint and lead poisoning. In the near future, we hope to conduct in-depth research to address the seriousness of this issue in our community through the CDBG Program.

HOUSING

Specific Housing Objectives

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 2 Action Plan Specific Objectives response:

As part of the 2004-05 Action Plan Project, the City is implementing the following programs that will directly address the goals and objectives outlined in the Consolidated Plan:

a. Deposit Assistance Program. This program will address the housing needs for very low- and extremely low-income households. CDBG funds are being used to provide the gap to allow for deposits for rents and utilities and first month rental payments to be met. The overall goal of the Deposit Assistance Program is to allow low- and moderate-income households to gain access to housing and/or improve their housing status. It is anticipated that the funds set aside under this program will likely continue for 05-06.

b. Minor Repair Program for Non-profits. This program will address the housing needs provided by non-profit agencies for extremely low- and very low-income clients. The overall goal of the Minor Repair Assistance Program for Non-profits is to allow extremely low- and very low-income clients to reside in decent, safe, and sanitary housing facilities. It is anticipated that the funds set aside under this program will likely continue for 05-06.

c. Down Payment and Closing Cost Assistance Program. This program addresses the housing needs for low- and moderate-income first-time homebuyers to purchase existing and/or newly constructed single-family housing. The overall goal of the Down Payment and Closing Cost Assistance Program is to allow low- and moderate-income households gain access to housing and/or improve their housing status. It is anticipated that the funds set aside under this program will likely continue for 05-06.

d. Acquisition/Reuse Program. This program will address the housing needs of extremely low-, very low-, and low- and moderate-income household by providing 1-2 lots to be purchased and resold or donated to non-profit organization(s) to reuse into affordable housing units. The overall goal of the Acquisition/Reuse Program is to increase the supply of affordable housing and allow low- and moderate-income persons gain access to housing and/or improve their housing status. It is anticipated that the funds set aside under this program will likely continue for 05-06.

e. Minor Repair Program for Single-family Homeowners. This program will address the housing needs of low- and moderate-income households with funds to complete minor repairs to their homes (i.e. roofs, furnaces, water heaters, siding, windows, etc.). The overall goal of the Minor Repair Assistance Program for Single-family units is to allow low- and moderate-income homeowners to maintain decent, safe, and sanitary housing. Currently, the implementation for this program utilizing CDBG funds has been delayed. It is anticipated that funds under another program will be used to implement this program in 05-06.

2. In regards to the City's CDBG Program, the City has received its funding commitment from HUD for the fiscal year beginning July 1, 2005 to implement the 05-06 Action Plan Projects. In regards to the City's Section 8 Rental Housing Programs, the City has also received its funding commitment from HUD to continue the Program. In regards to the ASSET Program for human service agencies, the City, along with the other partner (public and private) funders, have committed dollars to continue the support of these services for fiscal year 05-06. All of these funding sources will be used to address the housing and social service needs of the extremely low- to low- and moderate-income households in Ames.

See Housing Needs Table from the 2004-09 Consolidated Plan

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 2 Action Plan Public Housing Strategy response:

The City of Ames does not own or operate any public housing units.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 2 Action Plan Barriers to Affordable Housing response:

The City's Land Use Policy Plan recommends low and moderate cost housing for inclusion in Suburban Residential development to insure that this objective is accomplished. Although to date no formal policy has been adopted in this regard, for fiscal year 2005-06, the City is proposing to utilize its CDBG funds to install infrastructure improvement for the creation of an Affordable Housing Subdivision that will be targeted to serve predominantly low- and moderate-income households, along with other income levels. Additionally, a Homebuyer Assistance Program to help low- and moderate-income households purchase homes will be implemented in the 2004-06 year, and carried forward into the 2005-06 year. The City is also implementing a Deposit Assistance Program to help persons of extremely low- and very low-incomes gain access to affordable rental housing, along with implementing a Minor Repair Program for non-profit organizations to make improvements to their shelters to provide decent, safe, and sanitary housing for homeless individuals and households residing in their facilities.

A more detailed analysis of Barriers to Affordable Housing are addressed in the City's 2004-09 Consolidated Plan.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 2 Action Plan HOME/ADDI response:

The City of Ames does receive funding under this program.

HOMELESS

Specific Homeless Prevention Elements

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

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 2 Action Plan Special Needs response:

1-4. The City of Ames has a history of having as one of its priority goals, addressing strategies for assisting not only low-income families avoiding becoming homeless, but in addressing an array of social and economical issues facing low- and very low-income families in the Ames/Story County community. These strategies include the pursuit and implementation of programs and services that directly impact families that are within the very very low-income levels. Several of those strategies include the following programs and/or funding initiatives:

The funding collaboration of a process called Analysis of Social Service Evaluation Team (ASSET). ASSET provides a large portion of funding to various Ames/Story County human service agencies to assist with the housing and basic needs for helping families avoid becoming homeless. This particular level of service is well known outside of the City’s service delivery area and thereby attracts more persons of need to the jurisdiction. Since its inception in the early 1980’s, the City’s contributed portion is approximately 9.2 million dollars.

For fiscal year 2005-06, the ASSET partners have planned for the investment of funds to address the needs of the homeless, chronic homeless, homelessness prevention, and other non-homeless population needs and services for the jurisdiction as follows:

Story County General Basic	\$ 379,343
United Way of Story County	\$ 708,381
ISU Government of the Student Body	\$ 135,000
City of Ames	\$ 813,373
TOTAL	\$2,036,097

The funding contributed by the City of Ames' is very closely aligned with the City's order of priorities, and help to sustain those services demonstrated to meet the needs of low- and moderate-income residents, and meeting basic needs, crisis intervention, and homelessness.

Additionally, the agencies that provide the services for the homeless and near homeless, as well as other service needs populations, receive funding from various state, federal, and private sources. Detailed information of these various sources are outlined in the 2005-06 ASSET Human Services Budget Manual. Also, a detailed analysis of Specific Homeless Prevention Elements are addressed in the City's 2004-09 Consolidated Plan.

The City of Ames, along with the City of Ames ASSET volunteers, will work closely over the next year with the homeless agency providers to determine what action steps will need to take place to eliminate chronic homelessness by 2012. One major barrier that continually exists, identified by ASSET, is that the members continue to receive information about the lack of State funding in programs and cuts that are threatening the continuation of some of those programs. Local agencies that have multi-county areas of operations continue to struggle with a lack of adequate local support from those counties. ASSET unfortunately, continues to be a very unique arrangement.

5. Currently, in Iowa, there are no policies in place to prevent the discharge of persons from publicly funded institutions into homelessness. However, each division has their own policies and procedures for discharging persons, which include the provision of housing. The current strategy is a three-part strategy, as outlined in the State's chronic homelessness plan.

First, the Iowa Coalition for Housing and the Homeless has developed an ad-hoc committee on discharge planning. The ad-hoc committee is made up of representatives from the Department of Human Services (Mental Health Division), Department of Corrections, Department of Health (two representatives - one from Public Health and one from the Substance Abuse Division), as well as two or three service providers. This ad-hoc committee will be responsible for reviewing all discharge planning policies currently in place for public institutions (Department of Corrections, Substance Abuse, and Mental Health). The committee will also review any prior policies of the departments that may have been related to preventing homelessness. In addition, the ad-hoc committee will receive input regarding any policies that departments would like to see put in place. Once the current policies are reviewed, the committee will make a recommendation on a new policy or language/directives to be added. This will be taken to the ICH for approval by March of 2005. They will then be sent to the Governor and appropriate division heads.

The second part of the strategy is for the ad-hoc committee to serve as an advisory committee to the Iowa Coalition for Housing and the Homeless in the development of a one-day discharge planning conference to be held in the spring of 2005. The conference will bring together homeless service providers, front line staff of public institutions, and director level participants. The goals of the conference will be to educate front line staff about effective discharge planning, resource identification, and effective policy-making and implementation.

The final part of the strategy is to continue to work on collaborations and bridging the gap between homeless service provisions and mainstream resources. This is most effectively done at the community level where front line staff can share ideas, barriers, and resources. In addition, working at the State level to develop policies that reduce and end homelessness and bring new resources and collaborations into the state will benefit all involved.

See Homeless Needs Table from the 2004-09 Consolidated Plan.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 2 Action Plan ESG response:

The City of Ames does not receive funding under this program.

COMMUNITY DEVELOPMENT

Community Development

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

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 2 Action Plan Community Development response:

1-2. The Non-housing Community Development needs of the jurisdiction are stated in the 2005 goals of the Ames City Council, which is to: Assume a proactive leadership role to ensure accomplishment of the following priorities:

- Commercial Revitalization (Downtown, Campustown, other commercial areas);
- Advancing the Bio-Economy Vision; and
- Strengthening our Residential Neighborhoods.

Jurisdiction

The City has been active in utilizing its dollars in addressing the need to support various commercial revitalization. Below are some of those funding initiatives:

- Mainstreet Cultural District
- Downtown Facade Program
- Campustown Improvement Program
- Community Investment Fund Loan Program (partner with Ames Economic Development Commission)
- Revolving Loan Fund Program

Since 1999, the City has been very active in utilizing its dollars, along with Federal, State, and private investments, in addressing the need to support economic development activities in the community. For 2005-06, the City has available approximately \$148,346 to invest towards economic development activities in the community. The City also partners with the Iowa Department of Economic Development (IDED) to assist with programs involving local businesses. (See the chart under "Table for Needs Assessment" tab of the City's Economic Development Incentive Programs and accomplishments.) In addition, the City also invest dollars in the support of economic development through such activities as:

- Iowa Games
- Iowa Special Olympics
- FACES Diversity Celebration
- Ames Museum

The City continues to invest dollars in strengthening its residential neighborhoods. Below is a list of some of the programs implemented:

- Neighborhood Improvement Program
- Ada Hayden Heritage Park
- Bandshell Building Renovation
- Playground/Park Equipment Improvements
- Hunziker Youth Sports Complex
- Municipal Pool Maintenance Projects
- Community Art Services
- Ames Skate Park Improvements
- Bicycle Trail System
- Pedestrian Walkway Program

A detailed account of the above activities can be found in the City's 2005-06 Budget document.

Due to the above stated goals and programs for 2004-05, the City of Ames allocated a small portion of its CDBG funds to implement the following programs:

- Under Public Improvements - a Curb Accessibility Program was implemented to assist persons in designated Census Tract 9 where at least 51% of the households are of low- and moderate-incomes (80% or less of AMI) with handicapped accessible curb and sidewalk crossings. The program budget is \$100,000. This program will be closed out at the end of the 2004-05 fiscal year due to on-going funding to the City's sidewalk program.
- Under Public Services - a Deposit Assistance Program (DAP) to assist 25 low- and very low-income (50% or less of the AMI) households with funds to cover the cost for rent and/or utility deposits in order to obtain affordable rental housing. The proposed budget is \$30,000. This activity will likely continue into 2005-06.

See Community Development Needs Table from the 2004-09 Consolidated Plan.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 2 Action Plan Antipoverty Strategy response:

As a new entitlement community, the City of Ames currently does not have a specific anti-poverty strategy in place at this time. However, as indicated throughout this document and the 2004-09 Consolidated Plan, the City's mission with and without Community Development Block Grant Funds has been to address the needs of our lowest income citizens, either through the ASSET process for human service agencies, or various affordable housing initiatives with the public and/or partnerships. However, while the agencies and the City, through its programs, may be serving poor populations, some very poor persons and families may be unintentionally overlooked. For example, some families may fall through the cracks because of ineligibility for assistance for a variety of reasons (i.e. criminal background, income, credit history, income, etc.). There is an urgent need to identify those persons that are slipping through the system and to develop and provide equal and comprehensive services for them. Some agencies reported that they have waiting lists for their services, and some have to turn people away due to lack of available funding and/or staff. They also listed some non-financial constraints, such as burdensome administrative tasks and a lack of willingness on the part of those in need to accept services (for some, because of fears of stigmatization). Additionally, the community needs/gaps identified some areas where data was not available to indicate in some cases if there is a need or where there is a gap. The City will need to evaluate the need for conducting a more comprehensive study in this area, specifically looking at the areas of: affordable housing, childcare, family preservation, education/job training, community attitudes, and services coordination, which for many cities rank as the greatest needs in the community.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

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

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 2 Action Plan Specific Objectives response:

The City's 2005-06 Action Plan projects will include the following programs that will address the Non-Homeless Special Needs of the Community:

- The City will continue to administer a Deposit Assistance Program (DAP) to assist low- and very low-income (50% or less of the AMI) households with funds to cover the cost for rent and/or utility deposits in order to obtain affordable rental housing.
- The City is proposing to implement an Affordable Housing Subdivision Project. CDBG funds will be used to help subsidize the cost to install infrastructure improvements (utilities, streets, walks/bike paths) to construct single-family housing units that would be available to predominately low- to moderate-income households. The proposed location of the subdivision to be built is in Census Tract 1, on the vacant parcel at 2005 24th Street, owned by the Ames School District.
- The City will be implementing a City-wide Homebuyer Assistance Program to assist low- and moderate-income (80% or less of AMI) families to purchase existing and/or newly constructed homes.
- The City will be expanding its Acquisition/Reuse Program (ARP) to assist low- and moderate-income (80% or less AMI) families in obtaining housing with the acquisition and/or demolition of existing properties and/or lots to be developed by a non-profit organization and/or the City of Ames.

In addition to the above programs, the City in 2005-06, through its partnership in the ASSET process, will continue to address supportive services needs of the non-homeless population.

See Non-Homeless Special Needs Table from the 2004-09 Consolidated Plan

Housing Opportunities for People with AIDS

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

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among

different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 2 Action Plan HOPWA response:

The City of Ames does not receive funding this program

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 2 Specific HOPWA Objectives response:
Not applicable.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.