

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MAY 12, 2014

The Ames City Council met in Special Session at 7:05 p.m. on the 12th day of May, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Pro Tem Matthew Goodman presiding and the following Council Members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. Mayor Ann Campbell and *ex officio* Member Lissandra Villa were absent.

Also in attendance at the public forum were the following: Nora Ladjahasan of Iowa State University (ISU); Raquel Draper; Bill Vaughn, representative of Mainstream Living, Inc.; Mingjie Sun, representative of ISU; Roy and Pat Hougen, Jan and Henry Gray, Lynette Spicer, Jan Flora, and Diane Birt, representatives of AMOS; Richard Deyo; Debbie Lee, Catherine Scott; Anita Rollins; Angie Schreck and Linda Wishman, representatives of ACCESS; Shari Reilly, representative of AMOS, St. Thomas Aquinas, and Emergency Residence Project (ERP); David Beagley of Home For Awhile; Daniel Lee; Sam Erickson, representative of CHI, Inc.; Dale VanderSchaaf of Story County Community Housing; Vic Mos, representative of ERP; Terry Hamilton-Poore; Pat Brown; and Ann Rohovich.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN

PUBLIC FORUM: Housing Coordinator Vanessa Baker-Latimer reported that a Council Workshop was scheduled on March 18 to solicit public input regarding the possible goals for the 2014-18 Five-Year Consolidated Plan. The Consolidated Plan Goals and Priorities were adopted by the City Council at its March 25, 2014, meeting. She advised that staff is now ready to conduct the second phase of the CDBG process – the Annual Action Plan. This workshop was scheduled to gain input from the public regarding possible program areas and project activities to be considered for the 2014-15 program year. She further advised that the “program areas” and related activities for the 2014-15 program year must address one or all of the goals and priorities identified for the Five-Year Consolidated Plan, meet a federal national objective, and be timely administered in accordance with federal rules. Ms. Baker-Latimer provided those present with background information regarding the City's CDBG program.

Housing Coordinator Baker-Latimer gave an overview of the goals and priorities adopted for the upcoming 2014-18 Five-Year CDBG Consolidated Plan. She further reviewed eligible Annual Action Plan program areas and project activities, current and previous Annual Action Plan projects, and the needs in the community derived from the Analysis of Impediments to Fair Housing Choice Study.

Ms. Baker-Latimer reminded those present that, normally, the City is required to submit the Plan to the Department of Housing and Urban Development (HUD) 45 days prior to the beginning of the program year (which would be on or before May 17); however, with Council approval, staff requested and received approval from HUD for a time extension to submit both the Consolidated and Action Plans by July 31, 2014. Ms. Baker-Latimer stated that staff has also been notified that the City's CDBG allocation for 2014-15 is \$488,278, which is approximately \$20,000 less than what was received in 2013-14. She advised that the program caps are 20% for planning and administration and 15% for public service.

Small group discussions were held to give individuals the opportunity to review and discuss the various program areas and project activities for the 2014-15 Action Plan. At the conclusion of the small group discussions, group leaders presented the summary for each group.

A summary of proposed program areas and project activities follows:

Group #1:

- New Mainstream Living accessibility improvement; “shovel ready”, \$164,000 (ask 75k) with a goal of 2.A
- Future Community Life; goal #1 is 2.A
- Now Home For Awhile (family transitional and emergency housing with capital (units) and operations (rent units)
- Transportation (gasoline voucher); #1.2.A.B
- Grant hunting with City staff help
- Address blight through public private partnerships yielding affordable housing (ANAWIM – Drake); #2.A
- Re-purpose Edwards as a community center (#1.2.A.B)
- Motor Lodge family shelter (#1.2.A.b)
- Transit support for ABE/GED students of DMACC/Hunziker (#1.2.A.b)

Group #2:

- Project Iowa (firm partner/jobs available)
- Trainees require child care, transport, and other costs that impede training for 8-12 weeks
- Bullet #1; short and long term – City Council could help with firm recruitment through the Chamber and AEDC

Group #3:

- Continue to be open to redevelopment/rehabilitation of existing properties
- Identify and/or tear down blighted properties
- Continue emergency rental/utility assistance (look at CHAS data)
- Complete housing inventory
- Acquisition of shelter property on East Lincoln Way
- Vacated school property
- Examine effects of zoning and affordability

Group #4 (3 activities):

Activity 1 -

- Continue what has worked
- Rent assistance, first time homebuyer, rehab/habitat
- Objective is 1A for the short- and long-term

Activity 2 –

- Renters need mechanism to resolve disputes with landlords
- Objective is 2A: Legal service, both short- and long-term

Activity 3 –

- Assist with establishing more low-income housing, as with Eastwood
- Objective is 1A; Long-term and may involve other programs than CDBG (tax abatement, etc.)

Group #5:

Create, Expand, and Maintain Affordable Housing:

- Purchase properties to be used as emergency or transitional housing for families
- Provide funds to non-profit organizations to create or expand emergency/transitional housing
- Need a long-term plan to address supply and quality of affordable housing
- More frequent inspection of rentals
- Job training for LMI individuals (project Iowa); \$5,000 to \$6,000/person
- Incentives to landlords and developers for LMI housing
- Allow landlords to apply for CDBG money for renovations in exchange for LMI housing
- Temporary staff to assist with workload and identifying ways to leverage outside funding
- Bus shelters in low-income areas, such as South 16th Street
- Expand route service to LMI neighborhoods and to manufacturing companies (Dayton Avenue)

Housing Coordinator Baker-Latimer advised that after the public forum tonight, she will prepare a report with recommendations on administering the program areas with funding amounts for the Council's review at a special meeting which will be held on May 19. Preparation of the Annual Action Plan will then take place through the month of June. A public hearing on the Plan will then be held at the Council's meeting on July 22, 2014, with the anticipated HUD approval and congressional release of funding to be October 1, 2014.

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 8:32 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Jill L. Ripperger, Recording Secretary