



CITY OF AMES
Community Development Block
Grant Program (CDBG)

ADOPTED
2016-2017
ANNUAL ACTION PLAN



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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Ames Planning & Housing Department has prepared a Consolidated Housing and Community Development Plan for the years 2014 through 2018 that provides a strategic vision for the community. The Plan has been approved by HUD. The Executive Summary and other materials can be found on the U.S. Department of Housing and Urban Development web site at <http://www.hud.gov/>, and on the City of Ames web site at: <http://www.city.ames.org/housing>. Please contact the City of Ames, Planning & Housing Department at (515) 239-5400 for additional information.

The process for development of the Plan included identifying priority needs, establishing goals to address the needs, and then identifying projects to achieve the goals. Priority needs were determined through analysis of data and an extensive public involvement process.

The goals set forth in the 2014-18 Strategic Plan and in the various Annual Action Plans will be in keeping with the overall mission of HUD's Community Planning and Development (CPD) Programs: Community Development Block Grants (CDBG).

The City of Ames has a long standing history of having as one of its primary missions to identify, address, and implement solutions and programs that serve the needs of the elderly, disabled, homeless, extremely low-income, low-income, and moderate-income, households and families in its community. In identifying the needs, the City of Ames has continued to conduct and/or partner in commissioning reports and studies to collect data to assist in determining the needs and the actions that should be taken to address those needs.

Below you will find a Summary of the objectives and outcomes identified in the Plan and the activities that will be implemented in the 2016-17 program year to address these objectives and outcomes. (see Appendix 1 for the 2016-17 Proposed Action Plan Projects).

The rationale for determining the above priority objectives and outcomes are as follows:

- The proposed project activities are consistent with the 2014-18 Adopted Consolidated Plan goals and address the following two barriers that were outlined in the 2013 Impediments to Fair Housing Analysis Study 1) the "lack of available, decent rental units in affordable price ranges" and 2) the "cost of housing" for both renters and home buyers.
- The proposed project activities are consistent with the needs outlined in the Comprehensive Housing Affordability Strategy (CHAS) Data, American Community

Survey (ACS) and Analysis to Impediments to Fair Housing Study (ASI) data for the City of Ames.

- The proposed implementation sequence for the project activities should help meet HUD's timely expenditure requirements.
- Funds will be used continue to contract for additional staff to accomplish the proposed project activities in FY 2015-16.
- All of the activities proposed would be of 100% benefit to low- and moderate-income persons.

Additionally, these objectives and outcomes will provide the most positive impacts on addressing the needs of homeless, extremely low-, low- and moderate-income households in the community and will be the area of focus anticipated for the Annual Action Plans over the next five (5) years in utilizing CDBG, and other local and/or state funds to address these objectives and outcomes. As the City of Ames approaches its third 5-year Consolidated Plan period, we have been very successful in implementing the program activities over the last ten years, which has led to having exceeded the 70% low- and moderate-income benefit expenditure threshold required by HUD.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As part of the 2014-18 Consolidated Planning process, the City of Ames's strategies toward serving the needs of homeless, extremely low-income, low-income, and moderate-income families and households 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. With community participation, the following Priority Goal Objectives and Outcomes were derived:

Goal 1: Utilize and leverage CDBG Funds for Low and Moderate Income Persons through private and public partnerships as follows:

A1. Objective: To create, expand and maintain Affordable Housing for Homeless and Low-income persons.

Outcomes:

- i. Increase the supply of affordable rental housing
- ii. Improve the quality of affordable rental housing
- iii. Increase the availability of affordable owner-occupied housing
- iv. Maintain the supply of affordable owner-occupied housing

- v. Provide temporary rental assistance
- vi. Increase the supply of mixed-use development
- vii. Expand and maintain the supply of emergency shelter and transitional housing

A2. Objective: To maintain the Community Development Services of the Community

Outcomes:

- i. Continue provision of the Public Service Needs for homeless, special populations, and low income households (utilities, rent, deposits, childcare, transportation, employment training, substance abuse, health services, legal services, other public service needs) and reduce duplication of services.
- ii. Continue provision of Public Facilities Needs for homeless, special populations and low income households (senior centers, homeless facilities, child care centers, mental health facilities, neighborhood facilities, and other public facilities' needs).
- iii. Continue provision of Public Infrastructure Needs in low-income census tracts (water, street, sidewalk improvements).

Goal 2: Utilize and leverage CDBG Funds for NON Low and Moderate Income Persons through private and public partnerships as follows:

A1. Objective: Address Housing Needs in Non-Low and Moderate Income Census Tracts

Outcomes:

- i. Integrate affordable and market rate residential developments
- ii. Remove blight and deteriorated housing to reuse into new housing
- iii. Support and address code enforcement of deteriorated housing
- iv. Remove blight and deteriorated housing in flood plain and other hazardous areas.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The preparation of the 2014-18 Consolidated Plan and now the subsequent Annual Action Plans will represent the City's third 5-year period as an Entitlement Community. Based on reviews and monitoring by the HUD Area Field Office of the City's performance over the last ten years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CBDG programs, but also more specifically the timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has

achieved a 100% cumulative benefit to low- and moderate-income persons for each of the three 5-year periods, which exceeds the regulatory standard of 70%. Additionally, as a result of a monitoring review by HUD, the City had no findings or concerns. This was noted to be extremely rare.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Ames has a *Citizen Participation Plan* that details the public involvement process. The Plan is available at www.cityofames.org/housing. Public participation is an annual on-going process, not only in preparation of the Consolidated or Action Plans but as an on-going part of the City of Ames's commitment to solicit community involvement and participation.

Prior to the required public hearings, the public is encouraged to participate in public forums each year to be educated about the program and to give input on the activities being proposed to address the needs of the community. For the 2016-17 program year, like previous years, human service agencies, neighborhood associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses receive direct mailings inviting them to attend these public forums. This is in addition to ads in the area free newspaper, press releases, Facebook postings, and Twitter announcements.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The 30-day public comment period will begin on Tuesday, April 5, 2016, and will end on Thursday, May 5, 2016.

6. Summary of comments or views not accepted and the reasons for not accepting them

Will be completed after public hearing on May 10, 2016

7. Summary

Below is a summary of the major areas addressed in the Strategic Plan for the City of Ames based on the data from the 2006-2012 American Community Survey (ACS) data, the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD, intensive public input, 2013 Impediments to Fair Housing Analysis Study, area human service agencies, ASSET, City Departments, the State of Iowa, and other market analyses and influences.

Geographic Priorities

The City of Ames will focus a majority of 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 on census tracts containing concentrations of 51% or more low- to moderate-income persons, as established by HUD). The City is seeking a Neighborhood Revitalization Strategy Area (NRSA) designation for a 10 acre parcel of land that was acquired in 2015-16. A NRSA designation will allow for the focusing of various eligible CDBG activities to occur such as has public services, public improvements, housing rehabilitation, economic development, etc.

Priority Needs

The City of Ames has identified affordable housing, community development, homelessness, and public service as priority needs to address over the next five years. High priorities for fiscal year 2015-16 will continue to include the development of affordable housing for renters and homeowners, the maintenance of affordable housing for homeowners and renters, public services, and public facility improvements for non-profit organizations.

Influence of Market Conditions

The high cost and lack of available housing units and land continue to be the biggest influence of market conditions for the city of Ames.

Anticipated Resources

The City of Ames anticipates the following financial resources for Fiscal Year 2016-17:

16-17 CDBG Allocation	\$ 490,986
15-16 Anticipated Program Rollover	337,000
16-17 Anticipated Program Income	<u>160,506</u>
Total 2016-17	\$ 988,492

2015-2018 CDBG Allocations \$1,464,834*

*Anticipate receiving an average of \$488,278 over the remaining 3 years of the Consolidated Plan period.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	AMES	Planning & Housing Department/Housing Division	

Table 1 – Responsible Agencies

Narrative (optional)

The City of Ames acknowledges and accepts that monitoring the Consolidated Plan and the Annual Action Plans activities must be carried out on a regular basis to ensure that statutory and regulatory requirements are being met and that information being submitted to HUD is accurate, timely, and complete. This includes but is not limited to preparation and management of annual operating and programmatic budgets, including allocation of personnel and overhead costs, analysis of past and current year performance and expenditures in all program areas, oversight of revenues and “timeliness” of expenditures, and coordination and utilization of HUD’s IDIS system for reporting and fund draw-downs.

The City of Ames’s Department of Planning & Housing/Housing Division, along with the City’s Finance Department, will be responsible for preparing documentation and submittal of reports as required by HUD. The Housing Division will continue to work with the Legal Department to insure contracts and agreements are in compliance with both state and federal guidelines and will work closely with the Purchasing Division for compliant bid documents and inclusion of appropriated federal contract language requirement and outreach to women and minority businesses. The Housing Division will work with all other City Departments, where feasible, to implement the programming and requirements of the CDBG Program. The Housing Division will also be working closely with the Planning Division to update the City’s Land Use Policy Plan as requested by City Council for the 2016-17 fiscal year.

Consolidated Plan Public Contact Information

Department of Planning & Housing

P.O. Box 811

515 Clark Avenue

Ames, Iowa 50010-0811

www.cityofames.org/housing

Vanessa Baker-Latimer, Housing Coordinator

vbakerlatimer@city.ames.ia.us

(515) 239-5400 (office)

(515) 239-5699 (fax)

(515) 239-5133 (TDD)

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City, in the development of the Consolidated Plan and subsequent Annual Action Plans, is involved in receiving feedback and input from representatives of low-income neighborhoods, non-profit and for-profit housing developers and service providers, lenders, social service agencies, homeless shelter and service providers, faith-based organizations, supportive housing and service providers, as well as other units of government through on-going yearlong feedback, participation at community meetings, public forums, etc. The citizens of Ames, its neighborhood associations, human services, and other advocate groups are very participatory in engaging the City regarding the needs, problems, concerns, and solutions for the community.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Not only during the process of developing the Consolidated Plan but, the subsequent Annual Action Plans, the City provides opportunities for the public to give input and feedback at public meetings, special meetings, and at community events. Opportunities are also available during the Consolidated and Action Plan preparations through public forums, community listening sessions, and public hearings. Representatives of a variety of agencies are invited to gather to discuss issues, problems, and solutions. Members of both the Story County Housing Coordinating Board and the Human Services Council that include representatives from the mental health community, assisted housing providers, and other service agencies are often in attendance. The City will continue to represent Ames/Story County on the Board of Commissioners of the Central Iowa Regional Housing Authority.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Ames continues to actively participate with the Story County Housing Board (aka Continuum of Care Group) to share information on programs, services, and gaps, and also plan activities and events to educate the public regarding the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness in the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Emergency Shelter Grant funds are administered by the state, through the Iowa Finance Authority (IFA). However, the agencies that receive these funds coordinate with the City of Ames to ensure that their goals and priorities are consistent with the City's Consolidated Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

The City, in an ongoing basis, is involved in soliciting, educating, receiving feedback and input from representatives of low-income neighborhoods, non-profit and for-profit housing developers and service providers, lenders, social service agencies, homeless shelter and service providers, faith-based organizations, supportive housing and service providers, as well as other units of government through public and agency meetings, neighborhood meetings, and community presentations.

In particular, in development of the Consolidated and Action Plans, the City conducts annual public forums inviting the above groups and organization to participate and give input on the needs and priorities for the use of the CDBG funds and share those comments with the City Council prior to preparing the Consolidated or Action Plans.

The citizens of Ames, its neighborhood associations, human services, and other advocate groups are very participatory in engaging the City regarding the needs, problems, concerns, and solutions for the community.

See Appendix 2 for a list of the agencies and groups that were invited to participate in the public forums, as well as the public notice which appeared in the local free newspaper. Letters were mailed directly to Section 8 participants as well.

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to contact active organizations and groups in the community through vary forms of social media, newspaper and written communications.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Story County Housing Coordinating Board	The goals of the Strategic Plan and the Coordinating Board overlap in the area of the need for more affordable housing options for homeless persons, household and/or families.

Table 2 – Other local / regional / federal planning efforts

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Ames hosted two public forums to gain feedback and input from citizens and groups regarding the submittal of the upcoming 2016-17 Annual Action Plan. A total of twenty two persons attended and participated in the public forum discussions and provide feedback and input for the 2016-17 Action Plan Projects and Priorities, including representatives of Habitat for Humanity, Salvation Army, ACCESS, First National Bank, AMOS, YSS, ERP, United Way, Volunteer Center, two Neighborhood Associations, and two citizens (see Appendix II for public form comments).

During the public hearing comment period (will be completed after the public hearing has been held)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p> <p>Neighborhood Associations</p>	A total of 22 persons attended the public forum sessions.	<p>Comments from both public forums were positive to continue with the goals and priorities outlined in the 2014-18 Consolidated Plan and to continue implementing the 2015-16 projects for 2016-17. Plus seeking a Neighborhood Revitalization Strategy Area for a 10 acre parcel of land that was acquired in 2015-16 to develop more affordable housing for the community.</p>		

Table 3 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Ames as an entitlement community and receives funding only through the Community Development Block Grant (CDBG) Program to support housing and community development needs of the community as follows:

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	490,986	160,506	337,000	988,492	1,452,891	The 2016 CDBG allocation, anticipated program income and anticipated roll over balance will be utilized to address the housing and community development needs in and for the community.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Public Services Other	1,278,973	0	0	1,278,973	357,527	ASSET (an acronym for Analysis of Social Services Evaluation Team) will continue to be a major source of funding to provide financial assistance to human services organizations not only to address homeless prevention, emergency shelter and the transitional housing needs of very low-income persons, but also their basic living needs. The Team is comprised of the City of Ames, Story County, United Way of Story County, ISU Government of Student Body (GSB), and Central Iowa Community Services (CICS).

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Ames anticipates that the following resources will be available in the community for the 2016-17 Program year:

Federal:

- Continue the administration of the CDBG Program, with a budget (including administrative cost) for 2016-17 projected in the amount of approximately \$927,986. Of this amount, \$490,986 is the 2016-17 allocation; \$100,000 is anticipated program income; and approximately \$337,000 is 2015-16 rollover funds.
- The Section 8 Housing Choice Voucher Program will continue to be administered by the Central Iowa Regional Housing Authority (CIRHA) for a six county area (including Ames/Story County). It is anticipated that CIRHA will continue to receive this funding for the upcoming fiscal year. It is unknown what the specific dollar allocation will be at this time.
- For 2016, it is anticipated that approximately \$188,330 of the Emergency Shelter Grant (ESG) will again be awarded to two area non-profit organizations for the administration of this program.
- For 2016, no Continuum of Care (CoC) funds were awarded to any nonprofits in Ames/Story County through the Iowa Shelter Assistance (SAF) Program.
- For 2016, it is anticipated that administration of various privately-owned subsidized HUD Housing units will continue. There are approximately 233 project-based units in the community of which 189 are specifically for elderly and disabled households.

State:

- It is anticipated that private developer(s) in the community will continue to seek funding through the Iowa Finance Authority for Low-Income Tax Credits as the market dictates. Currently there are 323 units that remain in the community of which 277 are specifically designated for low income households and/or families.
- It is anticipated that area non-profit housing providers will pursue applying for HOME funds, State Housing Trust Funds, or other state funding resources to produce and/or maintain various types of affordable housing units (e.g. home ownership, rental).

Local:

- Through the ASSET process for 2016-17, it was recommended that approximately \$4,005,270 (7.92% increase from 2015-16) be awarded to area human service agencies. Of that amount, the City's contribution is recommended to be approximately \$1,278,973, which is an increase of approximately \$66,598 (3.13%) from the 2015-2016 recommended allocation. See Section SP-60 for information on the types of programs and services that will be provided through the various agencies.
- It is anticipated and will be encouraged that area non-profit housing producers (e.g. Habitat for Humanity of Central Iowa and the Story County Community Housing Corporation) will maintain, construct, and/or rehabilitate housing for low- and moderate-income homebuyers and/or renters within the community and throughout Story County. Both have access to utilize private funding, state funding (HOME, Iowa Finance Authority), Federal Home Loan Bank dollars, and other funding resources available to the community.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Ames does own land or other property within its jurisdiction; however, most is not suitable for residential redevelopment due to its location in a floodway or floodplain area, being too small in size for development, or is already designated for a future purpose. In the very near future the City will be updating its Land Use Policy Plan (LUPP) that may result in usable land which could be rezoned to meet the needs of the community.

In over the past eleven years, the amount of CDBG funds received on average has decreased. The need for leveraging dollars from partnerships and other local, state, and federal resources is becoming increasingly critical. Over the next five year period, leveraging dollars with non-profit and profit organizations and seeking state funding will have a greater priority as we address the needs of the community.

Discussion

The City of Ames will continue to leverage additional resources to address the housing and community development needs of the community by:

- 1) Continuing to work closely with non-profit agencies funded through the ASSET process to not duplicate or double fund basic need services already being provided in the community, but rather to provide gap assistance for needs not being addressed.
- 2) When implementing public facilities programs, agencies requesting assistance will be required to provide a match through other funding sources (local, state, or federal).
- 3) When implementing public infrastructure or housing rehabilitation programs, other City departments like Public Works and Parks and Recreation cover the administrative costs and CDBG provides the project costs.
- 4) When implementing housing programs, participants are required to repay the cost of the down payment; non-profits such as Habitat for Humanity contribute to the cost of the purchase of a home to be rehabilitated.
- 5) Non-profit organizations are encouraged to seek other state funding sources such as HOME, Emergency Shelter Funds, Project Based Trust Fund Assistance, Homeless Assistance, and others to help reduce the gap or drain on CDBG funds.
- 6) Partnering with a local lending and secondary market lending institution to provide mortgage products targeted for low and moderate income, first time homebuyers in conjunction with the City's Homebuyer Assistance Program.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create & expand Affordable Housing for LMI Persons	2014	2018	Affordable Housing	CITY-WIDE	Acquisition Reuse For Affordable Housing Operation & Repairs of Foreclosed Properties Housing Improvement Rehabilitation Programs Homebuyer Assistance for First-time Homebuyers	CDBG: \$1,070,868	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 600 Households Assisted Rental units constructed: 10 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Maintain Development Services in the Community	2014	2018	Affordable Housing Homeless Non-Homeless Special Needs	CITY-WIDE	Renter Affordability Programs Public Facilities Improvement Program	CDBG: \$427,789 ASSET-City Portion: \$1,278,973	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 150 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted Homeless Person Overnight Shelter: 4475 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 2568 Beds Homelessness Prevention: 8795 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Address Needs of Non-LMI Persons	2015	2018	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CITY-WIDE		CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted

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**Table 5 – Goals Summary
Goal Descriptions**

1	Goal Name	Create & expand Affordable Housing for LMI Persons
	Goal Description	Outlined below are the five-year goals (2014-2018) to address the needs of the community to create and maintain affordable housing opportunities for low and moderate income households.
2	Goal Name	Maintain Development Services in the Community
	Goal Description	Outlined below are the five year goals (2014-2018) to address the public service and public facilities needs of the community. Funding is based annually. These numbers are estimates that are based on actual amount of funding that becomes available.
3	Goal Name	Address Needs of Non-LMI Persons
	Goal Description	No goals are were established to address the needs of Non LMI Persons during the 2014-18, 5 year Consolidated Plan period in the community utilizing CDBG funds. However, if the City is granted a Neighborhood Revitalization Strategy Area (NRSA) designation for the redevelopment of a 10 acre parcel of land (acquired in 2015-16) into a mixed use residential subdivision, this project may address needs of non LMI person within this designated area.

Table 6 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

We estimate that approximately 50-100 extremely low-income, low-income and moderate-income families could benefit from all of the programs that will be implemented for the 2016-17 program year.

AP-35 Projects – 91.220(d)

Introduction

The City of Ames is proposing to expand and continue to implement the following project activities for the 2016-17 Program Year:

Projects:

Table AP3. Proposed project activities for 2016-17

#	Project Name
1	Renter Affordability Program/DFMR
2	Renter Affordability Program/Trans
3	Acquisition/ Reuse Program for Affordable Housing
5	Housing Improvement Rehabilitation Programs
6	Homebuyer Assistance
7	Public Facilities Improvements Program for Non-Profit Agencies
8	Renter Affordability Program/Childcare Assistance
9	Public Infrastructure Improvements Program for State Avenue

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The reasons for the rationale for the allocation of priorities are as follows:

The proposed project activities are consistent with the 2014-18 Adopted Consolidated Plan goals and priorities which cites the “lack of available, decent rental units in affordable price ranges” and “cost of housing” for both renters and home buyers. Additionally, through data gathered through the city's 2015-16 Rental Housing Survey, which revealed a continuing low vacancy rate of 3% as of October 2015 (www.cityofames.org/housing).

- The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS data for the City of Ames.
- The proposed implementation sequence for the project activities should help meet HUD’s timely expenditure requirements.
- Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2016-17.
- All of the activities proposed would be of 100% benefit to low- and moderate-income persons.

- Furthermore, this implementation sequence will provide time for staff to explore the feasibility and eligibility of the other project activities suggested during the public forums as part of creating the 2014-18 Consolidated Plan. This strategy will also allow staff to determine the capacity and sustainability of agencies desiring to utilize CDBG funding, as well as to explore ways to leverage other federal, state, and/or local dollars (including through the ASSET process). It will also allow time to develop programs for partnerships and incentives for property owners and developers to address the affordable housing stock shortage.

The primary obstacles to meeting the underserved needs are the leverage of other financial resources that will be needed to make each project a success, the workload capabilities of staff available to administer the CDBG program, and any other unforeseen circumstances or priorities that may arise.

Projects

AP-38 Projects Summary

Project Summary Information

Table 8 – Project Summary

1	Project Name	Renter Affordability Program/Deposit First Month's Rent
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community
	Needs Addressed	Renter Affordability Programs
	Funding	CDBG: \$25,000
	Description	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 2016-17.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Under the Renter Affordability Program/Deposit and 1st Month's Rent Assistance it is anticipated that approximately 25-30 extremely low and low income households will benefit.
	Location Description	N/A
	Planned Activities	The activities under this program is provide one time funding to households and/or families with incomes at or below 50% of the Story County Median income limits with to assist them with Security Deposits and/or First Month's rent. The assistance may be expanded to include up to three months of rent assistance.

2	Project Name	Renter Affordability Program/Trans
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community
	Needs Addressed	Renter Affordability Programs/Transportation
	Funding	CDBG: \$5,000
	Description	Under this activity funds will be used to assist approximately households at 50% or less of the AMI with their interim transportation needs (fuel vouchers, or bus passes). This project is being carried over into 2016-17.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Under the Renter Affordability Program/Transportation Assistance it is anticipated that approximately 15-25 extremely low and low income households will benefit from assistance with gas voucher and/or bus passes.
	Location Description	N/A
	Planned Activities	The activities under this program is to provide financial assistance to households and/or families with incomes at or below 50% of the Story County Median Income limits with assistance with their transportation needs through either fuel vouchers or bus passes.
3	Project Name	Acquisition/ Reuse Program for Affordable Housing
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Acquisition Reuse For Affordable Housing
	Funding	CDBG: \$155,000

	Description	Under this activity funds will be used to: a. Purchase vacant in-fill lots for redevelopment into affordable housing, which may include demolition and clearance; b. Purchase of properties for rehabilitation into affordable housing. The goal is to create, expand and maintain Affordable Housing for homeless and low income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	For the 2016-17 program year, it is anticipated that one (1) low and moderate income household will benefit from this activity.
	Location Description	N/A
	Planned Activities	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 and cleared); the purchase of foreclosed or blighted properties for rehabilitation, or the purchase of single-family or multi-family units that can be rehabilitated; it is anticipated that one (1) property will be acquired for reuse into either an affordable rental or owner-occupied unit for a household at 80% or less of the Story County median income limits. The activity may include demolition and clearance and/or Acquisition/Rehab.
4	Project Name	Single- Family Housing Improvement Program
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Housing Improvement Rehabilitation Programs
	Funding	CDBG: \$132,506

	Description	The Housing Improvement Program objective will be to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single family homes in residentially zoned areas. The overall goal of the Housing Improvement Program is to allow qualified low- and moderate-income households to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Under this activity it is anticipated that up to 10 single-family homeowners with incomes at 80% or less of the Story County Median Income limits would be provided assistance to make health and safety repairs to their properties.
	Location Description	N/A
	Planned Activities	See project description above
5	Project Name	Homebuyer Assistance
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Homebuyer Assistance for First-time Homebuyers
	Funding	CDBG: \$50,000
	Description	The objective under this program is to provide financial assistance to qualified low- and moderate-income first-time homebuyers, with incomes at or below 80% of the AMI limits, to purchase existing and/or newly constructed single-family housing in residentially-zoned areas. The overall goal of the Homebuyer Assistance Program is to allow low- and moderate-income households to gain access to housing and/or improve their housing status. This is a roll over program from 2014-15.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 1-5 low and moderate income first-time homebuyers with incomes at 80% of the Story County Median Income Limits, could receive down payment and closing cost assistance to purchase an existing or new home.
	Location Description	N/A
	Planned Activities	see above
6	Project Name	Public Facilities Improvements Program for Non-Profit Agencies
	Target Area	CITY-WIDE
	Goals Supported	Maintain Development Services in the Community
	Needs Addressed	Public Facilities Improvement Program
	Funding	CDBG: \$100,000
	Description	Under this project activity financial will be provided to assist non-profit organizations that provide support services or transitional housing to low to moderate-income persons/families with funds to complete repairs and/or expansion to their facilities. The overall goal of the Public Facilities Improvement Program is to preserve and enhance facilities of non-profit agencies that house and/or provide services to homeless, special needs, very-low, and low-income residents.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Under this activity it is anticipated that 1-5 nonprofit agencies, who serve approximately 25-100 homeless or special needs populations, can receive assistance to make repairs and/or improvements to their shelters or facilities they own to provide housing and/or basic needs services.
	Location Description	N/A
	Planned Activities	See project description above.

7	Project Name	Renter Affordability Program/Childcare Assistance
	Target Area	CITY WIDE
	Goals Supported	Maintain Development Services in the Community
	Needs Addressed	Renter Affordability Programs
	Funding	CDBG: \$5,000
	Description	Under this activity child care assistance will be available to assist households with income at 50% or less of the Story County Median Income limits.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Under this activity it is anticipated by 5-10 households' low income households could benefit under this project.
	Location Description	N/A
	Planned Activities	The activities under this program is provide one time funding to households and/or families with incomes at or below 50% of the Story County Median income limits with to assist them with Childcare Assistance to enable them to work or go to school. The assistance may be include 2-3 months of childcare assistance.

8	Project Name	Public Infrastructure Improvements Program for State Avenue
	Target Area	NRSA Designated Area
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Acquisition Reuse For Affordable Housing
	Funding	\$392,789
	Description	Under this activity the public infrastructure improvements will
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that approximately 40-50 units could be constructed, of which at least 51% (20-26) would be made available to households with incomes at 80% or less of the Story County median income limits.
	Location Description	The location of the project is a 10 acre parcel in West Ames in Census Tract 13.01, the former Ames Middle School site along State Avenue.
	Planned Activities	see description above

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Ames will be implementing all of the roll over projects from 2015-16 on a city-wide basis; For 2016-17, the City will be seeking a Neighborhood Revitalization Strategy Area (NRSA) for the 10 acre parcel of land that was acquired in 2015-16 to develop a residential subdivision that will address the needs of both low, moderate and non-low income households in the community.

Geographic Distribution

Target Area	Percentage of Funds
CITY-WIDE	70

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for allocating at least 50% of the investment of CDBG funds on a city-wide basis is mostly based on the distribution of low and moderate income persons by census tracts and minority populations. As outlined in the 2014-18 Consolidated Plan, the data based on the 2009-2013 ACS, 5-Year Estimates (See Table NA25 of the 2014-18 Consolidated Plan). The highest concentration low and moderate income persons and minority concentration was located in Census Tract 5. This tract has an 85.3% low/moderate population and 32.6% minority population. Tract 5 is generally described as a university apartment and dormitory area at the north and east end of Iowa State University central campus. This area contains Schilleter Village, University Village and Fredericksen Court apartment dormitories owned and operated by Iowa State University for both single students and students with families only.

Recently updated data from the 2010—2014 ACS, 5-Year Estimates (State of Iowa Data Center Program) reveals that based on the 43 Census Tracts in Ames, 42% of the census tracts contain 51% or more of person who are of low and moderate incomes, and 15% of the census tracts contain minority populations. Therefore, distributing the allocation of at least 50% of the investment of CDBG funds on a city-wide basis would allow a better opportunity to serve persons of low and moderate incomes as well as minority populations.

Discussion

See responses above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As outlined under Section AP 35 (Table AP3) of the 2016-17 Action Plan, the City of Ames has identified the following programs that will be implemented to address the needs of the Homeless, Non-Homeless, and Special Needs populations: Renter Affordability Programs, and Public Facilities Improvement Program.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	30
Special-Needs	50
Total	88

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	6
Rehab of Existing Units	6
Acquisition of Existing Units	1
Total	53

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

See AP38 "Project" for detailed program descriptions and beneficiaries.

AP-60 Public Housing – 91.220(h)

Introduction

Although there is no public housing units owned or operated by the City of Ames, the following project-based subsidized housing units are available that are owned and managed by non-profit housing organizations:

- **Keystone Apartments with 56 elderly units of 15 (0-bedroom) and 41 (1-bedroom units)**
- **Stonehaven Apartment with 54 elderly units of 15 (0-bedroom) and 39 (1-bedroom units)**
- **Regency V Apartments with 64 elderly units, all are 1-bedroom units**
- **Eastwood Apartments with 60 family units is also a Low Income Housing Tax Credit (LIHTC) property- 16 (1-bedroom), 32 (2-bedroom) and 12 (3-bedroom units)**

The above projects have in-house programs and activities for the residents and encourage residents to become involved. In the last two years Eastwood received funds through the LIHTC to modernize the entire complex for better handicapped access, energy efficiency, and overall exterior and interior aesthetics.

Actions planned during the next year to address the needs to public housing

N/A

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

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Continuum of Care (CoC) program is a HUD federal program; its purpose is to promote community wide commitment to the goal of ending homelessness; to provide funding for its efforts by non-profit providers and State and local governments to quickly rehouse homeless individuals and families, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; to promote access to and effective utilization of mainstream programs by homeless individuals and families; and to optimize self-sufficiency among individuals and families experiencing homelessness.

The HEARTH Act streamlines HUD’s homeless grant programs by consolidating the Supportive Housing, Shelter Plus Care, and Single Room Occupancy grant programs into one grant program: The Continuum of Care program. Local continuums of care, which are community-based homeless assistance program planning networks, will apply for Continuum of Care grants. By consolidating homeless assistance grant programs and creating the Continuum of Care planning process, the HEARTH Act is intended to increase the efficiency and effectiveness of coordinated, community-based systems that provide housing and services to the homeless.”

In Iowa, the program is administered by the Iowa Finance Authority (IFA) for the balance of the state jurisdiction, which includes Ames/Story County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

In addition to the above information, Ames/Story County has a long history of a funding collaboration between the five organizations (City of Ames, Story County, United Way, Central Iowa Community Services and the Government of Student Body at Iowa State University) that work closely with local human service providers to efficiently and effectively meet these needs through a comprehensive service delivery system that includes, but is not limited to, the needs of the homeless and very low- and low-income persons in the community. In administering the Renter Affordability Programs, staff works closely with the Story County Continuum of Care Group for referrals to homeless, non-homeless and special needs populations to provide assistance in accessing housing in the community.

The funding collaboration process is called Analysis of Social Service Evaluation Team (ASSET). Since its inception in the early 1980s, ASSET continues to be the largest funder (over approximately 35+ million dollars) to over 30 various Ames/Story County human service agencies to assist with shelter and other basic needs and services targeted to both homeless

persons and persons with HIV, and low income families and more. This particular level of services is well known outside of the City's service delivery area and thereby attracts more persons of need to the jurisdiction.

For fiscal year 2016-17, the ASSET partners' recommendations have planned for the investment of funds to address the needs of the homeless and chronically homeless, homelessness prevention, and other non-homeless population needs and services for the jurisdiction as follows:

Story County	\$ 1,031,870
United Way	1,084,827
GSB	178,882
Central Iowa Comm. Svcs	430,718
City of Ames	<u>1,278,973</u>
Total	\$ 4,005,270

The funding contributed by the ASSET is very closely aligned with the City of Ames' order of priorities, and helps to sustain those services demonstrated to meet the needs of extremely low-, low-, and moderate-income residents, by providing for basic needs, crisis intervention, and the prevention of homelessness (www.storycountyasset.org - Funder Priorities).

Addressing the emergency shelter and transitional housing needs of homeless persons

Two (2) homeless shelter providers will continue to seek assistance for state Emergency Solutions, Rapid Re-Housing, and Supportive Housing Grants to assist homeless youths and women who are victims of domestic violence.

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

Although the City of Ames does not receive or provide funding for the homeless activities other than programs in which homeless and other special needs activities are eligible to apply for and participate in, the City does support the goals, objectives and strategies in the State of Iowa's Homeless Strategic Plan.

(see [http://www.iowafinanceauthority.gov/home/searchresults?q=homeless strategic plan](http://www.iowafinanceauthority.gov/home/searchresults?q=homeless%20strategic%20plan))

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

There are two major Boards in Ames (the Story County Housing Coordinating Board aka Continuum of Care Group and the Story County Human Services Council). The memberships on these Boards are primarily the agencies that receive ASSET funding and administer the various programs and services needed for this population. Also, there are a number of area churches that provide food, clothing, emergency financial assistance, and housing to assist the needs of this population.

In addition the City of Ames will be implementing the following programs that will also help address these needs: 1) Renter Affordability Assistance Program, and the Public Facilities Improvements Program for Non-Profit Organization that will help provide improved services to homeless, non-homeless and special needs populations.

The contributions of the above agencies and groups and additional state funding for homeless are crucial to the leveraging of our CDBG dollars to be able to address other housing and basic needs in the community for this population. Over this next Consolidated Plan period, the City will seek to strengthen these partnerships.

See a more detailed discussion under Section SP-40, Institutional Delivery Structure and under Section SP-60, Homelessness Strategy for how the jurisdiction will be addressing the Homeless and Other Special Needs Activities in the 2014-18 Consolidated Plan.

Discussion

See discussions above.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	N/A
Tenant-based rental assistance	N/A
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	N/A
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	N/A
Total	

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

As outlined in Section MA-05 of the 2014-18 Consolidated Plan, the housing situation in Ames is atypical for most of Iowa. Additionally, the large student population increases competition for affordable rental units. The City of Ames has had historically low housing vacancy rates. In 2010, the vacancy rate in Ames was only about 4%, which was slightly higher than the 3.6% rate in 2000. In 2012 the rental vacancy rate was about 2%. There continued to be large increases in the number of new rental housing units built being built (an increase of 1597 rental units from 2004 to 2014). Feedback from the community indicates that for both owner-occupied and rental units the vacancy rate in the community continues to steadily increase.

As part of preparing the 2014-18 Consolidated Plan, the city completed a 2013 update to its 2008 Impediments to Fair Housing Analysis that identified two major barriers: For renting, the major barriers to fair housing choices in the City of Ames were “lack of available decent rental units, in affordable price ranges” and “cost of housing.” These were perceived by general renters, subsidized renters, and housing producers/providers. For owning a house, “cost of housing” and “excessive down payment/closing cost” were perceived by housing producers/providers as barriers to fair housing in Ames (see the 2013 Impediments Study at www.cityofames.org/housing).

Recently, (March 2016) the city completed a Rental Housing Study snap shot of the overall rental housing market conditions of 581 buildings consisting only of apartments and condominiums (which makes up the largest percentage rental housing units) in the city. The online survey was sent to a total of 83 property owners/managers who own or manage these building. Of the 83, owners/managers contacted 39 (47%) responded to the survey. Of the 581 buildings, data was collected on 317 (55%) of those buildings. The data indicates that as of October 2015, the vacancy rate in Ames was at 3%. It also indicated that the average rent for all bedroom sizes from 0-5, was approximately \$1,213, with the biggest gap being between 5 and 4 Bedrooms. This data continues to short support the lack of affordable rental units in the community (see the 2015-16 Ames Rental Housing Survey Report at www.cityofames.org/housing).

Actions it planned 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

As outlined in Section MA-05 (Land Use) of the 2014-18 Consolidated Plan, the lack of available land ready for development is still an identified barrier to the market to meet housing demands in the community, steps being planned to address some of the negative impacts will include the initiation of a corridor study for Lincoln Way in 2016 that will assess opportunities for infill housing and additional housing options along the corridor. The result of the study in 2016-17 will be identification of focus areas where additional housing opportunities are desirable and supported by the community. Also the updating of the Land Use Policy Plan (LUPP) that guides the development and growth of the City of Ames is being discussed to possibly occur in the 2017-18 fiscal year. In regards to Zoning, Building Codes, Fees & Charges, Growth limits and Tax Policies, see Section MA-40 of the 2014-18 Consolidated Plan for a more detail discussion.

Discussion

Under the 2014-18 Consolidated Plan:

See Section SP-55 "Strategic Plan Barriers to Affordable Housing (Table SP9) for Impediment No.1 – The Lack of Available Decent Rental Units in Affordable Price Ranges

See Section Section SP-55 "Strategic Plan Barriers to Affordable Housing (Table SP10) for Impediment No.1 - The Cost of Housing

AP-85 Other Actions – 91.220(k)

Introduction

The City will continue to work with the following agencies/organizations to address housing issues: ASSET, the Story County Housing Coordinating Board, the Story County Human Services Council, neighborhood associations, local non-profit housing organization and the public to coordinate efforts to address the housing, transportation, mental health, and employment needs of the community. For 2016, the City of Ames, Iowa State University, and Story County co-sponsored a housing conference that brought together various members of the community, such as businesses, lenders, nonprofits, community groups, neighborhood associates, local school district, developers, etc. to dialogue about the needs of the community. The main focus of the conference was a discussion on the feasibility of developing a Ames Story County Housing Trust Fund. The Housing Trust fund is a program administered by the State Finance Authority (IFA) to fund local county and/or cities with grant dollars to help ensure decent, safe and affordable housing in their communities (see www.iowafinanceauthority.gov) Future discussions will be occurring into the 2016-17 program year.

Actions planned to address obstacles to meeting underserved needs

The City will work with ASSET, the Story County Housing Coordinating Board and the Story County Human Services Council, to address creating a data software system for all agencies to coordinate service delivery and to continue to identify further obstacles to meeting the underserved for the community. The city will seek partnerships with the Institute for Community Alliances to assist with training and mentoring opportunities to share with the local human service agencies to improve identifying the underserved and improving techniques in addressing the needs of the underserved.

Actions planned to foster and maintain affordable housing

The City will continue to work with ASSET, the Story County Housing Coordinating Board and the Story County Human Services Council, neighborhood associations, local non-profit housing organizations and the public to identify further obstacles to foster and maintain affordable housing opportunities. The City will also seek to establish partnership with non-profit organizations to expand the number of affordable housing units in the community and to provide training on establishing the necessary administrative and financial capacity to partner on projects funded with Community Development Block Grant (CDBG) funds and have seek other federal and state funded programs to help leverage the CDBG dollars in the community.

Actions planned to reduce lead-based paint hazards

The Lead Coalition Committee is no longer active, however, the City will continue to partner with lead-paint instructors to assist with increasing the number of certified lead based paint contractors in the community, and seek other partners to address the needs of children at risk and education of the public regarding lead-based paint and other hazards.

Actions planned to reduce the number of poverty-level families

The City will seek to work closely with the Area Housing Authority to explore ways to insure landlord participation in the Section 8 Voucher Program. The City will seek to dialogue the property owners and managers to find ways to address to the needs of both families and students. The City has established a partnership with the Iowa Finance Authority (IFA) to solicit and encourage property owners and managers to participate in IowaHousingSearch.org. IowaHousingSearch.org, is a free rental housing locator to help citizens across the State to find a rental home that fits their needs and budget. Property providers can list apartments or homes for rent any time. The site allows property provides to include information such as: low income or subsidized housing acceptance, rent range, smoking, pets, accessibility, etc. The site also contains helpful tools on affordability calculations, moving costs, rental checklist, budget worksheets and more. It also provides resources regarding scams for renters and foreclosure alert. This information is also being provided to human services agencies to share with clients seeking housing units. It is a very useful one stop shopping site.

Actions planned to develop institutional structure

The City of Ames has a well-established institutional structure. However, the City will be seeking establish a Neighborhood Revitalization Strategy Area (NRSA) in order to re-develop a 10 acre parcel of land (purchase in 2015-16) into a mixed use residential subdivision for both low and moderate and market rate housing and other identified needs in the designated area. This will involve partnerships with the area neighborhood associations, businesses, nonprofit organizations, financial institutions, human service agencies and community groups in determining the best needs to be addressed in the area.

The City will continue to work with the two boards to expand the partnership to including Rental Property Managers, Realtors, Financial Institutions, neighborhood groups and other business and related partnerships to foster relationships around housing needs of low and moderate income persons in the community.

Actions planned to enhance coordination between public and private housing and social service agencies

See response under obstacles to meeting underserved needs

Discussion

See responses under introduction and answers to each question above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The City of Ames receives funding from one main Federal grant program, Community Development Block Grant Program. The City's 2016-17 CDBG Allocation is \$490,986 (including administration). It is anticipated that there will be a rollover balance of approximately \$337,000 from 2015-16, and an anticipated program income for 2016-17 of approximately \$160,506. This will allow for a total anticipated budget of \$870,295 for project activities and \$118,197 for program administration, for a grand total of \$988,492 to support affordable housing and community development for the community. Additionally, through ASSET, approximately \$4,005,270 will be available to support programs for the homeless and basic service needs for the community for the first year of the Consolidated Plan and Action Plan year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	160,506
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	160,506

Other CDBG Requirements

1. The amount of urgent need activities 0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

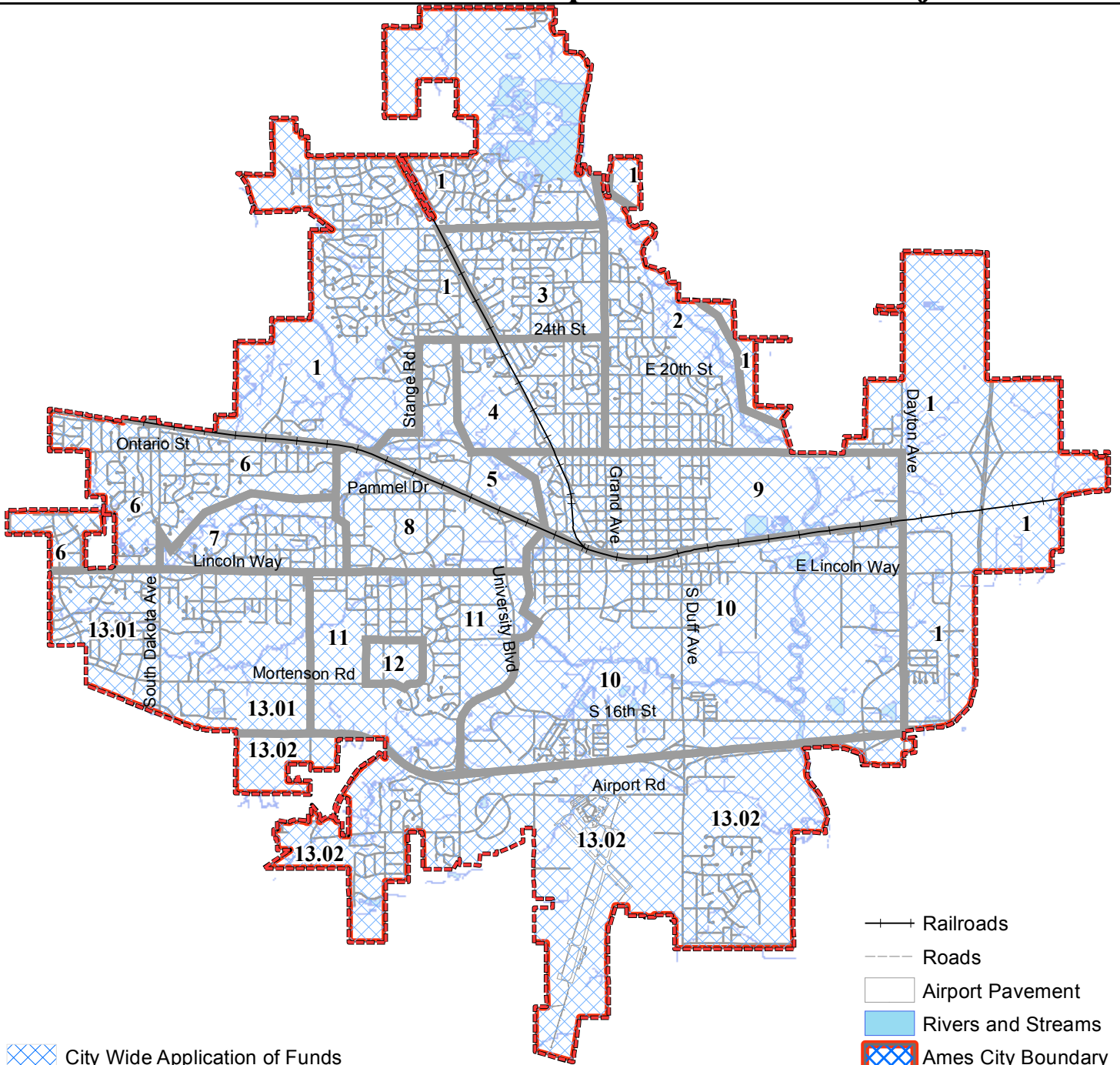
Discussion

Throughout the twelve years that the CDBG program has been administered in the community, the city goals is direct the funds to programming that will provide 100% benefit to persons of low and moderate income.

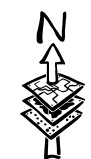
APPENDIX I

City of Ames

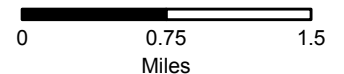
2016-17 CDBG Proposed Action Plan Projects



Homebuyer Assistance Program	\$50,000
Single-Family Housing Improvements Program	\$132,506
Acquisition/Reuse Program for Affordable housing	\$155,000
Infrastructure Improvements Program-321 State Avenue	\$392,789
Public Facilities Improvement Program for Non-Profits	\$100,000
Renter Affordability (Deposit, Transportation, & Childcare)	\$40,000
2016-17 Program Administration	\$118,197
Grand Total for All Programs	\$ 988,492



Map Prepared: March 30, 2016
City of Ames
Planning & Housing Department



APPENDIX II

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MARCH 1, 2016

The Ames City Council met in Regular Session at 6:00 p.m. on the 1st day of March, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson and Peter Orazem. Council Member Bronwyn Beatty-Hansen was brought in telephonically. *Ex officio* Member Sam Schulte was also present.

CONSENT AGENDA: Council Member Betcher asked to pull Item No. 12 for separate discussion.

Moved by Corrieri, seconded by Betcher, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of February 16, 2016, and Regular Meeting of February 23, 2016
3. Motion approving certification of civil service applicants
4. Motion referring to Planning and Zoning Commission the Voluntary Annexation Petition for 5871 Ontario Street
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor & Outdoor Service – Coldwater Golf Links, 615 S. 16th Street
 - b. Class E Liquor, C Beer, & B Wine – Kum & Go #227, 2108 Isaac Newton Drive
 - c. Class E Liquor, C Beer, & B Wine – Kum & Go #113, 2801 E. 13th Street
 - d. Class A Liquor & Outdoor Service – Elks Lodge #1626, 522 Douglas Avenue
 - e. Class C Beer & B Native Wine – Swift Stop #4, 1118 South Duff Ave.
 - f. Class C Beer & B Wine – Swift Stop #5, 3218 Orion Street
 - g. Special Class C Liquor – The Spice Thai Cuisine, 402 Main Street
 - h. Class E Liquor, C Beer, & B Wine – Sam’s Club #6568, 305 Airport Road
 - i. Class E Liquor, C Beer, & B Wine – Wal-Mart Store #749, 3015 Grand Avenue
 - j. Special Class C Liquor & B Wine - Southgate Expresse, 110 Airport Road
6. Motion approving 5-day (March 18-22) Class C Liquor License for Christiani Events at Lied Rec Center, 518 Beach Road
7. Motion approving Ownership Change of Class C Liquor License for +39 Restaurant, Market, & Cantina, 2640 Stange Road
8. Motion approving Outdoor Service Privilege April 16 and 17 for Sips and Paddy’s Irish Pub, 126 Welch Avenue
9. RESOLUTION NO. 16-092 approving appointments to City’s various boards and commissions
10. RESOLUTION NO. 16-093 approving Change Order No. 9 to the Ritts Law Group for specialized environmental legal support, extensive environmental analysis, and Iowa DNR construction permit preparation work
11. RESOLUTION NO. 16-094 authorizing continued offering of health insurance benefits to temporary employee in Electric Services to complete special project in support of Power Plant fuel conversion
12. Greek Week 2016 Requests:
 - a. Motion approving blanket Temporary Obstruction Permit

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-104 to approve:

- a. An amendment to the Ames Urban Fringe Plan Land Use Framework Map from Agriculture and Farm Service to Urban Residential
- b. An amendment to the Ames Urban Fringe Plan Land Use Classes Map from Rural Services and Agricultural Conservation Area to Urban Services Area
- c. An amendment to the Land Use Policy Plan Allowable Growth Map to designate this as part of the Southwest II Growth Area.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM: Vanessa Baker-Latimer, Housing Coordinator, reported that, as part of the public forum process required for the preparation of the FY 2016/17 CDBG Annual Action Plan, staff met separately with the College Creek/Old Ames Middle School Neighborhood Association to specifically discuss the redevelopment options for the 321 State Avenue (Old Ames Middle School) site. Staff also discussed this topic during public forums held on February 22 and 23, 2016.

Ms. Baker-Latimer reported that, in accordance with CDBG regulations, the site is located in Census Tract 13.01, which is not a HUD-designated Low- and Moderate-Impact (LMI) Census Tract (meaning less than 51% of the households living in this Tract are not LMI persons). Because of that, 100% of the housing units constructed must benefit LMI persons in order to redevelop the site.

According to Ms. Baker-Latimer, a majority of attendees at each meeting felt that it was in the best interest of the Neighborhood and the City for the site to be developed as a 51% LMI housing development. In order to develop the site at the 51% LMI level, the City must seek a Neighborhood Revitalization Strategy Area (NRSA). Ms. Baker-Latimer explained the criteria that must be met in order for an area to meet a NRSA designation.

It was explained by Ms. Baker-Latimer that the site of the Old Ames Middle School falls within Block Group 2 in 13.01 Census Tract. With assistance from HUD staff, it was determined that this area meets Criteria 4. Criteria 4 was explained as follows:

- “4. The percentage of LMI residents within the neighborhood must satisfy one of the three following criteria:
- a. 70% of the total population in the selected area (if the grantee’s upper quartile is greater than 70% LMI);
 - b. The upper quartile percentage (if the grantee’s upper quartile is greater than 51%, but less than 70% LMI in the total population); or
 - c. 51% of the total population (if the grantee’s upper quartile percentage is less than that percent)

*Upper quartile determinations are based on census block groups with the census tract and not just the census tract itself.

Council Member Corrieri said she believes that diversification was important in neighborhoods. Council Member Orazem agreed.

Jason Paull, 3310 Tripp Street, Ames, said that there are still a lot of questions, but the early tenor of the Neighborhood is positive.

Sharon Stewart, 437 Hilltop Road, Ames, stated that having mixed-use is vital to make the neighborhood culturally diverse. She asked if it was the minimum of 51% of the total population. Ms. Baker-Latimer stated that was correct.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 16-105 approving an amendment to the 2014-18 Five-Year Consolidated Plan to create a Neighborhood Revitalization Strategy Area for redevelopment of 321 State Avenue (Old Ames Middle School) site as a 51% Low-to Moderate-Income housing development.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Proposed Annual Action Plan Projects for FY 2016/17. Housing Coordinator Baker-Latimer brought the Council Members' attention to the comments that had been included with their Council Action Form. These comments were received at the public forums held on February 22 and 23, 2016. Ms. Baker-Latimer reported that the overall feedback continues to center around the lack of and need for more affordable housing for low-income persons in the form of rental, shelters, transitional, and home-ownership units. Support also continues for the Security Deposits, First Month's Rent, and Transportation Assistance Programs. The need to add the Childcare Assistance Program back in was also suggested.

Ms. Baker-Latimer advised that, after taking into consideration the public forum comments, staff is recommending that the City continue with only the Acquisition/Reuse for Affordable Housing; Rehabilitation; Homebuyer Assistance, and Renter Affordability Programs (adding in the Childcare Assistance Program) that were adopted in the 2015/16 Action Plan. The reasons behind that recommendation were given by Ms. Baker-Latimer.

The City Council was informed that the City had been notified by HUD that its FY 2016/17 CDBG allocation would be \$490,986, which is an increase of approximately \$6,000 over the FY 2015/16 allocation. Of that amount, approximately \$392,789 is available for programming, not including any FY 2015/16 anticipated program roll-over balance. Ms. Baker-Latimer said that staff initially cautiously anticipated a rollover balance of approximately \$400,000 (not including administration), which would provide approximately \$792,789 to be available for the FY 2016/17 program year. However, Ms. Baker-Latimer told the Council that she now thinks the amount of the rollover would be approximately \$337,000

Ms. Baker-Latimer stated that, from the discussion with the College Creek Old Ames Middle School Neighborhood Association and the comments from the public forum regarding the redevelopment of the 321 State Avenue site, staff is proposing that the FY 2016/17 Annual Action Plan also include

\$392,789 from the FY 2016/17 CDBG allocation that is available for programming to go towards public infrastructure improvements for the 321 State Avenue site.

The Council's attention was brought to Attachment B in the Council Action Form. Staff was proposing that the anticipated budget be allocated to those project activities. It is the belief of staff that the need to improve and expand the supply of affordable housing for low- and moderate-income households can best be accomplished through the implementation of those programs. Ms. Baker-Latimer detailed the activities being proposed. She pointed out that the first two programs would be reduced to account for the reduction in the estimated amount of the roll-over.

Council Member Orazem asked if Habitat for Humanity helps with rehab. Ms. Baker-Latimer said that some of the rehabilitated properties had been sold to Habitat in the past. The City does major health and safety issues, such as radon and lead paint. Those are usually high-cost items, and then Habitat can step in and do additional rehabilitation. Two additional properties were acquired last year, a single-family home and a duplex; those are in the process of being rehabilitated.

Council Member Betcher asked which programs pay for acquisition and rehabilitation. Ms. Baker-Latimer advised that HUD requires those two be separated. The property has to be acquired using funding from the Acquisition Program, but if it needs to be rehabilitated, that's under another program.

Moved by Orazem, seconded by Betcher, to adopt RESOLUTION NO. 16-106 approving the FY 2016/17 Proposed Annual Action Plan projects and budget [as listed in Attachment B of the Council Action Form (as revised)]:

- | | |
|--|-----------|
| 1. Continue Acquisition/Reuse Program | \$118,719 |
| 2. Continue Housing Improvement Rehabilitation Programs | \$118,719 |
| 3. Continue Homebuyer Assistance for First-Time Homebuyers | \$ 65,000 |
| 4. Continue Renter Affordability Programs (adding in Childcare Assistance) | \$ 35,000 |
| 5. Public Infrastructure Improvements Program for 321 State Avenue (New) | \$392,789 |

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON AMENDMENTS TO FISCAL YEAR 2015/16 BUDGET: Mayor Campbell opened the public hearing. There being no one else wishing to speak, the hearing was closed.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 16-107 amending the budget for the current Fiscal Year ending June 30, 2016.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON ADOPTION OF FY 2016/17 BUDGET: The public hearing was opened by the Mayor. When no one came forward to speak, Mayor Campbell closed the hearing.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-108 approving the 2016/17 budget.

It was pointed out by Director Diekmann that Alternative No. 2 would include the Greater Iowa Credit Union property (Lot 14 at 1509 Baltimore Drive).

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE REZONING PROPERTY AT 217-6TH STREET: Moved by Betcher, seconded by Gartin, to pass on second reading an ordinance rezoning property at 1405, 1415, 1425, 1502, 1509, 1510, 1511, and 1519 Baltimore Drive and 1428, 1429, 1506, 1514, and 1522 Boston Avenue from Community Commercial Node (CCN) to Highway-Oriented Commercial (HOC).

Roll Call Vote: 6-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Council Member Corrieri wanted the public to be informed about the Affordable Housing Conference that will take place at the Scheman Building on March 23.

Moved by Betcher, seconded by Gartin, to refer to staff for a memo the letter from the Big Bluestem neighbors.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Corrieri, to direct staff to accept a Zoning Ordinance Text Amendment Application pertaining to setbacks for mobile home parks from the owner (Flummerfelt).

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin to request a memo from staff pertaining to the request of Brent Haverkamp for a text amendment to CCR Zoning District.

Motion died for lack of a second.

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 9:10 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

2016 Public Forums Participant Comments/Feedback February 22 & 23, 2016

1. Continue Same Programs

- Deposit
- Transportation
- Down payment
- Rehab/Single-Family/Rental
- 321 State
- Seek NRSA Designation
- Economic Development for Businesses/Job Creation

\$392,789 + Rollover

- Continue Housing Assistance***
 - This is an immediate need
 - Work with Landlords
- Strategy Area (NRSA)
 - Provides Long-term opportunity
 - Short-term impact
 - 51% mix development provides more opportunity
- Continue housing emphasis/assistance
- Strategy area for State Street
 - Which (2) programs
 - Rehab funding for landlords
 - Deposit & interim assistance

\$392,789 + Rollover (\$300,000 possibly)

- Continue to fund programs clearly in demand and with track record of thorough funding utilization.

\$392,789 + Rollover (up to \$500,000)

- Keep Transportation assistance – including gas vouchers
- Keep Rent/Deposit Program
- Need Attention to Gap Assistance
 - For childcare- cover interviews & period before regular child care assistance kicks in.
- Continue Affordable Housing efforts
- Agree to NSRV for 321 State – but aim for 70% LI (not MI) in actual distribution to keep neighborhood's continuity.

- Assist ACCESS with acquisition of new facilities
- Assist home for awhile & ERP with more transitional housing properties.
- Add utility deposit assistance to rental deposit/1st month rent program
- Leverage influence to develop a housing trust fund for Story County
- Minimize use of CDBG funds for existing infrastructure improvement.

A.1 Keep Goals for addressing the creation and expansion of affordable housing for rental and homeownership!

A.2 Goals to address Community Services

1. Park improvements for children & Special Needs.
2. Expanding services for children & Special Needs for activities like skating, swimming, etc.
3. Continue rent/utility/transit assistance

321 State Avenue:

51% yes but don't allocate all funds to this

APPENDIX III



Public Forum Scheduled on 2016-17 CDBG Annual Action Plan Projects

The public is invited to attend a public forum being held to provide information about the City of Ames' Community Development Block Grant (CDBG) Program and to gather public input for its 2016-17 Annual Action Plan Projects.

The two public forum sessions will be held at the Ames City Hall, Council Chambers, 515 Clark Avenue, as follows:

Monday, February 22, 2016 from 6:00 p.m. – 7:30 p.m.

Tuesday, February 23, 2016 from 11:30 a.m. – 1:00 p.m.

Please mark your calendars to attend either session.

Community Development Block Grant (CDBG) funds can be used to implement a wide variety of community and economic development activities directed toward neighborhood revitalization, economic development, and the provision of improved community facilities and services.

The funded activities must meet the following three national objectives:

- ◆ Benefit persons of low and moderate income
- ◆ Aid in the prevention or elimination of slums or blight
- ◆ Meet other community development needs of particular urgency

For more information, contact Vanessa Baker-Latimer, Housing Coordinator, at (515) 239-5400 or by e-mail at vbakerlatimer@city.ames.ia.us.



February 9, 2016

You are Cordially Invited to Participate in a Public Forum

The City of Ames will be hosting two (2) opportunities to attend public forum sessions to educate the public on the status and the future of the City's Community Development Block Grant (CDBG) Program and to gather public feedback for its 2016-2017 Annual Action Plan project(s).

Date	Time	Location
<p style="text-align: center;">Monday, February 22, 2016</p>	<p style="text-align: center;">6:00 p.m. – 7:30 p.m.</p>	<p style="text-align: center;">Ames City Hall Council Chambers 515 Clark Avenue</p>
<p style="text-align: center;">Tuesday, February 23, 2016</p>	<p style="text-align: center;">11:30 a.m. – 1:00 p.m.</p>	<p style="text-align: center;">Ames City Hall City Council Chambers 515 Clark Avenue</p>

The funding of Community Development Block Grant (CDBG) for the fiscal year beginning July 1, 2016, **has not been announced**. CDBG funds can be used to implement a wide variety of community and economic development activities directed towards neighborhood revitalization, economic development, and the provision of improved community facilities and services. The funded activities must meet the following three national objectives: 1) benefit persons of low and moderate income; 2) aid in the prevention or elimination of slums or blight; and 3) meet other community development needs of particular urgency.

For further information, contact Vanessa Baker-Latimer, Housing Coordinator for the City of Ames, at (515) 239-5400 or by e-mail at vbakerlatimer@city.ames.ia.us.



Mainstream Living
Attention: Bill Vaughn
Current Resident
P.O. Box 1608
Ames, IA 50010

Lutheran Services in Iowa
Attention: Lisa Heddens/
Current Resident
1323 Northwestern
Ames, IA 50010

Ames Community School District
Attn: Sipele Tuionuu
Current Resident
3915 Mortensen Road
Ames, IA 50014

Emergency Residence Project
Attn: Vic Moss/
Current Resident
225 S. Kellogg Avenue
Ames, IA 50010

Mid-Iowa Community Action
Attention: Helen Benker/
Current Resident
230 SE 16th Street
Ames, Iowa 50010

Story County Community Housing Corp
Attention: Director/Current Resident
130 S. Sheldon, #304
Ames, IA 50014

Sue Wuhs
Ames Community Preschool Center/
Current Resident
920 Carroll Avenue
Ames, IA 50010

Eileen Mullan, R.N./
Current Resident
Homeward
1114 Duff Avenue
Ames, IA 50010

Heartland Senior Services
Attention: Nancy Carroll/
Current Resident
205 South Walnut
Ames, IA 50010

Housing Coordinating Board
Attention: Hope Metheny/
Current Resident
P.O. Box 1628
Ames, IA 50010

Community & Family Resources
Attention: Berniece Buchanan/
Current Resident
1619 S. High Avenue
Ames, IA 50010

Optimae
Attention: London Usher/
Current Resident
104 S. Hazel Avenue
Ames, IA 50010

Community That Works
Current Resident
130 S. Sheldon, Suite 302
Ames, IA 50014-7383

Good Neighbor
Attention: Mike Fritz/
Current Resident
613 Clark Avenue
Ames, IA 50010

Youth & Shelter Services
Attention: Roberta Milinsky/
Current Resident
P.O. Box 1628
Ames, IA 50010

Chamber of Commerce
Attention: Dan Mulhaney/
Current Resident
1601 Golden Aspen Drive, #110
Ames, IA 50010

Erika Peterson/
Current Resident
Boys & Girls Club of Story County
P.O. Box 241
Ames, IA 50010

Jay Kamath, Executive Director
Legal Aid Society of Story County/
Current Resident
937 6th Street
Nevada, IA 50201

Penny Pepper/
Current Resident
University Community Childcare
100 University Village
Ames, IA 50010

Tricia Crain/
Current Resident
A.R.C. of Story County
130 S. Sheldon #302
Ames, IA 50010

Story Co. Case Management
Attention: Karla Webb/
Current Resident
126 S. Kellogg Avenue, Suite 201
Ames, IA 50010

ACCESS
Attention: Angie Schreck/
Current Resident
P.O. Box 1429
Ames, IA 50014

Dept. of Human Services
Attention: Division Supervisors/
Current Resident
126 S. Kellogg Avenue, Suite 101
Ames, IA 50010

Habitat for Humanity of Central Iowa
Attention: Sandi Risdal/
Current Resident
401 Clark Street, Suite 100
Ames, IA 50010

American Red Cross
Attention: Steve Barnett/
Current Resident
426 5th Street
Ames, IA 50010

Center for Creative Justice
Attention: Mark Kubik/
Current Resident
210 Lynn Avenue
Ames, IA 50014

Kalen Petersen/
Current Resident
R.S.V.P.
503 Elm Avenue
Story City, IA 50248

Consumer Credit Counseling Services
Attention: Derek Ginder/
Current Resident
1608 S. Duff Avenue
Ames, IA 50010

Rachelle Flory/
Current Resident
ChildServe Community Services
1915 Philadelphia Street
Ames, IA 50010

Volunteer Center of Story County
Attention: Anne Owens
Current Resident
130 South Sheldon, #201
Ames, IA 50014

/Current Resident
Campfire USA
5615 Hickman Road
Des Moines, IA 50310

Mike Hemmer/Current Resident
Big Brothers & Big Sisters
9051 Swanson Blvd
Clive, IA 50325

Ames Ministerial Association
Attention: Jack Ownes/
Current Resident
c/o Cornerstone Church
56829 US Highway 30
Ames, IA 50010

Deb Niehof/Current Resident
NAMI Central Iowa
416 Douglas Avenue, Suite 203
Ames, IA 50014

Central IA Regional Housing Authority
Attention: Marcy Conner
1201 SE Gateway Drive
Grimes, IA 50111

Julie Bonamarte/Current Resident
Mid-Iowa Foster Grandparent Program
900 W. 3rd St.
Boone, IA 50036

Sam Erickson
Vice President
Community Housing Initiatives
300 East Court Avenues
Des Moines, Iowa 50309

Keystone/Stonehaven Apartments
3115 Roy Key Avenue
Ames IA 50010

United Way of Story County
Attention: Jean Kresse
315 Clark Ave,
Ames, IA 50010

St Thomas Aquinas Church
Attention: Shari Reilly
2210 Lincoln Way
Ames, Iowa 50014

AMOS
Attention: Jan Flora
c/o 1902 George Allen Avenue
Ames, Iowa 50014

HIRTA
Julia Castillo, Executive Director
2840 - 104th Street
Urbandale, IA 50322

Salvation Army
Attention: Cari McPartland
703 E. Lincoln Way
Ames, IA 50010

Eyerly Ball
Kathy Dinges, Director of Story/ Boone
Counties
2521 University Blvd, Suite 121
Ames, IA 50010

Brett D. McLain, Director / CVSO
Story County Veterans Affairs
126 South Kellogg Ave. Suite 201
Ames, Iowa 50010

Ames Rental Association
c/o Paula Shiver
804 Gaskill Drive
Ames, IA 50014

Ames Branch of the NAACP
Attention: Edna Clinton
c/o 1610 Carroll Avenue
Ames, IA 50010



To:

kruempel@msn.com, misterboggs@Qwest.net, phhallock@yahoo.com, kberrett@iastate.edu, fredwohn@mchsi.com, nrboard@northridge-ames.us, szilber@catalystcounseling.com, dinahandbob@hotmail.com, banderames@aol.com, cande21000@msn.com, mkepolashek@msn.com, herbh@iastate.edu, pritchard912@msn.com, mporter@iastate.edu, joe@joeknoz.com,

Cc:

patjbrown01@earthlink.net, dmorris@iastate.edu, janssen.carolyn@gmail.com, deblee58@yahoo.com, Lfeldman13@aol.com, fjbmobl@aol.com, peggyriecken@gmail.com, gbetcher@iastate.edu, pleasant@iastate.edu, somersetames@gmail.com, jkolson@iastate.edu, rjsill2003@yahoo.com, marhelland@aol.com, ssavage@iastate.edu, habingcc@aol.com, jmphealth@aol.com, japauill@gmail.com, white_waves@juno.com, patticotter@gmail.com, sscrull@msn.com

Bcc:

Subject: CDBG Public Forums Notice

Attached please information regarding the upcoming CDBG Public Forums Notice .



CDBG Public Forum Notice Feb 2016.pdf

Thanks Much,

Vanessa

Vanessa Baker-Latimer
Housing Coordinator
City of Ames
515-239-5400
515-239-5699-fax
vbakerlatimer@city.ames.ia.us



Vanessa Baker-Latimer
Housing Coordinator

“Excellence Through People”

APPENDIX IV

2016-17 ACTION PLAN PUBLIC HEARING RESOLUTION AND MINUTES

**TO BE COMPLETED AFTER THE MAY 10, 2016 CITY COUNCIL PUBLIC HEARING
ON THE 2016-17 ANNUAL ACTION PLAN**