



CITY OF AMES

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORTS (CAPER) FOR FEDERAL FISCAL YEAR 2013 - 2014

**CITY OF AMES FISCAL YEAR
JULY 1, 2014 THROUGH JUNE 30, 2015**



**Public Comment Period:
October 22, 2015 thru November 6, 2015**

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

With community input, the overall goals and outcomes of the City's 2014-18 Strategic Plan is to increase the supply of affordable housing for low and moderate income persons and to continue to support and maintain the public service needs for special populations, the homeless, and low income households. The major progress that the City made in carrying out these two overall strategies was through the implementation of the following project activities for 2014-15: Homebuyer Assistance, Acquisition/Reuse for Affordable Housing, and Renter Affordability Program.

-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. During the program year, two households received down payment and closing assistance to purchase two rehabilitated, City-owned properties.

-The Acquisition/Reuse Program was designed to create, expand and maintain affordable housing for homeless and low-income persons (80% or less of AMI) by: a. increasing the supply of affordable rental housing, b. improving the quality of affordable rental housing, c. increasing the availability of affordable owner-occupied housing or d. maintaining the supply of affordable owner-occupied housing. During the program year the acquisition of four (4) in-fill lots and one duplex was completed. The purchase of these properties can provide up to approximately 13 housing units for rental or homeownership purposes.

-The Renter Affordability Program was designed to provide assistance to low-income households, who are at or below 50% or less of the Story County median income limits, gain access to rental housing units that will improve their housing status, and help them to secure economic stability in order to obtain and/or remain in affordable housing units. The activities implemented were a Deposit, 1st Month's Rent and Transportation Assistance. During the program year, 55 households with incomes at 50% or below the AMI were assisted. Of the 55 households assisted, 31 received assistance with Deposit and 1st Month's Rent and 24 were received assistance with Transportation (14 gas vouchers, 8 Cy-ride Bus Passes & 2 with HIRTA Bus Passes).

-The Housing Improvement and the Public Facilities Improvement Programs were not implemented during this program year. However, the impact on expanding and maintaining the supply and the need for affordable housing for low income persons and households met the heart of the strategic plan through the implementation of the three activities that were implemented.

In addition to the outcomes listed below, a summary of accomplishments in attaining the goals and objectives for the reporting period, and other supporting documents can be found in Appendixes I-III.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$0	Rental units constructed	Household Housing Unit	10	0	0.00%	6	0	0.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$125,000	Rental units rehabilitated	Household Housing Unit	15	0	0.00%	3	0	0.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$175,000	Homeowner Housing Rehabilitated	Household Housing Unit	60	0	0.00%	10	0	0.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$55,000	Direct Financial Assistance to Homebuyers	Households Assisted	15	2	13.33%	3	2	66.67%

Create & expand Affordable Housing for LMI Persons	Affordable Housing	ASSET: \$132,057	Overnight/Emergency Shelter/Transitional Housing Beds added/maintained	Beds	10	0	00%			
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$25,000	Buildings Demolished	Buildings	5	1	20.00%	1	1	100.00%
Create & expand Affordable Housing for LMI Persons	Affordable Housing	CDBG: \$65,255	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	10	6	60.00%	4	4	100.00%
Maintain Development Services in the Community	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$200,00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%	3	0	0.00%
Maintain Development Services in the Community	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$43,500 ASSET \$428,925	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	300	1536	512.00%	50	55	110.00%

Maintain Development Services in the Community	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$43,500 ASSET: \$28,100	Homelessness Prevention	Persons Assisted	95	1591	1,674.74%	95	936	985.26%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

For the 2014-15 program year, approximately \$ 1,047,965 (not including administration) was allocated to implement the program activities listed under CR-05 Goals and Outcomes. Of that amount approximately \$433,265 was expended on housing related activities that were specific objectives identified in the strategic plan in regards to creating and expanding affordable housing for low and moderate income households through the implementation of the Homebuyer Assistance, the Renter Affordability and the Operation/Repair Programs. Special attention was given to the highest priority activity, which was the implementation of the Acquisition/Reuse for Affordable Housing Program. Approximately \$344,041 was expended purchasing in-fill lots, and demolishing deteriorated housing to allow for the construction of affordable housing.

In addition to CDBG funding, ASSET funding expensed approximately \$428,925 towards addressing the goal to maintain Development Services in the Community. Of that amount the City's share expensed was approximately \$160,157 by the following agencies that provided housing services to homeless, non homeless and special needs households in Ames (Youth and Shelter Services, Good Neighbor, Emergency Residence Project, Assault Care Center Extending Shelter & Support, and The Salvation Army). Through the efforts of these agencies, approximately 2,421 households/persons received assistance.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	30
Black or African American	19
Asian	2
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	3
Total	55
Hispanic	3
Not Hispanic	52

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The above data of racial and ethnic status of families are from households assisted through the Renter Affordability Program. Under this activity households with incomes at 50% or less of the Area Median Income were provided Deposit, 1st Month' Rent Assistance and/or Transportation Assistance (Cy-Ride Bus Passes, Gas Vouchers or HIRTA Bus passes for elderly or disable persons). In addition to the racial and ethnic status of the 55 households assisted, 41 were female head of household, 21 were Section 8 Housing Choice Voucher participants, 19 were disabled, 8 were elderly, 1 was a veteran, 8 were in homeless shelters, 51 indicated that they spoke English as their primary language, and all 55 indicated that they read, write or speak English well.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		2,352,000	531,809

Table 3 – Resources Made Available

Narrative

For the 2014-15 program year, approximately \$531,809 (including administration costs) approximately \$433, 265 (without administration) of CDBG funds were expended. Of the \$531,809, approximately \$200,883 was program income. In addition to the CDBG amount expended, the City - through their share of ASSET funding - expended approximately \$145,157 specifically to support local human services agencies in providing basic needs and preventive services (food, counseling, shelter, child care, meals, etc.) to homeless and low-income households in the community.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY-WIDE	100	100	all clients served were within the City limits of Ames

Table 4 – Identify the geographic distribution and location of investments

Narrative

As outlined in more detail in the 2014-18 Consolidated Plan, Ames is a fairly homogeneous community with no areas of heavy low-income or minority concentrations, or areas with concentrations of deteriorated housing. Because of this, there is no plan for allocating a large share of the CDBG funds geographically. There is one census tract area that has the highest concentration of low-income and minority populations; however, this tract is generally described as a university apartment and dormitory area at the north and east end of the central campus of Iowa State University.

Therefore, the City of Ames will focus its CDBG resources from a city-wide approach. The majority of the determined benefit will be based on individual income eligibility, low- and moderate-income limited clientele benefit, and low- and moderate area benefit, based in census tracts containing concentrations of 51% or more, low- to moderate income persons, with incomes that do not exceed the 80% Area Median Income Limits (AMI), as established by HUD.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

One of the primary goals identified in the 2014-18 Consolidated Plan was that CDBG funds would be used to leverage with other private and public resources to address the needs of low and moderate-income persons in the community. The importance in prioritizing leveraging CDBG dollars is that the allocation that the City receives on annual basis is not enough to address all of the housing and public services needs of the community and the annual CDBG budget allocations have not been not consist from year to year.

Additionally, since the City's first allocation of CDBG funds starting in 2004-15, its' CDBG allocation has decreased eight (8) times, and for 14-15 is over \$100,000 less than received eleven (11) years ago. For 14-15, CDBG funding has been leveraged with the following local, state and private resources in addressing the housing and other basic needs of homeless and other low income households in the community:

-Through the administration of the Homebuyer Assistance Program (Down Payment and Closing Cost), the program's down payment and closing cost assistance is leveraged with partnerships with local lenders, who partner with the City to design underwriting guidelines to specifically address the financial gaps for low- and moderate-income first-time home buyers. Also home buyers were required to contribute a percentage of the down payment and closing cost fees.

- The largest source of levering for the year to address housing and public service programs came through the ASSET process. ASSEST provided just over \$3 million dollars to provide administrative support and basic need services to various human service agencies in the community this funding was also leveraged with dollars that the agencies contributed from private donations and fundraisers.

-Several agencies also received funding from HUD through the State for Emergency Shelter Funds (ESG), Supportive Housing funds (SH), and State programs such Victims of Crime Act (VOCA), Family Violence Prevention (FVP), Sexual Abuse Funds, and Domestic Abuse Funds (DA). Also, the Emergency Food and Shelter Program (EFSP) funding that was administered through FEMA.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	8
Number of Non-Homeless households to be provided affordable housing units	60	47
Number of Special-Needs households to be provided affordable housing units	25	27
Total	95	82

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	55
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	3	3
Total	63	58

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Although not all of the CDBG program activities for 14-15 were implemented, the following three major activities that are in the priority goals of the Consolidated Plan were: Acquisition/Reuse for Affordable Housing, Homebuyer Assistance Program, and the Renter Affordability Program. These three programs directly address increasing the affordability, availability and accessibility. Under the Acquisition/Reuse for Affordable Housing, five (5) properties were acquired, four (4) can be redeveloped to increase the supply of affordable housing, and the one can be rehabbed. Under the Homebuyer Assistance, two (2) properties were rehabilitated and sold to low-income first time homebuyers. Under the Renter Affordability Program, 55 households were assisted with either Deposit and/or 1st Month's Rent Assistance and with transportation assistance with gas voucher or bus passes. Approximately, 97% of the program budget was spent on these housing related activities. These activities had the greatest impact on the goals and objectives outlined to be address in the Consolidated Plan. Problems encountered in implementing programs continue to be dealt with in a timely manner, using professional staff resources and following program regulations.

Discuss how these outcomes will impact future annual action plans.

The success of these outcomes will assist in helping to expand, maintain and sustain the needs of affordable housing for low and moderate income households in the community. The opportunity to purchase in-fill lots will increase the supply of low income housing for approximately 13 households that are in need of such housing affordability. The impact on future annual action plans will be to continue to utilize the funds on these types of housing activities.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	41	0
Low-income	14	0
Moderate-income	0	0
Total	55	0

Table 7 – Number of Persons Served

Narrative Information

1a. The Renter Affordability Program continued during the 2014-15 program year. Fifty-five (55) households were assisted under the program, thirty-one (31) under the Deposit and First Month’s rent activity and twenty-four (24) under the Transportation activities that included gas vouchers and bus passes. The household beneficiary data is as follows:

- Households at 30% or less of the AMI: 41 (extremely low-income)
- Households at 31% to 50% of the AMI: 14 (very low-income)
- Participants in the Section 8 Program (Vouchers or Project Based): 21
- Participants who were Female Head of Household: 41
- Disabled: 19
- Households with dependent children: 23
- Individuals from Homeless Shelters: 8
- Veterans: 1

Under the Homebuyer Assistance Program, two (2) households were assisted with the following beneficiary data: 2 with household incomes at 80% of the AMI; 2 female head of households; 2 white, non-Hispanic.

Under the housing programs funded through ASSET, the following beneficiaries were assisted:

- Youth and Shelter Services (Emergency Shelter Program) 108 homeless youths;
- Emergency Residence Project (Shelter & Transitional Housing Programs) 651 households;
- ACCESS (Battering Shelter Program) 126 households;
- Good Neighbor (Emergency Rent/Utility Assistance Program) 936 households;
- The Salvation Army (Rent/Utility/Mortgage/Lodging Program) 600 households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's continuation of the Renter Affordability Program, specifically the Deposit and First's Month's Rent activity, was a direct action taken to address needs of homeless persons. The program is designed to assist very low-income and homeless individuals gain access to decent, affordable housing. The cost to upfront the deposit and pay the first month's rent is simply out of reach for homeless households. Also, if they have just started employment and have not received a paycheck and/or their paycheck will not cover both of these required costs from property owners, this gap financing will aide them in the transition from the shelter to permanent housing and independent living. For 2014-15, 55 households were assisted with incomes at or below the 50% of the AMI, of which six (6) were living in shelters.

Additionally, the City of Ames continues to partner 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Ames does not receive Emergency Shelter Grant (ESG) funding that can specifically address the emergency shelter and transitional housing needs of homeless persons.

However, two of the City's Homelessness Shelter Providers: Youth and Shelter Services (YSS) and Assault Care Continuing Extending Shelter and Support (ACCESS), together received approximately \$90,000 of ESG funding to help address the needs of this population. Additionally, through the ASSET process, specific allocations of funds are provided to agencies that provide services to address this population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In addition to federal and state funds, the largest local action directly taken that were targeted to address helping low-income individual and families to avoid 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 2014-15, the following human service agencies were funded through this process to address the Shelter and Prevention Assistance for homeless persons and 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, The Salvation Army, and Youth and Shelter Services (YSS). For 2014-15 from ASSET funders, of the \$3,329,512 budgeted, \$317,241 was directed towards Shelter Assistance (homelessness) and of that amount, the City contributed \$160,157 (50%); in addition \$110,378 was directed to Prevention Assistance (food vouchers, food pantries and meals for the elderly and disabled households), and of that amount the City contributed \$48,917 (44%).

Additionally, local churches and other non -ASSET agencies (such as, Food at First, Bethesda Lutheran Church, Home For A While, St. Thomas, and the Salvation Army) provide emergency rent assistance, deposit assistance, transportation assistance, medical assistance, food and clothing assistance, and temporary housing.

All of the above resources and actions are provided in this community to aid in the prevention of not only homelessness, but also the basic needs that go along with preventing homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In 2014-15 the following agencies received federal resources obtained from homeless Super NOFA: 1) Youth and Shelter Services, Inc. received 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. They also received \$128,330 in Emergency Solutions Grant Funds (ESG), of which approximately \$33,000 was designated for Ames/Story County. 2) The Assault Care Center Extending Shelter and Support (ACCESS) received \$60,000 in Emergency Solutions Grant Funds (ESG), and approximately \$117,456 in state domestic assistance funds and approximately \$2,315 in Emergency Food and Shelter Program (EFSP) from FEMA.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Ames does not own or operate any public housing units and no longer operates as the local housing authority. 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. Staff also works with the local housing authority to disseminate information about public forums, programs, events and other information to participants on the Section 8 Housing Voucher Program. For 2014-15 an average of 195 households were assisted through the Voucher Program in Ames. The City is a member on the Housing Authority's Board of Commissioners. There are 234 privately owned Project-based units in the community.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not Applicable

Actions taken to provide assistance to troubled PHAs

Not Applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Through the use of CDBG funding, the Renter Affordability Programs (Deposit and 1st Month's Rent) was implemented that assisted thirty-one (31) households with incomes at or below 50% of the AMI in gaining access to decent, safe and affordable housing that improved their housing status, and helped them secure economic stability. A Transportation component was implemented that assisted 24 households with Gas Vouchers and Bus Passes that also assisted in helping them to secure economic stability.

The Homebuyer Assistance was also implemented that assisted low income (80% or less of the AMI) with gaining access to decent, safe and affordable housing that they otherwise would not be able to access or afford in a community where the average sell price for a home in 14-15 was approximately \$216,331, which is out of reach for low-income first-time homebuyers.

Additionally, actions taken through the use of non-CDBG dollars were as follows:

1. The City of Ames in partnership with Story County, the United Way, the Department of Human Services and ISU Student Government, through the ASSET process for 14-15 provided over \$3 million dollars in funding to area human service agencies to address the needs of the underserved. The programs ranged from emergency shelter and rental assistance, transportation, job training, child care, food pantry and clothing, legal services, mental health services and health care to name a few.
2. Area non profits housing organizations (Habitat for Humanity and Story County Community Housing, Youth and Shelter Services and Assault Care Center Extending Shelter and Support) provided additional affordable housing for ownership, rental and shelter units that assisted the underserved needs in the community.
3. Local churches and other non-ASSET agencies (such as Food at First, Home for a While, Bethesda Lutheran Church and St Thomas Church) provided additional emergency rental and transportation assistance, food and clothing assistance, and temporary housing assistance.
4. The area housing authority (Central Iowa Regional Housing) through the administration of the Section 8 Housing Choice Voucher Program assisted 195 households over the 2014-15 year.
5. Local subsidized and tax credit housing providers continued to provide approximately 489 housing units for families, elderly and disabled households.

All of the above resources and actions were provided in this community to address obstacles to meet the needs of the underserved. However, obstacles still exist in the community that impedes the number of households that can be assisted such as: the gap in the minimum wage that households can earn that is still far below the cost of housing and other amenities; the income levels for many special needs households are often insufficient to afford even the lowest priced housing without a housing subsidy; the reduction in federal funding for both public and subsidized housing programs and CDBG programs, which reduces and limits staff capacity to implement programs and the burden of the compliance with federal regulations to implement programs; the lack of experience and capacity of area human services organization to seek out funding opportunities from other state and federal programs to maximize and leverage outcomes in supportive

services and housing programs; the cost of land to development housing, the competition among housing developers to receive much need gap financing to develop affordable housing units; and where the average list price for homes for sale was \$220,562 and the average sell price was \$216,331. These are just a few obstacles that continue to need to be discussed and address to greatly reduce the number of the underserved in the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Ames is committed to reducing lead-based paint hazards and to continue implementing actions to address them. There have been 3 properties that have had lead-based paint hazards addressed through the Operation/Repair Program. The City provided 55 educational pamphlets regarding "Protecting Your Family From Lead In Your Home".

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The above actions taken to meet the needs of the underserved are also the actions taken to reduce the number of poverty- level families. However, of the above agencies listed, ASSET continued to be the largest funder of local Human Service agencies that allows the agencies to provide not only basic need services, but services that include counseling in the area of financial literacy, job interviewing skills, housing, transportation, medical, and other services that can be attributed to reducing the number of persons living below the poverty level.

Federal and State grants received (Emergency Solutions funds, Supportive Housing funds, Rapid Re-housing funds, Emergency Food and Shelter Program funds), by a few of the local Human Service and Shelter agencies greatly assist in reducing the number of households.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Annually as part the preparation of the Consolidated or Annual Action plans, the City does public outreach to area human services agencies, neighborhood associates, businesses, lending institutions, nonprofit organizations, property owners and managers, and the media to educate and engage feedback to gain housing and community development issues, concerns and perspectives to establish goal and priorities that could be address through the use of Community Development Block Grant funds.

Additionally, the Ames City Council continues to conduct monthly City Council Workshops with various organizations and groups for discussions on various issues and concerns expressed by the community. Some topics of discussions included: a joint meeting with the Ames Community School District, a Neighborhood Summit Meeting, and a joint meeting with the Gilbert Community School District. They also held two special meetings with the ISU Government of Student Body and with Mary Greeley Medical Center. These types of meetings help engaged and strengthen community communications, collaborations and partnerships.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

City staff continued to work closely with the local Continuum of Care agencies by participating in their monthly meetings of both the steering committee and the general board meeting to discuss housing issues and concerns, to promote community awareness events to educate and engage the public regarding the barriers and needs of low-income and homeless families in the community and shares and exchanges information on programs and services being provided.

Staff also has enhanced coordination with two of the ASSET partners (Story County and United Way) to work on collaboration and education on programs with area human services agencies to expand the opportunity to bring more state and federal funds into the community and reduce the number of duplicate services being implemented.

City staff continued to partner with the property owners, property managers, and board of realtors to address and educated the community on the fair housing issues along with market needs concerns.

The City continued to work closely with the area Housing Authority (CIRHA) to address and expand the participation of the Section 8 Program for the citizens of Ames by providing free conference space for them to conduct their briefing sessions for applications, issuance of vouchers and annual reviews. The City has a representative on their Board of Commissions. The City also has enhanced the coordination of services with the Story County Board of Supervisors. In a effect to insure that the housing needs are met for citizens in Ames/Story County are address, the attendance at the Housing Authority Board meetings are shared and the staff communicates regularly to discuss ways to partner to address needs of both the city and the county.

Through a collaborative effort between the City of Ames and Iowa State University, a Rent Smart Ames program was created to provide landlords and tenants with the resources and expertise to make renting in Ames a Smart Choice. The Rent Smart Ames program centers around three distinct areas of renting: rental housing, tenant education and landlord education. Rent Smart Ames incorporates information landlords and tenants need to know about renting and where both can learn about their rights and responsibilities. To further strengthen this effort, the City and the University reached out to the Iowa Finance Authority for their help in connecting Rent Smart Ames with their IowaHousingSearch.org housing locator service.

IowaHousingSearch.org is a state-wide free web-based service that helps people list and find decent, safe, affordable, accessible and, when necessary, emergency housing. The service is supported by a toll-free call center that provides information for the general public as well as for housing professionals seeking vital resources for their clients. This service fosters collaboration among Iowa landlords, various housing organizations and Iowans seeking rental housing.

The City and the Iowa Finance Authority have been working closely with property owners and managers in Ames to encourage them to list all of their properties on the site and the City is promoting this resource to families and households as a one-stop shopping for families, households searching to find housing units that meet their specific needs from subsidized low-income housing to market rate housing.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In the City's 2013-14 Impediments to Fair Housing Choice Study the following two barriers were identified: 1) lack of available rental units in affordable prices ranges and 2) the cost of housing for both renters and home buyers. The implementations of the following programs were actions that were taken to overcome the effects of these two impediments:

1. The Renter Affordability Programs that consisted of assistance with Deposit, 1st Month Rent, Gas Vouchers and Bus Passes was target to household with incomes at 50% or less of the AMI (Area Median Income for extremely & very low households). These activities help increase the availability and affordability of housing

units, and provided additional dollars towards the cost of housing by providing funds for their transportation needs that would otherwise been needed for housing. Fifty-five (55) households were served.

2. The Homebuyer Assistance Program that consisted of down payment and closing cost assistance to households with incomes at 80% of the AMI for low-income households. This activity provided the financial gap that the majority of first-time homebuyers are not able to save in order to purchase a home. In addition to the assistance, through the Operation Repair Program, the City was able to purchase and rehabilitate two properties that were sold in conjunction with the Homebuyer Assistance Program. This provided affordability, accessibility and decent, safe and sanitary housing to two (2) low-income first-time homebuyers.

3. The Acquisition/Reuse Program consisted of the purchase of in-fill lots, foreclosure properties, properties needing repair, or vacant land for re-development into affordable housing. Through this program the City was able to purchase five (5) properties (4 in-fill lots and 1 in need of repair). Four (4) properties can be re-development into affordable rental housing and one can be development for single-family homeownership. It is anticipated that approximately thirteen (13) units of affordable housing can be added to the community.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The CDBG overall program is monitored and viewed as part of the City's annual external financial audits. To date no major findings have been flagged or revealed. The City also has received regular onsite monitoring visits of its operations and programs from the area field office and staff from other HUD program offices. To date, no major findings or issues have been discovered. The field office also regularly monitors the City's reporting activities in IDIS.

On a program level, staff continues to monitor the program guidelines of the various CDBG programs on a monthly basis to ensure that they are implemented in an efficient and effective manner and/or need to be 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. The overall financial program and administrative expenditures continue to be monitored monthly by the Finance Department with a monthly spreadsheet on expenditures and any generated program income so that monthly draws and/or quarterly reports are completed accurately and timely. Staff regularly communicates with various field representatives to ensure that the programs implemented are in compliance with the various HUD regulations. Staff regularly participates in the quarterly conference calls with Omaha Community Development staff to stay up-to-date on any regulatory changes or new reporting requirements being required or initiated. Staff also submits quarterly reports in a timely manner and monitors its activities in the Integrated Disbursement and Information System (IDIS). During the preparation of the City 2014-18 Consolidated Plan, the need to expand more affordable housing for low income households in both rental and homeownership was became a high priority to be address over the next five years.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Being an Entitlement Community continues to bring about the opportunity to invite and educate the public about the program accomplishments how federal dollars were spent in the community. Annually, the city advertises the availability of the CAPER for public comment as required in the legal section of the main community newspaper. The city also advertises in a local paper that is distributed freely to all citizens in Ames/Story County. Information is sent through press releases, Twitter and Facebook as well. Notification is also provided to the local Continuum of Care group. The CAPER is placed on the City's website and hard copies are available in the Ames Public Library and Planning & Housing Department.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There are no changes in the jurisdiction's program objectives at this time.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.



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PGM Year: 2012
Project: 0002 - Acquisition/Reuse-Operation and Repair
IDIS Activity: 70 - Operation and Repair

Status: Open
Location: 515 Clark Ave Ames, IA 50010-6122

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: CDBG Operation and Repair of Foreclosed Property (19E) **National Objective:** LMH

Initial Funding Date: 09/28/2012

Description:

Under this activity for the 2012-13 program year, funds will be used for maintenance and rehab of foreclosed properties purchase in previous program years (including service delivery cost) to prepare them for sell to low and moderate income first-time homebuyers under the City's Homebuyer Assistance Program and/or to sell to Habitat for Humanity for rehabilitation and to be sold under the Habitat for Humanity Program.

Their are five properties remaining (Morningside, Curtiss, Wellons, Roosevelt, & Burnett).

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$149,000.00	\$0.00	\$0.00
		2010	B10MC190010		\$0.00	\$56,340.88
		2011	B11MC190010		\$0.00	\$37,954.42
		2012	B12MC190010		\$0.00	\$48,279.38
		2013	B13MC190010		\$3,633.43	\$3,633.43
	PI	Pre-2015		\$1,966.00	\$0.00	\$0.00
		2012	B12MC190010		\$0.00	\$1,966.00
Total	Total			\$150,966.00	\$3,633.43	\$148,174.11

Proposed Accomplishments

Actual Accomplishments

Number assisted.

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0

American Indian/Alaskan Native & Black/African American:

0

0

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Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2012	Under this activity, funding is are used for the maintenance and repairs of single-family properties purchased under the Acquisition re-use program in previous years. Five (5)properties (Morningside, Burnett, Curtiss, Roosevelt and Wellons)are slated to be repaired and sold under the City's Homebuyer Assistance Program and/or sold to Habitat for Humanity of Central Iowa for rehabilitation and selling to a qualified Habitat household. Solicitation for bids to make repairs to the Morningside property began in the last quarter of the program year. The expenses shown were the cost of beginning repairs. The accomplishment data will be reported under the Homebuyer Assistance Program, likely in the 2013-14 program year.	



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PGM Year: 2012
Project: 0004 - Homebuyer Assistance Program
IDIS Activity: 73 - Down Payment and Closing Cost Assistance

Status: Open
Location: 515 Clark Ave Ames, IA 50010-6122

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Direct Homeownership Assistance (13) **National Objective:** LMH

Initial Funding Date: 10/10/2012

Description:

Under this program activity, down payment and closing cost assistance will be provided to qualified low and moderate income first-time homebuyers to purchase existing homes on the market or made available through the City's Acquisition/Reuse Program property purchases. Accomplishments for the beneficiary data for the selling of the Morningside, Curtiss, Wellons, Roosevelt & Burnett properties will be reported under activity this activity.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$50,000.00	\$0.00	\$0.00
		2010	B10MC190010		\$0.00	\$106.75
		2011	B11MC190010		\$0.00	\$10,200.00
		2013	B13MC190010		\$20,000.00	\$20,000.00
Total	Total			\$50,000.00	\$20,000.00	\$30,306.75

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	2	0	0	0	2	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:

0

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Total:	2	0	0	0	2	0	0	0
Female-headed Households:	2		0		2			
<i>Income Category:</i>								
	Owner	Renter	Total	Person				
Extremely Low	0	0	0	0				
Low Mod	0	0	0	0				
Moderate	2	0	2	0				
Non Low Moderate	0	0	0	0				
Total	2	0	2	0				
Percent Low/Mod	100.0%		100.0%					

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	<p>Under activity, down payment and closing cost assistance is provided, to assist low-income first-time homebuyers with purchasing a home. Applications were solicited and 9 low and moderate-income potential first-time homebuyers applied and participated in the Homebuyer Educational seminar. No assistance was able to be provided in that the program was started the last quarter of the program year. It is anticipated that assistance will provided to eligible buyers in 13-14. The only expenditures was for the cost of administering the homebuyer educational seminar. In that no assistance was paid in 2012-13, this activity will remain opened, and a new accomplishment year will be added or accomplishments will be reported here and under the Acquisition/Reuse Activity. The accomplishment data for Morningside, Wellons, Curtiss, Roosevelt & Burnett will be reported under Activity 57.</p>	



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PGM Year: 2014
Project: 0001 - General Program Administration
IDIS Activity: 81 - General Program Administration

Status: Completed 6/30/2015 12:00:00 AM
Location: ,
Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 09/19/2014

Description:

Under this activity the overall program administration will occur.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$95,405.95	\$0.00	\$0.00
		2013	B13MC190010		\$95,405.95	\$95,405.95
	PI	Pre-2015		\$3,138.55	\$0.00	\$0.00
		2014	B14MC190010		\$3,138.55	\$3,138.55
Total	Total			\$98,544.50	\$98,544.50	\$98,544.50

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0



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Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2014
Project: 0002 - Neighborhood Sustainability Program/AR
IDIS Activity: 84 - Acquisition/Reuse

Status: Open
Location: 515 Clark Ave Ames, IA 50010-6122

Objective: Provide decent affordable housing
Outcome: Availability/accessibility
Matrix Code: Acquisition of Real Property (01)

National Objective: LMH

Initial Funding Date: 10/21/2014

Description:

Under this activity, funds will be used to: a. Purchase vacant in-fill lots for redevelopment into affordable housing; b. Purchase foreclosure properties for rehabilitation into affordable housing. The goal is to create, expand, and maintain Affordable Housing for homeless and low-income households.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$323,075.00	\$0.00	\$0.00
		2013	B13MC190010		\$152,376.98	\$152,376.98
	PI	Pre-2015		\$157,478.50	\$0.00	\$0.00
		2014	B14MC190010		\$157,478.50	\$157,478.50
Total	Total			\$480,553.50	\$309,855.48	\$309,855.48

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0



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Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2014	Under the implementation of the Acquisition/Reuse for Affordable Housing, which will consist of the purchase of infill lots (vacant or with properties needing to be demolished), the purchase of foreclosure properties for rehabilitation, or the purchase of single-family or multi-family units that can be rehabilitated, it is anticipated that 2-4 properties will be acquired for reuse in either affordable rental or owner-occupied units for households at 80% or less of the Story County median income limits. During the program year, five (5) properties (6th Street, Stafford & Maxwell) were acquired.	



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PGM Year: 2014
Project: 0003 - Renter Affordability Program/DFMR
IDIS Activity: 85 - Deposit and First Month's Rent

Status: Completed 6/30/2015 12:00:00 AM
Location: 515 Clark Ave Ames, IA 50010-6122

Objective: Create suitable living environments
Outcome: Affordability
Matrix Code: Security Deposits (if HOME, not part of 5% Admin Cap) (05T) **National Objective:** LMH

Initial Funding Date: 10/21/2014

Description:

Under this activity, assistance with Security Deposits and/or First Month's Rent was provided to household with incomes at 50% or less of the AMI. The goal was to assist 25 households, 31 households were assisted during the program year.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$15,174.63	\$0.00	\$0.00
		2013	B13MC190010		\$15,174.63	\$15,174.63
	PI	Pre-2015		\$6,501.53	\$0.00	\$0.00
		2014	B14MC190010		\$6,501.53	\$6,501.53
Total	Total			\$21,676.16	\$21,676.16	\$21,676.16

Proposed Accomplishments

Households (General) :
25

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	16	2	16	2	0	0
Black/African American:	0	0	13	0	13	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	2	0	2	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:

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Total:	0	0	31	2	31	2	0	0
Female-headed Households:	0		24		24			
<i>Income Category:</i>								
	Owner	Renter	Total	Person				
Extremely Low	0	23	23	0				
Low Mod	0	8	8	0				
Moderate	0	0	0	0				
Non Low Moderate	0	0	0	0				
Total	0	31	31	0				
Percent Low/Mod		100.0%	100.0%					

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2014	Under this activity, the goals was to assist low income households at 50% or less of the AMI, with Security Deposit and/or First Month's Rent Assistance.	



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PGM Year: 2014
Project: 0004 - Renter Affordability Program/Trans
IDIS Activity: 86 - Transportation Assistance

Status: Completed 6/30/2015 12:00:00 AM
Location: 515 Clark Ave Ames, IA 50010-6122
Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Public Services (General) (05) **National Objective:** LMC

Initial Funding Date: 10/21/2014

Description:

Under this activity, assistance was provided to assist households with incomes at 50% or less or the AMI with the various transportation needs (gas vouchers, Cy-Ride Bus Passes and HIRTA (for the elderly and disabled) Bus passes. The goal was to assist 20 households, 24 households were assisted during the program year.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$4,690.00	\$0.00	\$0.00
		2013	B13MC190010		\$4,690.00	\$4,690.00
Total	Total			\$4,690.00	\$4,690.00	\$4,690.00

Proposed Accomplishments

People (General) : 20

Actual Accomplishments

number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	14	0
Black/African American:	0	0	0	0	0	0	6	1
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:

0

0

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24

1



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	18
Low Mod	0	0	0	6
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	24
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2014	Under this activity, assistance with fuel vouchers, and/or bus passes were provided to households with incomes of 50% or less of the area AMI to help them with their transportation needed. The goals was to assist approximately 20 households, 24 households were assisted during the program year.	



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PGM Year: 2014
Project: 0005 - Neighborhood Sustainability Program/OR
IDIS Activity: 87 - Operation and Repair

Status: Open
Location: 515 Clark Ave Ames, IA 50010-6122

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: CDBG Operation and Repair of Foreclosed Property (19E) **National Objective:** LMH

Initial Funding Date: 10/21/2014

Description:

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$65,255.00	\$0.00	\$0.00
		2013	B13MC190010		\$7,699.04	\$7,699.04
	PI	Pre-2015		\$32,509.55	\$0.00	\$0.00
		2014	B14MC190010		\$32,509.55	\$32,509.55
Total	Total			\$97,764.55	\$40,208.59	\$40,208.59

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0



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Female-headed Households:

0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2014
Project: 0002 - Neighborhood Sustainability Program/AR
IDIS Activity: 88 - Clearance & Demolition for Affordable Housing

Status: Completed 6/30/2015 12:00:00 AM
Location: 519 6th St 525 6th Street 601 6th Street Ames, IA 50010-6016
Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Clearance and Demolition (04) **National Objective:** LMH

Initial Funding Date: 01/30/2015

Description:
 Under this activity, properties purchased as part of the Acquisition/Reuse Program for Affordable Housing that are deteriorated, blighted, etc. will be demolished and the site cleared for redevelopment into affordable single or multifamily use for households with incomes at 80% or less of the area median income.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$18,945.90	\$0.00	\$0.00
		2013	B13MC190010		\$18,945.90	\$18,945.90
	PI	Pre-2015		\$1,255.42	\$0.00	\$0.00
		2014	B14MC190010		\$1,255.42	\$1,255.42
Total	Total			\$20,201.32	\$20,201.32	\$20,201.32

Proposed Accomplishments

Actual Accomplishments

number assisted.

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:

0 0 0 0 0 0 0 0



U.S. Department of Housing and Urban Development
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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2014
Project: 0002 - Neighborhood Sustainability Program/AR
IDIS Activity: 89 - Acquisition/Reuse Service Delivery

Status: Completed 6/30/2015 12:00:00 AM
Location: Address Suppressed
Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Acquisition of Real Property (01) **National Objective:** LMH

Initial Funding Date: 06/23/2015

Description:
 Under this activity show the costs of the administrative time spent to acquire properties.
 The beneficiary data will be show under the Acquisition/Reuse Program Activity #84 which covers the purchase of 6th Street Properties, Stafford and Maxwell.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$13,000.00	\$0.00	\$0.00
		2013	B13MC190010		\$13,000.00	\$13,000.00
Total	Total			\$13,000.00	\$13,000.00	\$13,000.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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Total Funded Amount:	\$937,396.03
Total Drawn Thru Program Year:	\$686,656.91
Total Drawn In Program Year:	\$531,809.48

U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
PR06 - Summary of Consolidated Plan Projects for Report
Year

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IDIS									
Plan IDIS	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year		
Year	Project								
2014	1	General Program Administration	This activity will cover the salaries, benefits and other program administration activities and expenses	CDBG	\$97,656.00	\$98,544.50	\$98,544.50	\$0.00	\$98,544.50
	2	Neighborhood Sustainability Program/AR	Under this activity funds will be used to: a. Purchase vacant in-fill lots for redevelopment into affordable housing; b. Purchase foreclosure properties for rehabilitation into affordable housing. The goal is to create, expand and maintain Affordable Housing for homeless and low income households.	CDBG	\$700,000.00	\$513,754.82	\$343,056.80	\$170,698.02	\$343,056.80
	3	Renter Affordability Program/DFMR	Funds under this project will be used to provide Deposit and/or First month rent assistance to households with annual incomes at 50% or less of the area median income limits, this project is being carried over for 2015-16.	CDBG	\$60,000.00	\$21,676.16	\$21,676.16	\$0.00	\$21,676.16
	4	Renter Affordability Program/Trans	Under this activity funds will be used to assist households at 50% or less of the AMI with their transportation needs (fuel, and/or bus vouchers). This project is being carried over into 2015-16	CDBG	\$10,000.00	\$4,690.00	\$4,690.00	\$0.00	\$4,690.00
	5	Neighborhood Sustainability Program/OR	Under this activity, funds will be used to repair properties that were purchased using CDBG funds to make them available for use for affordable housing for low and moderate income households.	CDBG	\$68,502.00	\$97,764.55	\$40,208.59	\$57,555.96	\$40,208.59

U.S. Department of Housing and Urban Development
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 Program Income Details by Fiscal Year and Program
 AMES,IA

Report for Program:CDBG

*Data Only Provided for Time Period Queried:07-01-2014 to 06-30-2015

Program Year	Program	Associated Grant Number	Fund Type	Estimated Income for Year	Transaction	Voucher #	Voucher Created	Voucher Type	IDIS Proj. ID	IDIS Actv. ID	Matrix Code	Received/Drawn Amount
2013	CDBG	B13MC190010	PI	110,000.00								
					RECEIPTS							
						5119395-002	07-08-14		1	78	21A	10,000.00
					DRAWS							
						5711543-001	07-22-14	PY	1	78	21A	2,200.00
						5711543-002	07-22-14	PY	2	79	03K	86,150.87
											PI Receipts	10,000.00
											PI Draws	88,350.87
											PI Balance	(78,350.87)
2013	CDBG											
											Total CDBG Receipts*:	10,000.00
											Total CDBG Draws against Receipts*:	88,350.87
											Total CDBG Receipt Fund Balance*:	(78,350.87)
2014	CDBG	B14MC190010	PI	197,000.00								
					RECEIPTS							
						5149632-001	11-13-14		2	84	01	196,489.58
						5156119-001	01-30-15		2	88	04	1,255.42
						5160447-001	03-30-15		1	81	21A	1,255.42
						5162908-001	04-27-15		1	81	21A	627.71
						5167921-001	06-24-15		1	81	21A	1,255.42
					DRAWS							

Program Year	Associated Program	Fund Grant Number	Type	Estimated Income for Year	Transaction	Voucher #	Voucher Created	Voucher Type	IDIS Proj. ID	IDIS Actv. ID	Matrix Code	Receipted/Drawn Amount	
						5751609002	11-13-14	PY	5	87	19E	32,509.55	
						5751609004	11-13-14	PY	3	85	05T	6,501.53	
						5751609005	11-13-14	PY	2	84	01	157,478.50	
						5775772005	01-30-15	PY	2	88	04	1,255.42	
						5794805006	03-30-15	PY	1	81	21A	1,255.42	
						5804184006	04-27-15	PY	1	81		21A	
						5822670007	06-24-15	PY	1	81	21A	1,255.42	
												PI Receipts	200,883.55
												PI Draws	200,883.55
												PI Balance	0.00
2014	CDBG											Total CDBG Receipts*:	200,883.55
												Total CDBG Draws against Receipts*:	200,883.55
												Total CDBG Receipt Fund Balance*:	0.00



PART I: SUMMARY OF CDBG RESOURCES

1 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	502,733.98
2 ENTITLEMENT GRANT	488,278.00
3 SURPLUS URBAN RENEWAL	0.00
4 SECTION 108 GUARANTEED LOAN FUNDS	0.00
5 CURRENT YEAR PROGRAM INCOME	200,883.55
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
6 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
7 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
8 TOTAL AVAILABLE (SUM, LINES 01-07)	1,191,895.53

PART II: SUMMARY OF CDBG EXPENDITURES

9 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	433,264.98
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	433,264.98
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	98,544.50
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	531,809.48
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	660,086.05

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	433,264.98
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	433,264.98
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2013 PY: 2014 PY: 2015
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	977,091.96
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	977,091.96
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	26,366.16
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	26,366.16
32 ENTITLEMENT GRANT	488,278.00
33 PRIOR YEAR PROGRAM INCOME	101,650.46
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	589,928.46
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	4.47%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	98,544.50
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	98,544.50
42 ENTITLEMENT GRANT	488,278.00
43 CURRENT YEAR PROGRAM INCOME	200,883.55
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	689,161.55
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	14.30%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	2	84	5751609	Acquisition/Reuse	01	LMH	\$157,478.50
2014	2	84	5794805	Acquisition/Reuse	01	LMH	\$124,012.00
2014	2	84	5804184	Acquisition/Reuse	01	LMH	\$12.25
2014	2	84	5822670	Acquisition/Reuse	01	LMH	\$28,352.73
2014	2	89	5822670	Acquisition/Reuse Service Delivery	01	LMH	\$13,000.00
					01	Matrix Code	\$322,855.48
2014	2	88	5775772	Clearance & Demolition for Affordable Housing	04	LMH	\$20,201.32
					04	Matrix Code	\$20,201.32
2014	4	86	5775772	Transportation Assistance	05	LMC	\$1,250.00
2014	4	86	5794805	Transportation Assistance	05	LMC	\$1,130.00
2014	4	86	5804184	Transportation Assistance	05	LMC	\$500.00
2014	4	86	5822670	Transportation Assistance	05	LMC	\$450.00
2014	4	86	5836132	Transportation Assistance	05	LMC	\$1,000.00
2014	4	86	5848759	Transportation Assistance	05	LMC	\$360.00
					05	Matrix Code	\$4,690.00
2014	3	85	5751609	Deposit and First Month's Rent	05T	LMH	\$7,841.84
2014	3	85	5775772	Deposit and First Month's Rent	05T	LMH	\$3,550.00
2014	3	85	5794805	Deposit and First Month's Rent	05T	LMH	\$4,763.57
2014	3	85	5804184	Deposit and First Month's Rent	05T	LMH	\$989.75
2014	3	85	5822670	Deposit and First Month's Rent	05T	LMH	\$2,630.00
2014	3	85	5836132	Deposit and First Month's Rent	05T	LMH	\$1,901.00
					05T	Matrix Code	\$21,676.16
2012	4	73	5751609	Down Payment and Closing Cost Assistance	13	LMH	\$20,000.00
					13	Matrix Code	\$20,000.00
2012	2	70	5775772	Operation and Repair	19E	LMH	\$1,746.68
2012	2	70	5794805	Operation and Repair	19E	LMH	\$1,739.48
2012	2	70	5804184	Operation and Repair	19E	LMH	\$147.27
2014	5	87	5751609	Operation and Repair	19E	LMH	\$32,509.55
2014	5	87	5822670	Operation and Repair	19E	LMH	\$3,086.98
2014	5	87	5836132	Operation and Repair	19E	LMH	\$4,612.06
					19E	Matrix Code	\$43,842.02
Total							\$433,264.98

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	4	86	5775772	Transportation Assistance	05	LMC	\$1,250.00
2014	4	86	5794805	Transportation Assistance	05	LMC	\$1,130.00
2014	4	86	5804184	Transportation Assistance	05	LMC	\$500.00
2014	4	86	5822670	Transportation Assistance	05	LMC	\$450.00
2014	4	86	5836132	Transportation Assistance	05	LMC	\$1,000.00
2014	4	86	5848759	Transportation Assistance	05	LMC	\$360.00
					05	Matrix Code	\$4,690.00
2014	3	85	5751609	Deposit and First Month's Rent	05T	LMH	\$7,841.84
2014	3	85	5775772	Deposit and First Month's Rent	05T	LMH	\$3,550.00



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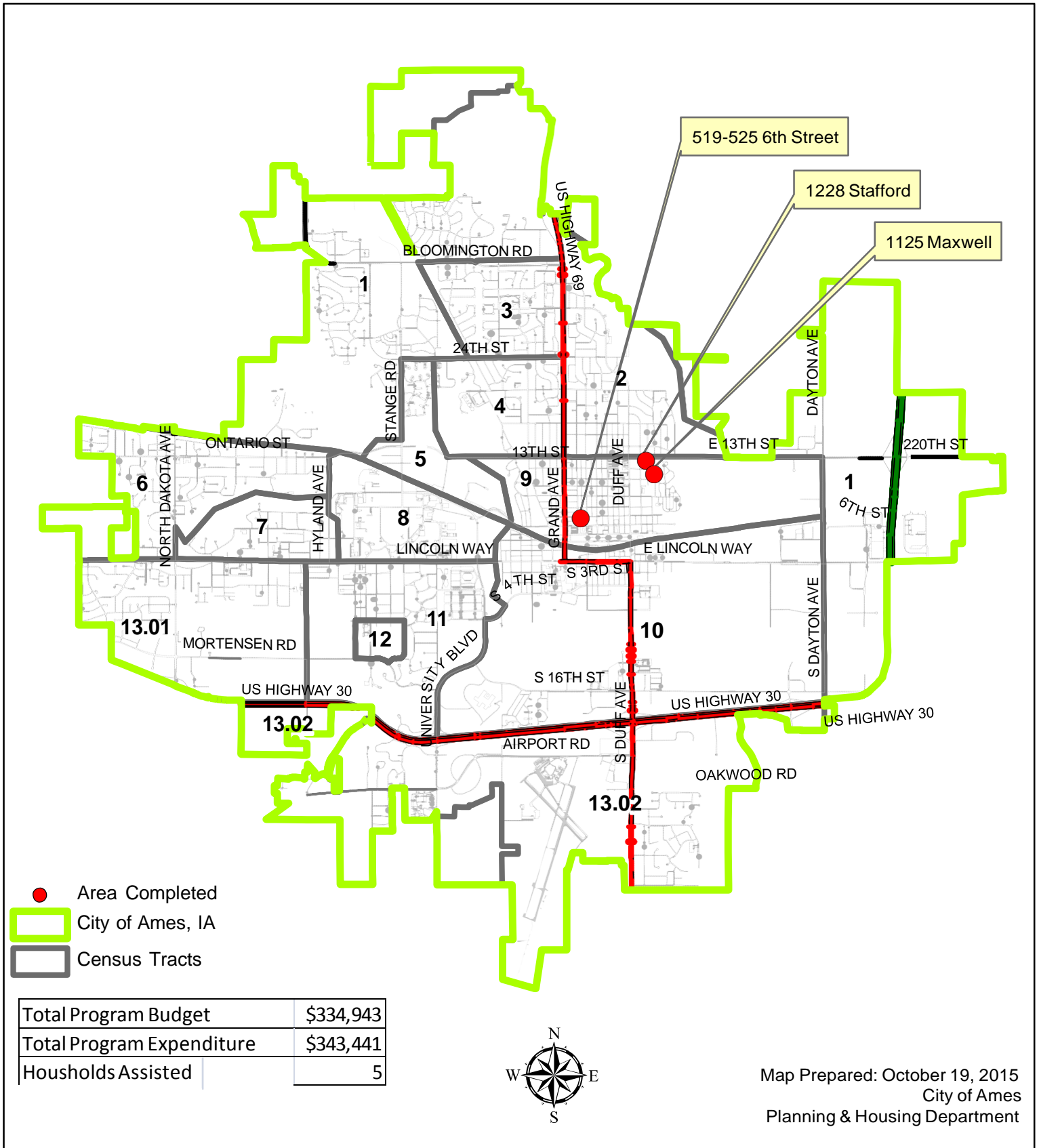
Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	3	85	5794805	Deposit and First Month's Rent	05T	LMH	\$4,763.57
2014	3	85	5804184	Deposit and First Month's Rent	05T	LMH	\$989.75
2014	3	85	5822670	Deposit and First Month's Rent	05T	LMH	\$2,630.00
2014	3	85	5836132	Deposit and First Month's Rent	05T	LMH	\$1,901.00
						05T Matrix Code	\$21,676.16
Total							\$26,366.16

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	1	81	5751609	General Program Administration	21A		\$42,743.27
2014	1	81	5775772	General Program Administration	21A		\$20,592.60
2014	1	81	5794805	General Program Administration	21A		\$20,168.26
2014	1	81	5804184	General Program Administration	21A		\$5,428.31
2014	1	81	5822670	General Program Administration	21A		\$5,898.89
2014	1	81	5836132	General Program Administration	21A		\$3,713.17
						21A Matrix Code	\$98,544.50
Total							\$98,544.50

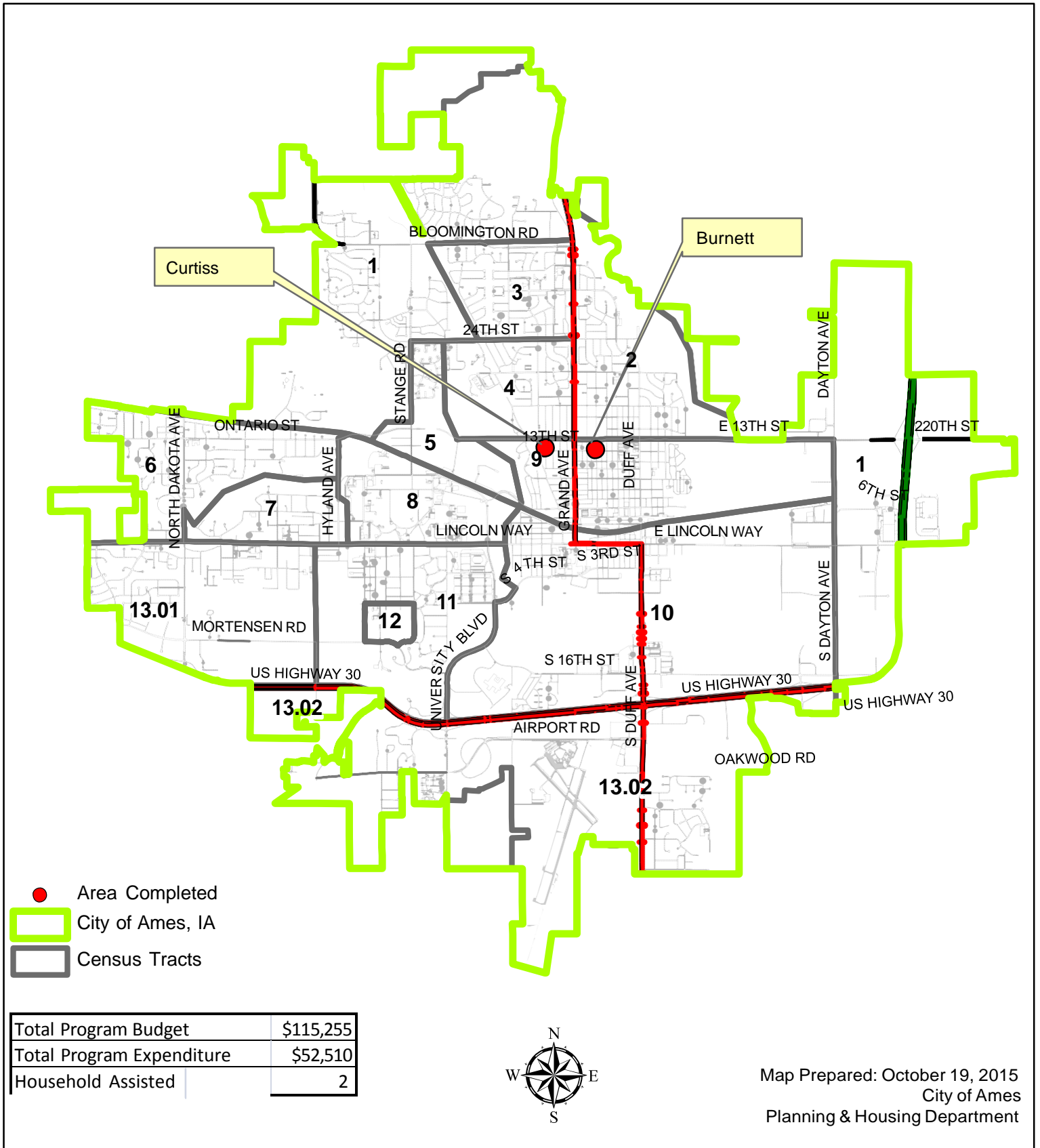
City of Ames

2014-2015 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) Acquisition/Reuse for Affordable Housing



City of Ames

2014-2015 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) Homebuyer Assistance Operation/Repair Program



City of Ames

2014-2015 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) Renter Affordability Programs

