



## **Community Development Block Grant (CDBG)**

### **Amendment to the 2014-2018 Consolidated and 2016-17 Action Plans**

**ADOPTED**

### **Application for a Neighborhood Revitalization Strategy Area (NRSA) Plan Designation for State Avenue**

**August 2016**



# Neighborhood Revitalization Strategy Area (NRSA) Plan Designation for State Avenue

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**State Avenue Neighborhood Revitalization Strategy Area (NRSA)**  
**Ames, Iowa**  
**2014 to 2018**

**I. Introduction**

The U.S. Department of Housing and Urban Development (HUD) encourages the establishment of Neighborhood Revitalization Strategy Areas (NRSA) as a means to create communities of opportunity in neighborhoods where at least 70% of the residents are of low to moderate incomes and/or the area falls within the upper quartile threshold of low to moderate income residents as determined by HUD. Within the Community Development Block Grant (CDBG) program, an entitlement community can designate specific areas or neighborhoods as a Neighborhood Revitalization Strategy Area (NRSA) that meet one of the above criteria. The establishment of a NRSA not only allows greater flexibility in the use of Community Development Block Grant (CDBG) funding that would promote the revitalization of those specified areas, but also serves as a policy framework for spending Community Development Block Grant (CDBG) and other HUD dollars within these established areas.

**II. Benefits of a Neighborhood Revitalization Strategy Area**

NRSA benefits are described in amendments to the Community Development Block Grant (CDBG) regulations at 24 CFR 570. They are as follows:

1. **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying for low and moderate-income national objective criteria, thus providing greater flexibility to City of Ames Neighborhood Revitalization Strategy Areas Plan 3 to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii)); and
2. **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy will be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b)(2)(v)(L) and (M)); and
3. **Public Service Cap Exemption:** Public Services carried out pursuant to the strategy by a Community-Based Development Organization (CBDO) will be exempt from the public service cap (24 CFR 570.204(b)(2)(ii)); and
4. **Job Creation/Retention as Low/Moderate Income Area Benefits:** Job creation and retention activities undertaken pursuant to the strategy will be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i));

### III. Background of a Neighborhood Revitalization Strategy Area Designation

One of the major goals and priorities of the City's Adopted 2014-18 5-year Consolidated Strategic Plan was **"To create, expand, and maintain Affordable Housing for Homeless and Low-income persons"**. This goal and priority was to 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 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, 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.

The documentation that follows will serve as an amendment to the City of Ames current 2014-2018 Consolidated Plan and 2016-17 Annual Action Plan and contains **"estimated/approximated"** data gathered on an area in Census Tract 13.01, Block Group 2 in West Ames as it pertains to the NRSA requirements. For the purposes of this designation the area will be called the **"State Avenue" NRSA**.

The City of Ames strategy for the State Avenue NRSA describes how it meets the following criteria:

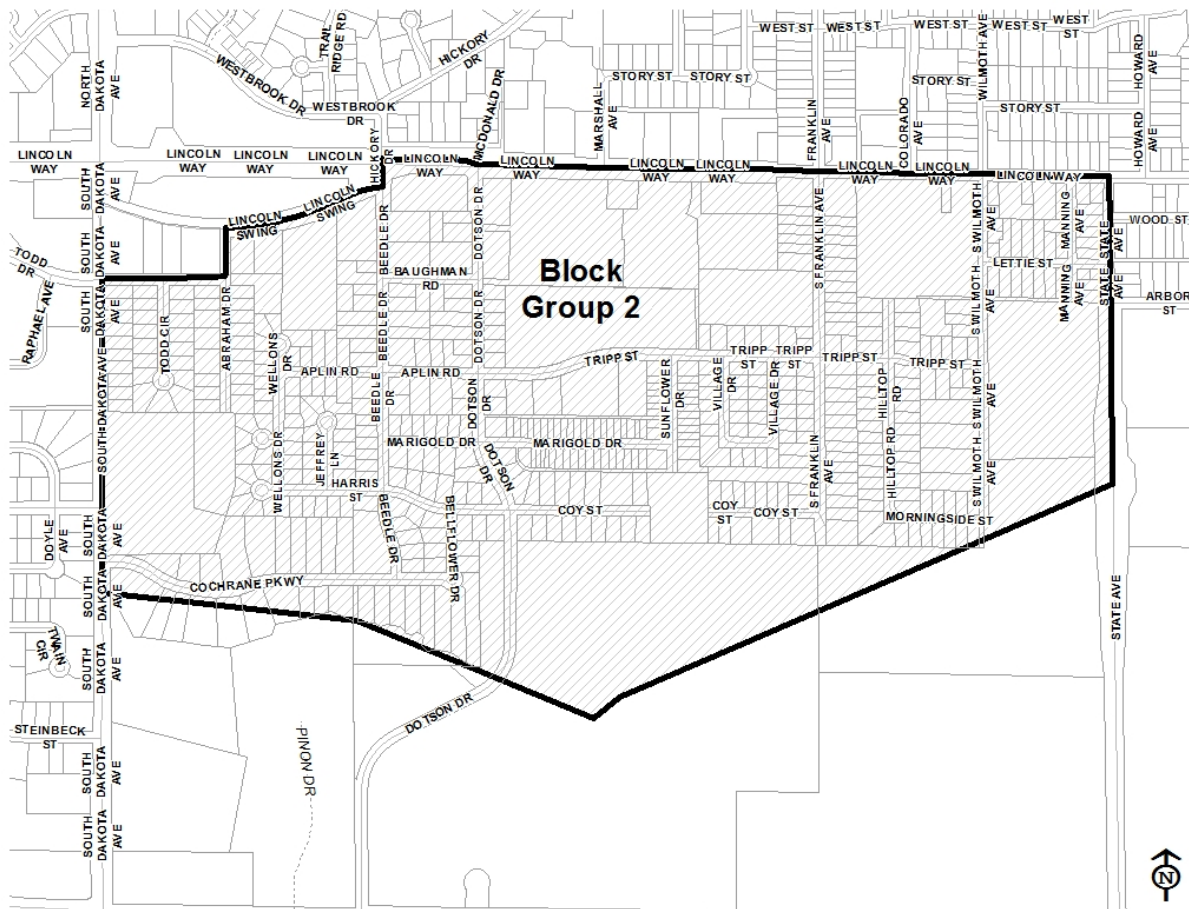
- **Boundaries:** The City has identified one strategy area and the neighborhood boundaries for which the strategy applies. All areas within those boundaries are contiguous. They are not checker boarded areas across the community.
- **Demographic Criteria:** The designated area is primarily residential and contains a percentage of low-and moderate-income residents that is equal to the "upper quartile percentage" (as computed by HUD pursuant to 24 CFR 570.208(a)(1)(ii) or 70 percent, whichever is less but, in any event, not less than 51 percent.
- **Consultation:** The City will describe how the strategy is being developed in consultation with the area's stakeholders, including residents, owners/operators of businesses and financial institutions, non-profit organizations, and community groups that are in or serve the areas.
- **Assessment & Economic Empowerment:** The City's strategy includes an assessment of the demographic conditions of the area and an examination of the strengths and weakness and the opportunities for housing development and other housing and neighborhood enhancements and improvements.
- **Performance Measurements:** The strategy must identify the results (i.e., physical improvements, social initiatives and economic empowerment) expected to be achieved, expressing them in terms that are readily measurable. This will be in the form of "benchmarks."
- **Performance Reporting:** The City will report on the progress of the NRSA at the end of each Fiscal Year as part of the Consolidated Annual Performance and Evaluation Report (CAPER).

This strategy has a **minimum three-year duration** and is being integrated into the FY 2016 Action Plan as well as the subsequent Five Year 2014 - 2018 Strategic Consolidated Plan.

#### IV. Boundaries of the Area

The City of Ames is proposing one (1) area for consideration as a Neighborhood Revitalization Strategy Area (NRSA.) The area is located in Census Tract 13.01, Block Group 2 in West Ames. The State Avenue NRSA includes the neighborhoods around the south side of West Lincoln Way, the East side of South Dakota Avenue, the West side of State Avenue and North of College Creek. The area encompasses a .43 square mile geographic radius.

Figure 1-Proposed NRSA Boundaries



The Housing and Community Development Division of the City of Ames Planning & Housing Department is taking the lead in the drafting of the Neighborhood Revitalization Strategy Area designation. Participants in the State Avenue NRSA include: general stakeholders—those who live, work or own a business in the area along with key development partners in the area such as banks, developers, neighborhood and community organizations.

The selection of this neighborhood as a NRSA has been determined by a combination of factors. First, the neighborhood is eligible based upon criteria established by HUD to assure programs serve communities experiencing a high concentration of low and moderate-income residents. Second, the City has determined that a specific area within the State Avenue NRSA would optimize the kind of flexibility and economic development incentive that a designation as an NRSA permits. The lack of affordable owner-occupied and/or rental housing for low income households has been identified as a priority need in the City’s 2014-2018 5-Year Consolidated Plan. With housing a major component of this economic development effort, a significant portion of the NRSA in which housing related activities will take place are necessary to have the desired economic impact.

## V. History of State Avenue NRSA

The history of the West Ames indicates that urban development of the area began around 1902 and continues through the present day. The area is located in the Northern part of Washington Township in sections 1 and 4. The area for the most part was farmland until the 1950's. The areas along the Lincoln Way began to develop around the early 1910's and 1920's.

Today, the designated area contains a variety of land use districts that include, but not limited to: Residential, Commercial, Special Purpose, and Government zones, however, residentially zoned land makes up the primary use at 73.77%.

The area includes "approximately" of 491 parcels, of which 470 are residential and 21 are either commercial or governmental/public spaces. The commercial/office uses comprise approximately 8 acres and are primarily located along Lincoln Way. The commercial/office uses include: medical facilities, grocery stores, restaurants, financial institutions, gas stations/convenient stores, retail shops, and office spaces. The governmental/public spaces use comprises approximately 49 acres, which includes the vacant site of the former Ames Middle School, the current Ames Middle School Athletic Field and contains 2 neighborhood parks (Franklin and Christopher Gartner). Franklin Park the larger of the two parks (approximately 4 acres), is not owned by the City of Ames, and is currently being operating under an expired leased with Iowa State University.

The residential uses comprise approximately 164 acres and 470 residential parcels. Of the 470 residential parcels, 242 (58%) parcels contain rentals and 228 parcels contain non-rental units. The 242 rental parcels are comprised of approximately 818 apartments/condos/co-ops dwelling units, approximately 158 duplexes/two & three family conversion dwelling units, 55 townhome units, and approximately 84 single-family detached units for a total of approximately 1,115 rental units. The remaining 228 parcels are comprised of approximately 238 detached owner-occupied single-family dwellings.

Figure 2-Land Use Breakdown

	Land Use	# of Acres*	# of Parcels*	# of Units*	Notes
<b>Residential Categories</b>	Single-Family Detached	103	312	322	Some Parcels contain multiple Single-Family Houses
	Duplexes; two/ three-family	17	79	158	Some Parcels contain multiple Duplexes, Two/three
	Multi-Family (Apts.; Condos/Co-ops)	37	24	818	Some Parcels contain multiple Multi-family units
	Townhomes	5	55	55	Some Parcels contain multiple Townhomes
	<b>Totals</b>	<b>162</b>	<b>470</b>	<b>1,353</b>	
<b>Non-Residential Categories</b>	Neighborhood Parks	7	2	2	1 City-owned; 1 ISU Owned
	Commercial/Office	26	16	27	Existing Commercial Businesses
	Government/ Institutional	42	3	4	City, Schools, University, Medical Facilities, & Private
	<b>Sub Total</b>	<b>75</b>	<b>21</b>	<b>33</b>	
<b>Grand Totals</b>		<b>231</b>	<b>489</b>	<b>1,386</b>	

\*Data is estimates from the City GIS, rental housing licensing & City Assessor Records databases.

## VI. Demographic Background

Outlined below is the demographic background data on the proposed State Avenue NRSA. The primary sources for the statistical data for the proposed NRSA include: the Department of Housing and Urban Development (HUD), the 2006-2010 and 2010-2014 5-year American Community Survey (ACS) Estimates, the City of Ames GIS Data, the Ames City Assessor's Office and a site area survey. Relevant, tables, and maps are included in the proposed NRSA to illustrate pertinent information about the State Avenue NRSA.

The **primary** demographic criteria for qualifying as an NRSA is as follows:

The designated area must be primarily residential and contain a percentage of low- and moderate-income residents that is equal to the "upper quartile percentage" (as computed by HUD pursuant to 24 CFR 570.208(a)(1)(ii)) or 70 percent, whichever is less but, in any event, not less than 51 percent.

Using block group data based on the 2006-2010 American Community Survey and the FY-2016 Low Moderate Income Individuals (LMISD), the upper quartile of residents that are low- and moderate-income is determined to be 69.25%. Block Group 2 in Census Tract 13.01 in West Ames, which falls exactly within this upper quartile requirements and therefore can be a stand-alone NRSA designation.

Figure 3-Percent of LMI Persons

Percentage Low-Moderate Income Persons	West Ames NRSA	Ames
<b>City of Ames Upper Quartile LMI % - 69.25%*</b>		
Total LMI Universe	1,870	50,540
Total LMI Persons	1,295	27,195
LMI Percent	69.25	20.48
Designated Area Eligible for NRSA based on LMI %	YES	NA

\*American Community Survey 5-Year 2006-2010 Low and Moderate Income Summary Data from Department of Housing and Urban Development (HUD).

Figure 3.1 – Race/ Ethnic Breakdown

	West Ames NRSA Ethnic Breakdown*		Overall City of Ames Ethnic Breakdown*	
<b>Total Population</b>	<b>1,980</b>	<b>3%</b>	<b>61,276</b>	<b>100%</b>
White Alone	1,860	94%	51,722	84.40%
Black Alone	4	<1%	2,105	3.40%
American Indian/Alaska Native Alone	1	<1%	123	.20%
Asian Alone	0	0.00%	5,441	8.90%
Native Hawaiian/ Other Pacific Islander Alone	0	0.00%	30	0.00%
Some Other Race Alone	38	<1%	363	0.60%
Two or More Races	77	<1%	1,492	2.40%
Hispanic Origin (Any Race)	130	<1%	1,963	3.20%

\*2010-2014 American Community Survey (ASC) 5-year estimates

**Note:** Based on other data sources, for 2016, it is likely that the number of other races and ethnic backgrounds living in the area is much higher than the ACS indicates, however approximate numbers could not be ascertained for this report.

Figure 3.2- Household & Economic Breakdowns

Household Breakdowns*	STATE AVENUE NRSA	Overall City of Ames
Average Household size by owner	2.43	2.41
Average Household by renter	2.07	2.14
Median age (years)	22.8	23.5
Economic Breakdowns*	STATE AVENUE NRSA	Overall City of Ames
Median Household Income	\$32,222	\$42,373
Median Family Income	\$73,182	\$80,977
Percent of Families earning <\$24,999	10%	12%
Percent of Families earning \$25,000 to \$49,999	32%	15%
Percent of Families earning \$50,000 to \$74,999	16%	19%
Unemployment Rate	6.62%	4.10%
Poverty Status of Individuals	44.5%	30%
Percent of people (25 years and older) graduated from High school	12%	12%
Percent of people (25 years and older) graduated with Bachelor Degrees	36%	33%
Percent of people (25 years and older) graduated with Masters + Degrees	26.34%	29.41%

\*2010-2014 American Community Survey (ASC) 5-year estimates



Figure 3.3- Housing & Condition of Housing Stock Breakdowns

Housing Breakdowns *, **, ***	STATE AVENUE NRSA	Overall City of Ames
# of Occupied Housing Units	1,189**	23,566**
Owner-occupied to Renter-occupied units	238 (18%)*	9,787 (41%)**
Renter-occupied to Owner-occupied units	1,115 (82%)*	13,779 (58%)**
Median owner-occupied housing values	\$120,900***	\$172,600***
Gross Rent	\$731***	\$774***
Housing units built: Before 1980	454 (47%)**	12,080 (49%)**
Housing units built: After 1980	518(53%)**	12,401(51%)**
Percent of vacant housing	5%***	3.70%***
Tax Credit/Low-Income Subsidized Housing Units	145 (27%)*	545*
<b>Condition of the Housing Stock: **</b>		
Poor 1.0	1	29
Poor 1.5	2	33
Below Average 2.0	14	198
Below Average 2.5	31	472
Average 3.0	511	12,137
Above Average (3.5)	80	2,218
Good (4.0)	38	1,302
Very Good (4.5)	4	452
Excellent (5.0)	16	104

\*Data is estimates from the City GIS, rental housing licensing & City staff

\*\* City Assessor Records databases, does not include all condos that have been added to the market.

\*\*\*2010-2014 American Community Survey (ASC) 5-year estimates

Figure 3.4- Overall Owner- Occupied vs. Rental Occupancy Breakdowns

Occupancy Status*	# Parcels	# of Units	% based on # of Units
Owner Occupied	228	238	18%
Rental	242	1,115	82%
Totals	502	1,353	100%

\*Data is estimates from the City GIS, rental housing licensing & City Assessor Records databases.

Figure 3.5 HUD HOME Income Limits for Ames Metropolitan Statistical Area (MSA)

\*Average family size for the City of Ames

Family Size									
Median	Income Category	1	2	3*	4	5	6	7	8
\$80,977	Extremely Low (30%)	\$16,700	\$19,100	\$21,500	\$23,850	\$25,800	\$27,700	\$29,600	\$31,500
	Very Low (50%)	\$27,850	\$31,800	\$35,800	\$39,750	\$42,950	\$46,150	\$49,300	\$52,500
	Low (80%)	\$44,550	\$50,900	\$57,250	\$63,600	\$68,700	\$73,800	\$78,900	\$84,000

Figure 3.6- Area Facilities, Entities or Amenities Breakdowns

Type of Facilities/Entities/Amenities	# of Facilities/Groups
Grocery/Ethnic Markets	2
Restaurants	6
Financial Institutions	3
Medical Facilities (4) /Pharmacies (1)	5
Non-Profit Organizations/Community Organizations	3
Gas Stations/Convenience Stores	2
Neighborhood Associations	1
Offices/Other Business	3
Transportation Access (Cy-Ride, Uber, Taxi Services)	3

## **VII. Process and Community Consultation**

In order to create a NRSA designation, the City is required to amend its Community Development Block Grant 2014-18 5-year Consolidated Plan and 2016 Annual Action Plans. Thereby, the City will follow the Citizen Participation it uses in developing these Plans in order to create a State Avenue NRSA designation. This involves advertising in the area newspapers, on various social media outlets and directs mailings of public forums being held to gather input from non-profit organizations, human service agencies, community groups, citizens, etc. It will involve meeting directly with impacted neighborhood associations, area businesses, area residents, area property owners, property managers, and area institutional organizations.

The City of Ames welcomes input regarding the concept of creating a NRSA in this area. Beginning in February 2016, City staff, as part of preparing its 2016-17 Annual Action Plan, hosted public forums, and meetings with the impacted neighborhood association to educate and to gain input regarding creating a NRSA. In March 2016, staff conducted a public meeting with City Council as a follow-up to the meetings with the public and neighborhood association regarding the NRSA concept. With consensus from the community and the neighborhood association, City Council directed staff to proceed with the process of amending the City's 2014-18 Adopted Five-Year Consolidated Plan to create a Neighborhood Revitalization Strategy Area in the West Ames, Census Tract 13.01; Block Group 2 area. (see Attachments A & B- City Council Minutes)

As outlined in the NRSA guidelines established by HUD, staff through directed mailings, invited and hosted specific individual community consultations with the following groups: neighborhood association, area businesses/operators, (financial institutions, non-profit organizations/community organizations, government institutions), area residents, property owners and managers, developers). During these community consultations, staff discussed a conceptual framework for a State Avenue West NRSA, specifically regarding the redevelopment of a 10+-acre parcel of land owned by the City in the area, along with various types of programs and services that could be provided to the area. The impacted neighborhood association has been very engaged in the process and provided feedback as noted in the above paragraph. Additionally, they have been very helpful with outreach to the residents of the area. The participation from the business/operators centered on questions about the overall concept of NRSA and what benefits could be applicable to their business needs. There was only one concern expressed by an area developer, that having a NRSA designation could be viewed as a negative impact on the area. (see Attachment C-Open House Invitations)

Any comments received during the 30-day public comment period and during the public hearing, including responses to those comments will be attached with this amendment.

**ATTACHMENT B**  
**2016 Public Comments/Feedback**  
**September 8 to 22, 2016**

1. We have both questions and concerns about the Amendment 2014-18 Consolidated & 2016-17 Action Plans.

Our concerns include about living and owning our property in the proposed area (Cochrane Parkway) and is this area now going to become the low income area of Ames for multiple projects?

Also with the middle school in the area, does it make since to bring low income property and many times other issues affecting the lower income population to this area? These issues include drug dealers targeting lower income property as their primary means of establishing drug addictions that predominately are targeted towards the lower income population.

Please let us know that our concerns are brought to the attention of the key decision makers and let us know where we can find out some answers to our questions.

What other areas in Ames are you looking at for the affordable housing groups? Has Sommerset been looked at? It seems like the Sommerset area may have a lot of potential. Also putting several different options in the city of Ames may make the most sense and not just put all the housing in the southwest corner.

Also the northeast pet of Ames might be nice with the new water facility being put in and the infrastructure being in place.

In the southwest part Ames, where we live, there is already a huge amount of apartments and it seems like more affordable housing in this southwest area would create a larger strain on the current homeowners.

What are the other proposals for the use of the old middle school location? It seems like it may make a good wildlife refuge or a nature preserve. It seems like if they are big proponents of the affordable housing, maybe the funds can be used to purchase some land near their residences?

I guess I am a little unsure how funds could be already used to purchase the land and then after the land is purchased, then the comments and review meetings are held. It seems a little backwards, but maybe if there is a big problem with the plan, then it can be changed at that point or the land sold off to some other entity for a different purpose?

Why is the area being made so large? Why not just limit the area to the old Ames middle school and not include the entire area? What would be the benefit of doing the entire area?

Also what other parts of the city have these Neighborhood Revitalization Strategy Area (NRSA) been created? Is this the only one? If it is the only area, why is it needed to be in the same area as the old middle school project? Wouldn't it be better to have this new area be in another location such as Sommerset area, etc?

It appears that creating this area will lower the property values within the area. Also it seems like the current are that is being talked about is already by a large apartment complex area and not sure why the market values of the southwest side of Ames seems to be of less concern than other areas of town.

## **VIII. Assessment of Economic Conditions**

- There are a total of approximately 1,189 housing units in the designated NRSA area, of which 922 units (78%) is renter-occupied; and 267 units (22%) are owner-occupied, this is approximately a 20% higher rental occupancy than the city as a whole;
- The percent of vacant housing in the designated area is approximately 5%, which is slightly higher than the city at 3.70% as a whole;
- The unemployment rate in the area is 6.26%, which is slightly higher than the 4.10% for the city as a whole;
- The median household income in the area is \$32,222, which is lower as compared to \$42,373 for the city as a whole;
- The poverty status of individuals in the area is 44.5%, compared to 30% of the city as a whole;
- The education attainment of the residents beyond high school in the designated area is comparable to that of the residents in the city as a whole;
- Gross rent median dollars is \$731, is about \$43 dollars less, compared to \$774 for the city as a whole;
- The median family income in the area \$73,182, which is just over \$7,000 (10%) lower in comparison to that of \$80,977 for the city as a whole;
- The number of families earning less than \$50,000 is 42%, compared to 27% in the city overall
- Median owner-occupied housing values are \$120,900 within the area, compared to \$172,600 for the city as a whole;
- The percent of housing units built before 1980 is comparable to that in the city as a whole.
- The area contains approximately 145 (27%) units of Low-Income Tax Credit/Low-Income Tax Credit/Low-Income Subsidized Housing Units, compared to 545 units in the city as a whole;
- For the size of the area, it contains a good high number of commercial businesses, medical facilities, financial institutions, restaurants, parks and access to various transportation services;
- The 90% of overall condition of the housing stock is ranked Average to Excellent.

### **Strength/Opportunities**

- Availability of vacant land owned by the City of Ames that can be re-developed into low and moderate cost housing for either owner and/or renter households;
- Strong commercial and retail businesses;
- Access to City-wide Cy-Ride Bus Service;
- A number of medical facilities, financial institutions, retail shops, & restaurants;
- Active Neighborhood Association;
- Updated Infrastructure Improvements have occurred within the last 3-5 years.

**Weaknesses/Areas for Improvement**

- Slightly higher unemployment rate
- Higher poverty rate compared to the city overall
- Higher percent of rental housing units compared to the city overall
- Higher percent of families earning less than \$30,000 compared to the city overall
- Neighborhood parks are underutilized, Franklin Park is not owned by the City

The proposed State Avenue NRSA is a strong and active area that contains good services and amenities for residents living in the area. The weaknesses can be attributed to the high number of the student rental population in the area, which will affect the poverty and unemployment rates and annual earnings of households.

## **XI. Opportunities for Economic Development and Empowerment**

As documented in the City's 2013 Impediments to Fair Housing Study, there is a shortage of affordable housing units of both owner-occupied and rental units for households with incomes at 80% or less of the Ames Metropolitan Statistical Area (MSA). To address this issue, the City of Ames has adopted in its 2014-2018 CDBG Consolidated Plan the following goals and priorities:

1. Goal: 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).

2. Goal: 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.

The State Avenue NRSA is buoyed by private market activity in both the housing and commercial sectors. However, based on the data outlined in this document, the challenges ahead include the ability to: 1) create, through infrastructure and housing development, additional owner-occupied housing units for both low and moderate income households; 2) to improve the owner-occupied existing housing stock conditions; 3) to increase the public service program opportunities to very low income households find decent, safe and affordable rental housing units; and 4) Maintain a neighborhood park for use for families and households.

Emphasis on the above four areas will a positive impact and provide balance to this proposed NRSA.

## X. Performance Measures

There are three years remaining in the City’s 2014-18 5-year Consolidated Plan in which, the opportunity to address the above four (4) challenges are available. In the City’s current 2016-17 Annual Action Plan, the following program activities and funding have been outlined to help address three of the four challenges that include the following:

- 1) Infrastructure Improvements Program for 321 State Avenue for housing production;
- 2) Home Improvement Rehabilitation Program for single-family owner-occupied housing units;
- 3) Homebuyer Assistance Program; and
- 4) Renter Affordability Programs

The fourth challenge is to maintain an existing neighborhood park in the NRSA. Neighborhood parks provide much needed open space, a recreational area for families to play and a place for the neighborhood to gather. Not securing this site may result in the one of two parks in the area to be redeveloped into another use.

Setting performance benchmarks in the proposed State Avenue NRSA will allow for more effective and efficient monitoring and evaluation strategies.

The tables below identify the goals and objectives for each performance measure that can be addressed over the next three remaining years of the 5-years of the Consolidated Plan:

**Figure 4. Housing Performance Measurements**

<b>1. Objective:</b> Increase the number of owner-occupied housing units for family households Incomes at 80% of the Ames MSA
<b>Benchmark:</b> Provide Homebuyer Assistance to 12-15 homebuyers in purchasing newly constructed or rehabilitated housing over the next 3 years
<b>2. Objective:</b> Maintain and sustain the current housing stock for owner-occupied households with incomes at 80% or less of the Ames MSA through a Home Improvement Rehabilitation type Programs.
<b>Benchmark:</b> Provide financial assistance to rehabilitate 5-10 owner-occupied homes over the next 3 years.
<b>3. Objective:</b> Increase the supply and affordability of rental housing for households at 60% or less of the Ames MSA in the NRSA
<b>Benchmark:</b> Assist 5-7 households with Deposit, 1 <sup>st</sup> Month Rent, Transportation and/or Childcare needs with incomes at 60% or less of the Ames MSA per year over the next 3 years

**Figure 5. Infrastructure Performance Measurements**

<b>Objective:</b> Install infrastructure improvements (streets, utilities, sidewalks) at 321 State Avenue to increase the stock of mixed affordable owner-occupied housing for the area.
<b>Benchmark:</b> Provide assistance to builders/developers for the construction of 40-50 lots for single family housing units over the next three years, of which at least 51% (20-26) would be available to family households with incomes at 80% or less of the Ames MSA.

**Figure 6. Acquisition of Land for Public Facilities and Improvement Performance Measurements**

<b>Objective:</b> Assist in maintaining or in the development of recreational opportunities within NRSA, specifically that of a neighborhood park and/or open space areas.
<b>Benchmark:</b> Acquire available land to maintain or relocate a neighborhood park within the next year.



## **XI. Vision**

The State Avenue NRSA is envisioned as a community where business, residential and recreational activities flourish. This area has good jobs that are accessible, can attain a balance of housing units affordable to and occupied by low-, middle- and high-income residents. Recreational opportunities that exist for area children and adults and attract people from the community. With the active neighborhood association, the physical environment of the State Avenue NRSA can be well maintained and free vacant and underutilized properties. The neighborhood commercial areas are well defined, vital and well connected by streets that accommodate people using public transportation, in cars, on foot and on bicycles in attractive, safe settings. Commercial districts provide the goods and services area residents want and need are integrated, as are area residents, into the larger economy of Ames.

## 2016-17 CDBG Annual Action Plan Amendment

<b>1</b>	<b>Project Name</b>	<b>Renter Affordability Program/Deposit First Month's Rent</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community
	<b>Needs Addressed</b>	Affordability & Accessibility
	<b>Funding</b>	<b>CDBG: \$25,000</b>
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	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.
<b>2</b>	<b>Project Name</b>	<b>Renter Affordability Programs/Transportation</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Maintain Development Services in the Community
	<b>Needs Addressed</b>	Affordability & Accessibility
	<b>Funding</b>	<b>CDBG: \$10,000</b>
	<b>Description</b>	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.

	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	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.
<b>3</b>	<b>Project Name</b>	<b>Renter Affordability Program/Childcare Assistance</b>
	<b>Target Area</b>	CITY WIDE
	<b>Goals Supported</b>	Maintain Development Services in the Community
	<b>Needs Addressed</b>	Affordability & Accessibility
	<b>Funding</b>	<b>CDBG: \$5,000</b>
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Under this activity it is anticipated by 5-10 households' low income households could benefit under this project.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	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.

4	<b>Project Name</b>	<b>Acquisition/ Reuse Program for Affordable Housing</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Affordability & Accessibility
	<b>Funding</b>	<b>CDBG: \$105,000</b>
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	For the 2016-17 program year, it is anticipated that one (1) low and moderate income household will benefit from this activity.
	<b>Location Description</b>	N/A
<b>Planned Activities</b>	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.	
<b>Planned Activities</b>	See project description above	
5	<b>Project Name</b>	<b>Homebuyer Assistance for First-Time Homebuyers</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Affordability and Accessibility
	<b>Needs Addressed</b>	Create and Expand Affordable Housing for LMI Households in the Community
	<b>Funding</b>	<b>CDBG: \$0.00</b>

	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	see above
<b>6</b>	<b>Project Name</b>	<b>Single- Family Housing Improvement Program</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Affordability & Sustainability
	<b>Needs Addressed</b>	Maintaining of Existing Housing Affordable Housing for LMI Persons
	<b>Funding</b>	<b>CDBG: \$82,506</b>
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	See project description.

7	<b>Project Name</b>	<b>Public Facilities Improvements Program for Non-Profit Agencies</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Sustainability
	<b>Needs Addressed</b>	Maintaining Community Development Services in the Community
	<b>Funding</b>	<b>CDBG: \$134,000</b>
	<b>Description</b>	Under this project activity financial will be provided to assist non-profit organizations that provide support services or transitional housing for 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.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	N/A
<b>Planned Activities</b>	See project description.	
8	<b>Project Name</b>	<b>Public Infrastructure Improvements Program for State Avenue</b>
	<b>Target Area</b>	<b>State Avenue NRSA</b>
	<b>Goals Supported</b>	Create and expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Affordability and Sustainability
	<b>Funding</b>	<b>CDBG: \$392,789</b>
	<b>Description</b>	See Planned Activities.
	<b>Target Date</b>	6/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	Provide infrastructure improvements (streets, water, sewer, sidewalks, etc.) for the production of affordable and market rate housing units.
9	<b>Project Name</b>	<b>Acquisition of Land for Public Facilities and Improvements</b>
	<b>Target Area</b>	<b>State Avenue NRSA</b>
	<b>Goals Supported</b>	Maintaining Community Development Services in the Community
	<b>Needs Addressed</b>	Sustainability
	<b>Funding</b>	<b>CDBG: \$116,000</b>
	<b>Description</b>	See Planned Activities.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,980 households of which 69.25 are considered LMI populations
	<b>Location Description</b>	See Target Area
<b>Planned Activities</b>	Acquire available land in the area to maintain recreational opportunities specifically a neighborhood park and/or open green space areas.	

# ATTACHMENT A

## 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. 16<sup>th</sup> 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. 13<sup>th</sup> 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.

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

**HEARING ON GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING LOAN AGREEMENT:** The Mayor opened the public hearing. She closed same as no one asked to speak.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 16-109 authorizing the Loan Agreement and providing for the levy of taxes for fiscal year beginning July 1, 2016, in a principal amount not to exceed \$13,225,000.

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

**REZONING OF PROPERTIES AT 1405, 1415, 1425, 1502, 1509, 1510, 1511, AND 1519 BALTIMORE DRIVE AND 1428, 1429, 1506, 1514, AND 1522 BOSTON AVENUE:** Director Diekmann explained that Friedrich Iowa Realty and Development is requesting that the above-listed addresses in the Eastgate Subdivision be rezoned from Community Commercial Node (CCN) to Highway-Oriented Commercial (HOC). A total of 13.72 acres is included in this rezoning. The Final Plat of this Subdivision was approved in 1999, and the lots proposed for rezoning have been vacant since that time. The rezoning request is based on the desire to allow a wider range of commercial uses, which will provide land for development by a broader group of potential business users. The subject properties are within the Land Use Policy Plan (LUPP) Future Land Use Map designation of HOC.

Mr. Diekmann pointed out that Lot 14 of the Subdivision (1509 Baltimore Drive) is owned by the Greater Iowa Credit Union and is not part of the rezoning request received from the applicant. However, staff contacted the Credit Union to see its interest in changing zoning. There is an approved site plan under the current CCN zoning for construction of a new office building. Since the rezoning request will not affect the Credit Union's approved plan, it was willing to be included in the rezoning.

It was noted by Director Diekmann that the Planning and Zoning Commission, at its meeting held February 17, 2016, voted 6-0-1 (Commission Member Tillo abstained due to a conflict of interest) to recommend that the Council rezone the subject properties. There were no comments by the public at that meeting.

Mayor Campbell opened the public hearing.

Kurt Friedrich, Friedrich Iowa Realty, 100 Sixth Street, Ames, pointed out that the proposed rezoning was consistent with the LUPP.

No one else asked to speak, and the Mayor closed the hearing.

Moved by Nelson, seconded by Corrieri, to approve Alternative No. 2 and pass on first reading an ordinance rezoning properties 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).

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

# ATTACHMENT B

## MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JUNE 21, 2016

The Ames City Council met in special session at 6:01 p.m. on the 21<sup>st</sup> day of June 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, Peter Orazem, Chris Nelson, and Bronwyn Beatty-Hansen. *Ex officio* Member Sam Schulte was absent.

Planning and Housing Director Kelly Diekmann and Housing Coordinator Vanessa Baker-Latimer presented the workshop on the redevelopment of 321 State Avenue (Old Middle School Site). The City acquired the property with funds from the Community Development Block Grant (CDBG) program with the intent to develop affordable housing. The lot is 10 acres and currently zoned as RL (Residential Low-Density). The workshop provided an overview of the site, affordable housing parameters, and issues related to development options.

Diekmann discussed several configurations to depict the amount and types of housing that could be provided on the lot. The types of housing included single-family detached units, townhomes, small lot single-family units, and small rental housing buildings. According to Diekmann, a minimum of 51% of the housing units must be affordable to meet federal requirements. The housing would be affordable to households earning less than 80% of median family income and could be ownership or rental.

The question arose of how the units would remain affordable housing several years later. Baker-Latimer said there are certain programs and a recapture provision that would capture the equity over a period of time. Some stipulations require the owner to sell to another first time homebuyer if selling in a certain time-frame from when originally purchased. Recapture provisions would last a varied amount of years and the Department of Housing and Urban Development (HUD) would recommend an affordability period. These negotiations would also be discussed with the developer.

**PUBLIC FORUM:** Ted Huiatt, Story County Community Housing Corporation, explained how a community land trust could help maintain the units as affordable housing. He mentioned that local non-profits have an interest and some alternatives available through community land trusts might be helpful in terms of maintaining HOA fees for smaller houses. Secondly, he suggested seeking advice from non-profits if the parcel will be single-family occupied because he is not sure it could be maintained as affordable with the various construction and land costs.

Matthew Youngs, 112 E. 2nd St., Ames, commented that with the City providing the land, some funds for infrastructure, and by building smaller homes, he thinks it would be possible to hit a \$170,000 price point without outside funds and still meet the affordable housing requirements. He feels that rentals would not be necessary.

Sharon Guber, 2931 Northwestern Ave., Ames, discussed her concerns for the parcel. She stated that the availability for affordable family housing is limited, and now families with school age

children are moving out of Ames for affordable housing which raises a concern for the school district. Guber noted the parcel was not intended for rental development, and proposed several other development options. In her opinion, there was not enough time spent with the neighborhood to gather opinions.

Julian Birch, 2925 Arbor St., Ames, said that for several years his neighborhood has campaigned to keep an out-of-town developer from developing the area. Birch mentioned that his neighborhood desires affordable, low-density, owner-occupied homes, and with very little notice, they learned that something other than that might be considered. He asked whom the City owes loyalty to— the developers or people who live here.

Joanne Pfeiffer, 3318 Morningside St., Ames, read a letter from Michael Petersen, 3302 Morningside St., Ames. In his letter, Petersen wrote he was under the impression that single-family housing would be developed, however it now appears the lot will allow condos, duplexes and other multiplexes. He strongly opposes this idea, and hopes the City resists the wishes to alter the original intent.

Pfeiffer does not want the neighborhood to have a bad reputation. She wants the quality of life and the health of the neighborhood to be positive, and believes there are too many apartments and rentals as is. Pfeiffer said she is leaning towards an owner-occupied neighborhood to bring together a sense of neighborhood.

Sarah Cady, 2812 Arbor St., Ames, showed her vision for the neighborhood in her own layout. Cady does not want a “cookie cutter” lot with identical housing of the same sizes. Her layout consisted of 3-plex units, row homes, and other various sized lots to allow for a total of 52 units with 25% being rental. Cady believes there is a demand for affordable rental housing in a neighborhood setting rather than a high-rise setting.

Marilyn Clem, 3306 Morningside St., Ames, declared she would like the area to be RL zoning and would like to see the Council uphold that.

Sharon Stewart, 437 Hilltop Rd., Ames, stated that diversity means having different kinds of people living in the same area. She feels that market value homes are also important along with shared green space and combining small house options.

Austin Stewart, 437 Hilltop Rd., Ames, said the lot is a great location for diverse housing. He discussed the importance to have decent affordable housing in the community, and believes it could be almost all owner-occupied units with a small percentage as rental. Stewart feels that if the lot remains zoned as RL, the developer will build inexpensive, identical housing.

Kathie Whattoff, 325 S. Wilmoth Ave., Ames, simply stated that she prefers owner-occupied units. She mentioned that there are too many rentals in the area and owner-occupied housing would be better for the neighborhood.

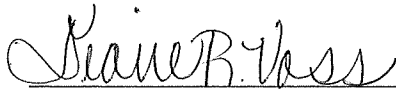
Jason Paull, 3310 Tripp St., Ames, claimed there is no consensus in the neighborhood. He said there are many different opinions from the neighborhood itself and also friends of the neighborhood. Paull said that a good, strong discussion is wanted by the neighborhood to achieve goals for both the neighborhood and City.

Catherine Scott, 1510 Roosevelt Ave., Ames, believes that promises were made to the neighborhood, and wonders how the new addition will work with the current neighborhood. She is concerned with how large lots are becoming, and feels like the City needs to give more residents the opportunity to own a home.

Council Member Orazem stated it is important to think through the types of housing. It will be challenging for both the developer and the owner of housing, so many options need to be available. Family occupation is the primary concern.

Council Member Betcher said that more rentals downtown would be a good option to consider rather than in the middle school parcel. She suggested the more the 6<sup>th</sup> Street parcel is utilized, the better. She would like more ownership options.

**ADJOURNMENT:** Moved by Corrieri to adjourn the meeting at 8:35 p.m.



Diane R. Voss, City Clerk



Ann H. Campbell, Mayor



Heidi Petersen, Recording Secretary



June 13, 2016

## You are Cordially Invited to Participate in a Community Input Session

The City of Ames will be hosting an open house to receive input from business owners/operators, financial institutions and/or non-profit organizations located along the south side of West Lincoln Way Corridor, the east side of South Dakota Avenue, north side of Dotson Drive and the west side of State Avenue.

The City of Ames recently acquired the property at 321 State Avenue (former Ames Middle School site) by utilizing its Community Development Block Grant funds (CDBG). As part of determining the re-development of the site for affordable mixed-income housing, the city is also seeking to create a Neighborhood Revitalization Strategy Area (NSRA) that would encompass a .43 square mile geographic radius (see map on reserve side). A NRSRA allows a community to have flexibility in undertaking economic development, housing, and public service activities with its CDBG funds.

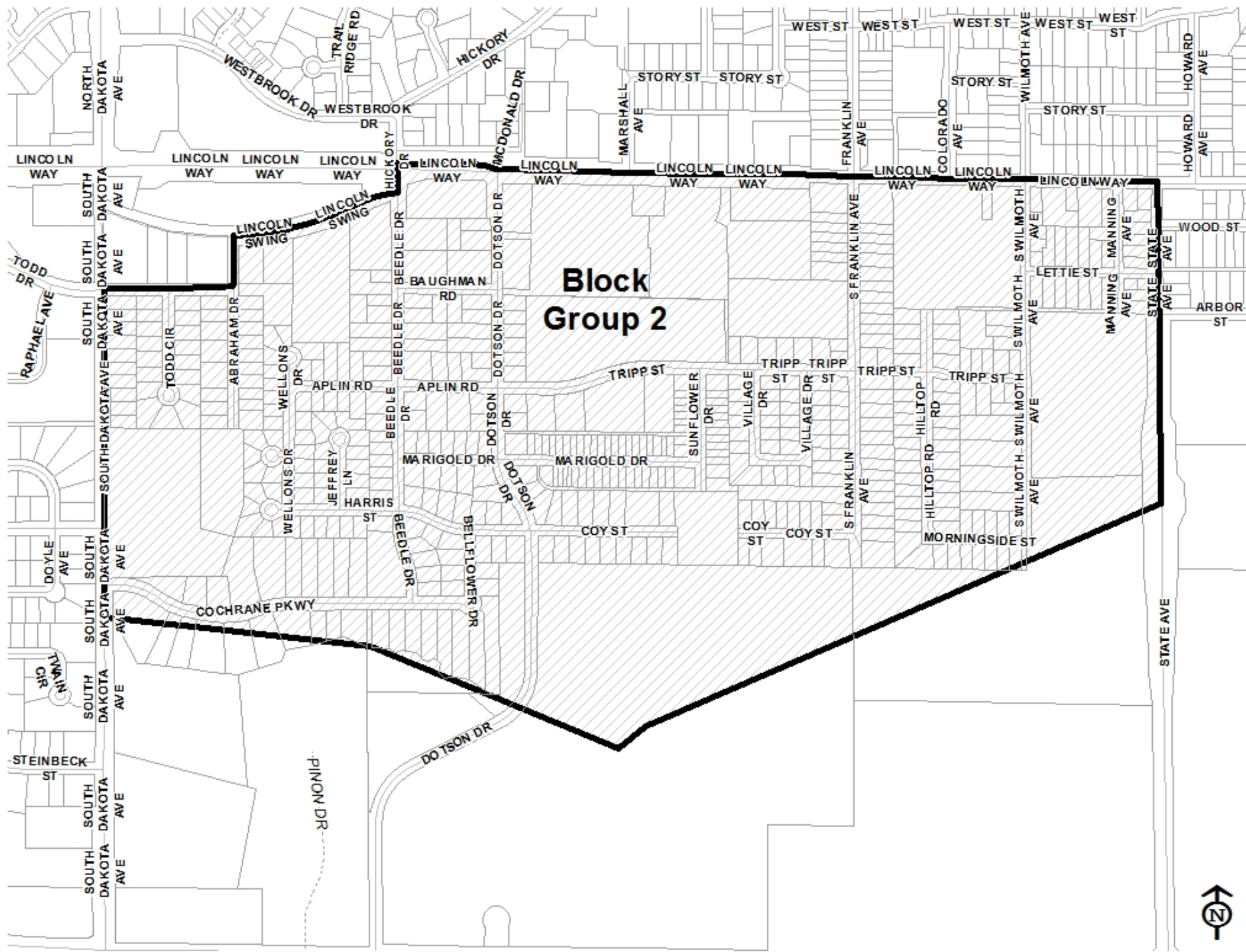
In order to determine any potential economic development needs for this area, you have been identified as a business owner/operator, financial institution, and/or non-profit organization operating in this area. Therefore, we are asking for your attendance and feedback at the open house:

<b>Date</b>	<b>Time</b>	<b>Location</b>
<b>Wednesday, June 22, 2016</b>	<b>4:00 p.m. – 6:30 p.m.</b>	<b>West Hy-Vee Conference Room 3800 West Lincoln Way</b>

Please feel free to bring or invite others that fall into this category. We look forward to discussing this important topic with you.

For more information, please 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](mailto:vbakerlatimer@city.ames.ia.us).





Ames Community School District  
2005 24th Street  
Ames, Iowa 50010

Ames Community Theater  
120 Abraham Drive  
Ames, Iowa 50014

Goodwill Store  
3718 Lincoln Way  
Ames, Iowa 50014

Primary Health Care  
3510 Lincoln Way  
Ames, Iowa 50014

Swift Stop & Car Wash  
3406 Lincoln Way  
Ames, Iowa 50014

Hy-Vee Gas  
4018 Lincoln Way  
Ames, Iowa 50014

First National Bank  
3334 Lincoln Way  
Ames, Iowa 50014

Midwest Hertiage Bank  
3800 Lincoln Way  
Ames, Iowa 50014

Wells Fargo Bank  
3910 Lincoln Way  
Ames, Iowa 50014

Asian Market  
132 Dotson Drive  
Ames, Iowa 50014

Hy-Vee  
3800 Lincoln Way  
Ames, Iowa 50014

Counseling Services  
3600 Lincoln Way  
Ames, Iowa 50014

McFarland Clinic West  
3600 Lincoln Way  
Ames, Iowa 50014

Israel Family Hospice (MGMC)  
400 South Dakota  
Ames, Iowa 50014

H&R Block  
138 Dotson Drive  
Ames, Iowa 50014

The Market Grill Hy-Vee  
3800 Lincoln Way  
Ames, Iowa 50014

Subway  
3712 Lincoln Way  
Ames, Iowa 50014

Shogun  
3704 Lincoln Way  
Ames, Iowa 50014

New China  
3702 Lincoln Way  
Ames, Iowa 50014

Indian Delights  
127 Dotson Drive  
Ames, Iowa 50014

Budget Truck Rental  
116 Beedle Drive  
Ames, Iowa 50014

Owner/Occupant  
3510 Lincoln Way  
Ames, Iowa 50014

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## ATTACHMENT C

**256 Residents/Property Owners/Managers were contacted**

June 16, 2016

### You are Cordially Invited to Participate in a Community Input Session

The City of Ames will be hosting an open house to seek input from area residents and/or property owners along the south side of West Lincoln Way Corridor, the east side of South Dakota, north side of Dotson Drive and the west side of State Avenue.

The City of Ames recently acquired the property at 321 State Avenue (Old Ames Middle School site) utilizing its Community Development Block Grant funds (CDBG). As part of determining the re-development of the site for affordable mixed-income housing, the city is also seeking to create a Neighborhood Revitalization Strategy Area (NSRA) that would encompass a .43 sq. mile geographic radius (see map on reserve side). A NRSA allows a community flexibility in undertaking economic development, housing and public service activities with their CDBG funds.

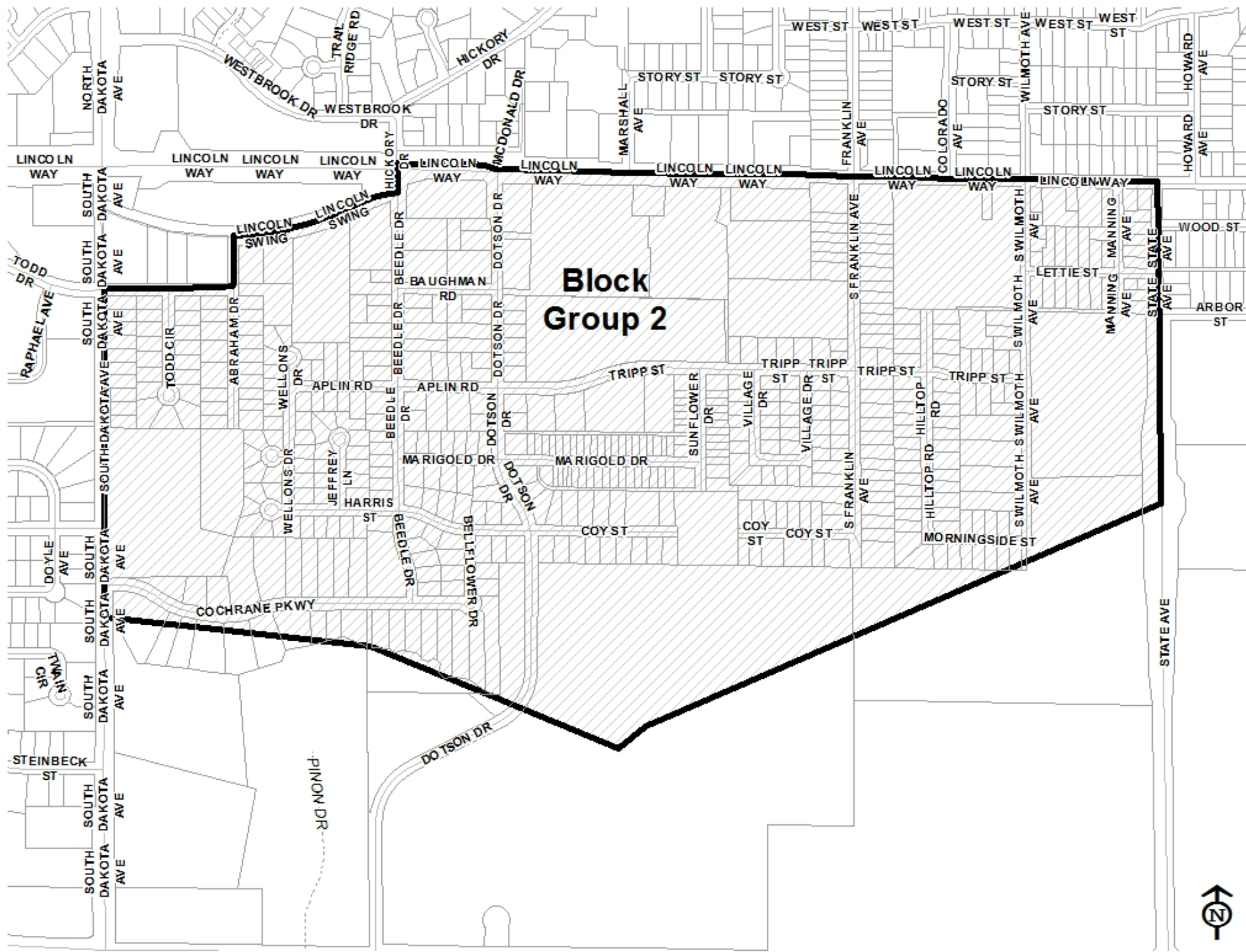
In order to determine any potential housing and public service activities needs for this area, you have been identified as a resident and/or property owner in this area, and therefore we are asking for your attendance and feedback at the location below:

Date	Time	Location
Wednesday, June 29, 2016	4:00 p.m. – 7:00 p.m.	Zeke's 3329 Lincoln Way

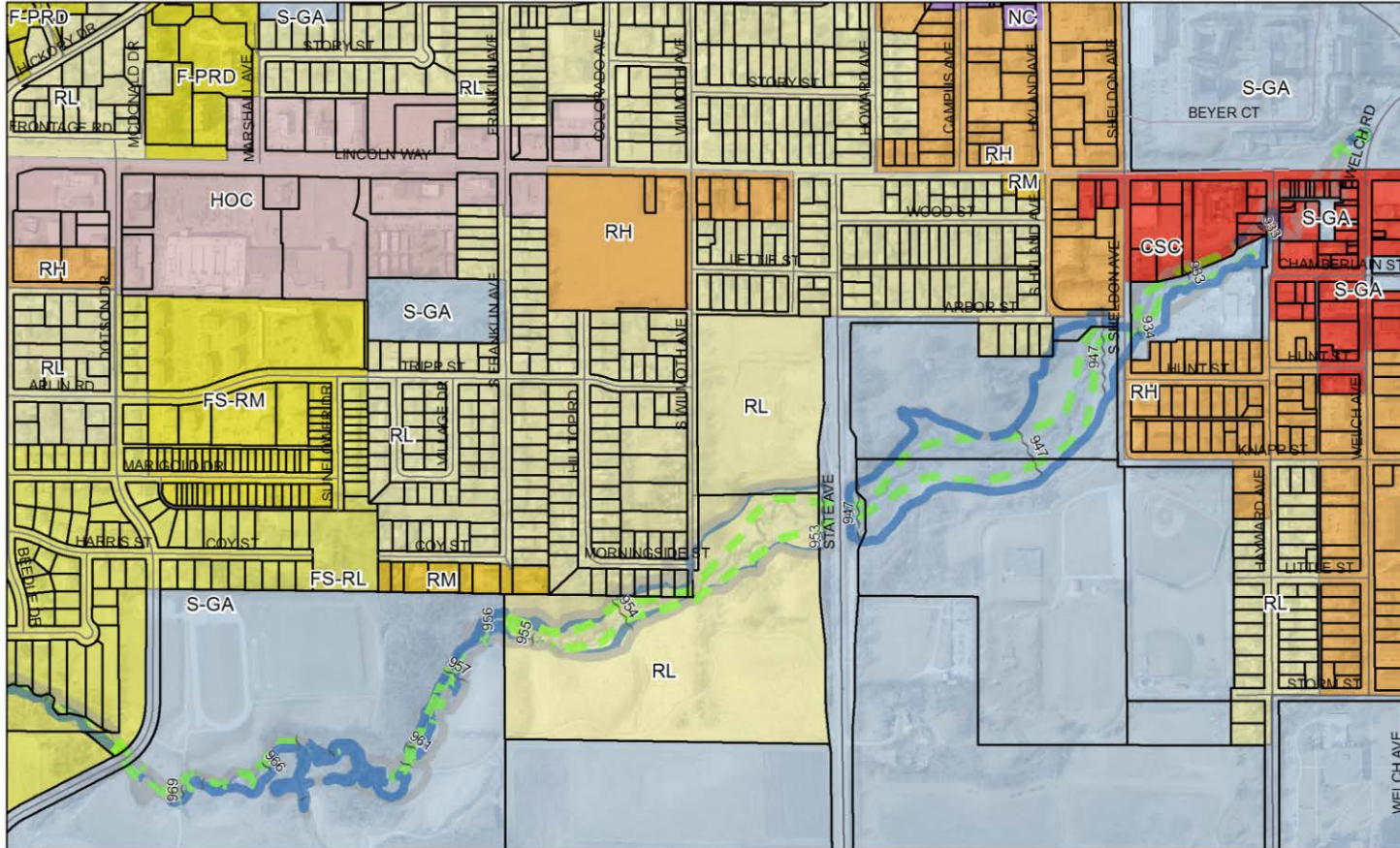
Please feel free to bring or invite others that may fall into this category. We look forward to discussing this important topic with you.

For further information or question, 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](mailto:vbakerlatimer@city.ames.ia.us).





# Appendix D-321 State Avenue Zoning Map



## 321 State Zoning Map

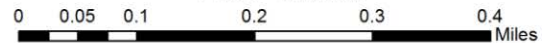
© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Date: 6/15/2016

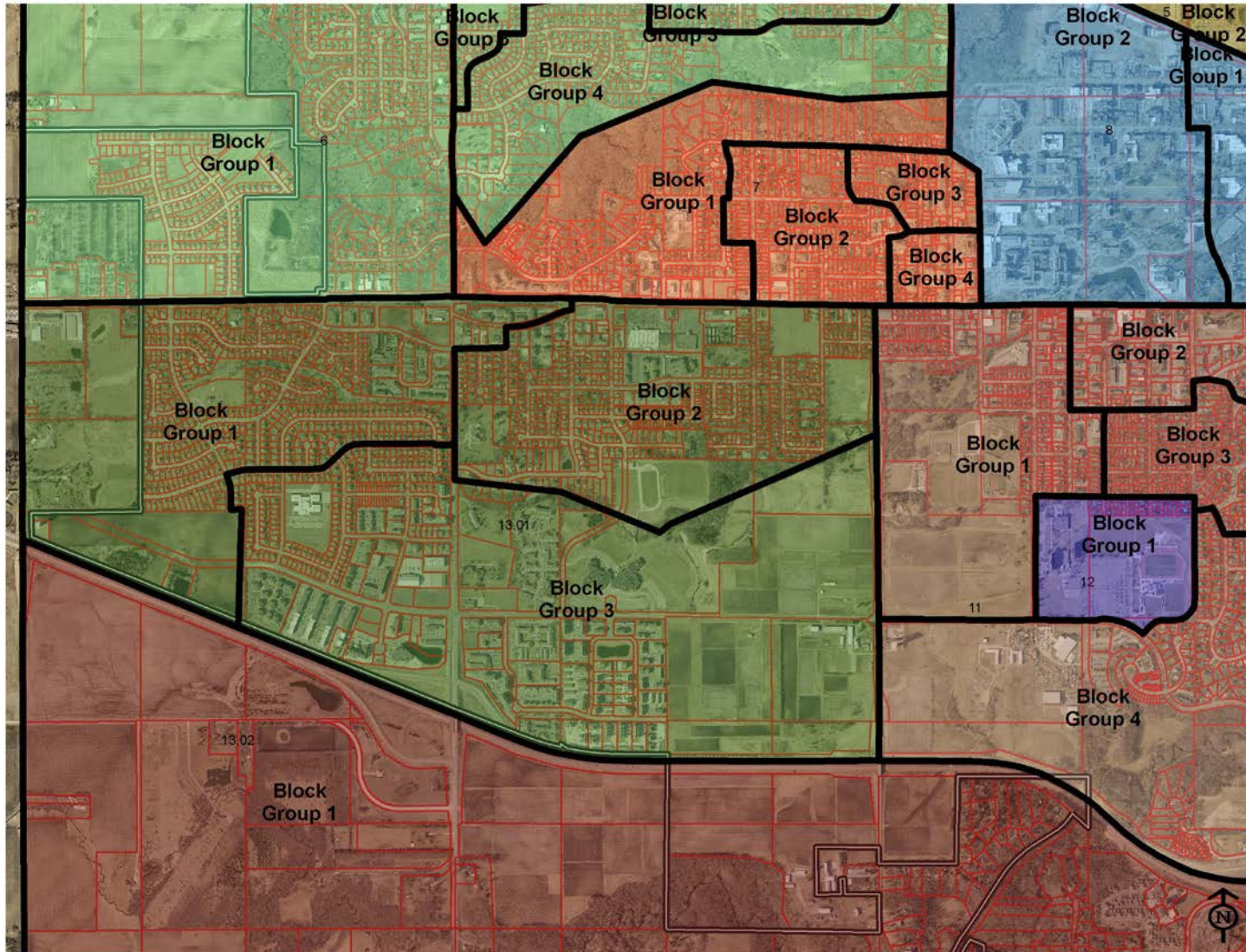


NORTH

1 inch = 600 feet

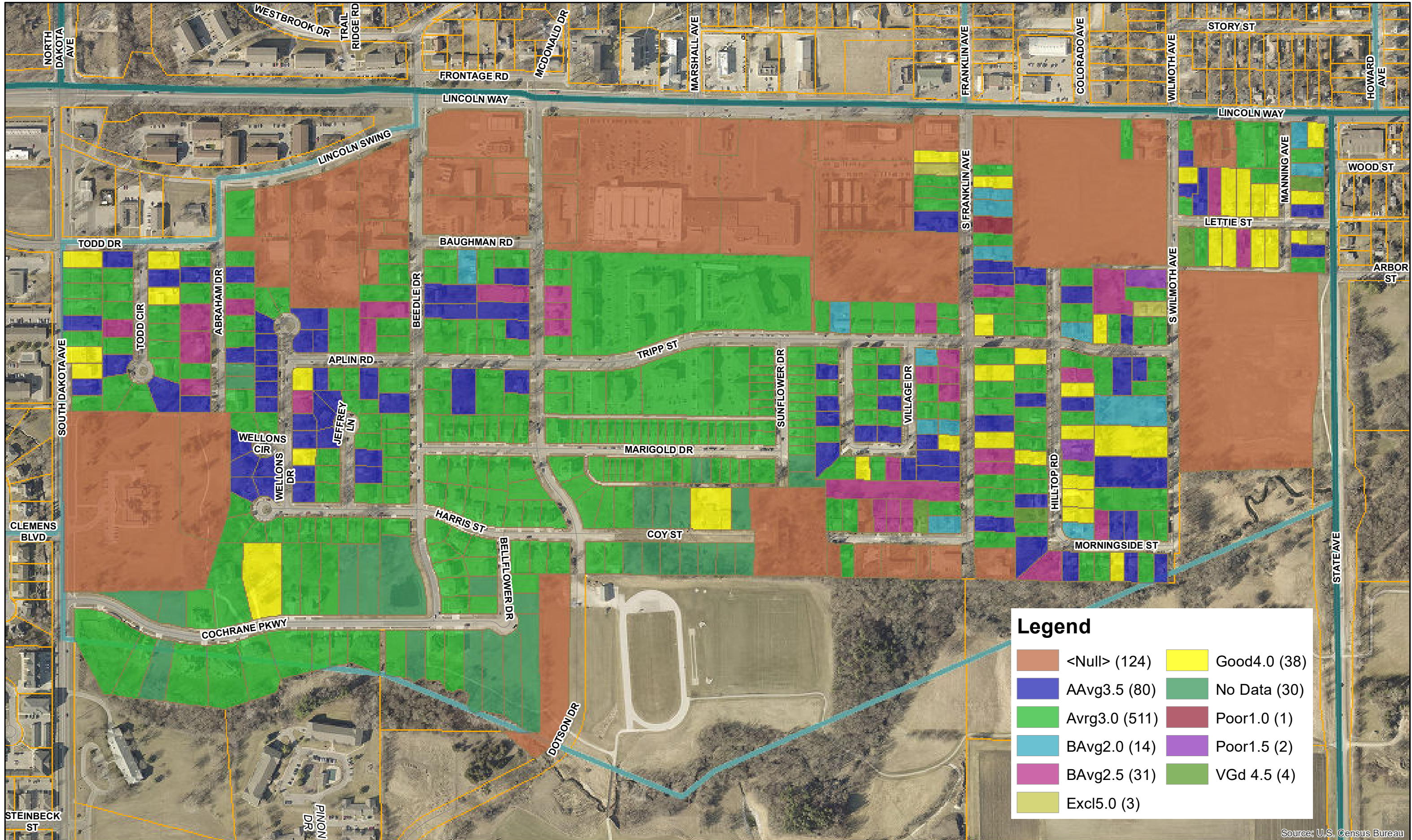


# Appendix E-Census Tract 13.01 Map



**ATTACHMENT F**

**Census Tract 1301 BG2: Overall Condition**





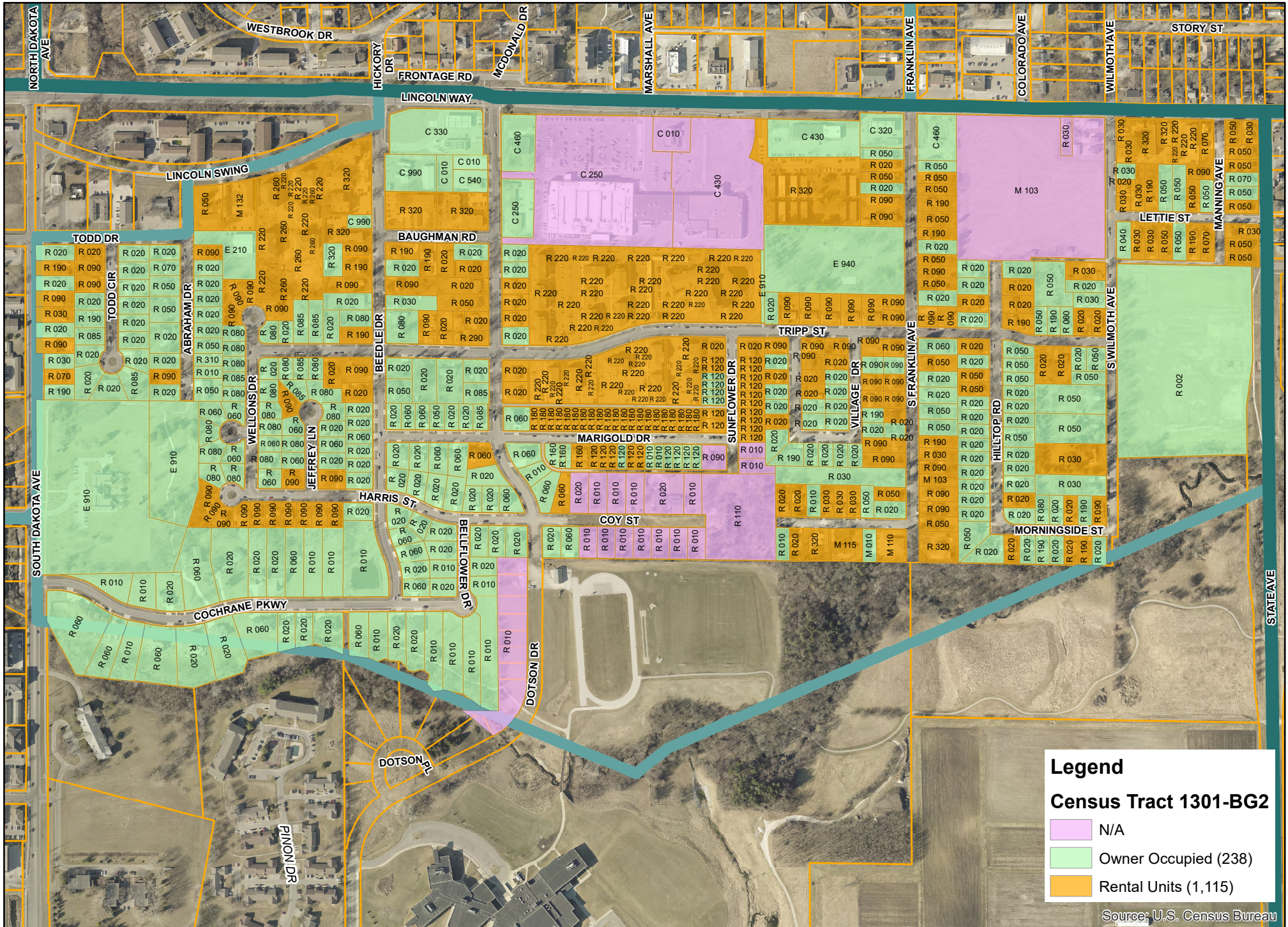
**Ames City Assessor****OVERALL CONDITION RATINGS:**

- 1) **1.0 POOR:** Extensive deferred maintenance, structural problems evident. Normally considered almost ready for demolition. Most or all individual items rated poor or fair.
- 2) **1.5 FAIR:** Extensive deferred maintenance, probably some structural problems. Several individual items rated below average or poor.
- 3) **2.0 B AVG:** Some deferred maintenance evident, possibly structural problems. More than one individual rating is below average or poor.
- 4) **2.5 B AVG:** Often has one or more individual rating in below average condition, but house is not in much worse condition than average.
- 5) **3.0 AVG:** Typical condition for age, may have one or two items either below or above average. General impression is typical maintenance for age and quality of house. Also is the typical rating for new construction and up to 10 years old if only normal maintenance has been done.
- 6) **3.5 AAVG:** Only slightly better condition than average, usually but not always has one or more items rated above avg, none or one below. Often includes newer house with a recent addition, or older houses with some renovation or recent remodeling.
- 7) **4.0 AAVG:** Usually found in older houses with substantial renovation, or above average maintenance. May also be a newer house with large addition and extensive remodel or renovation.
- 8) **4.5 GOOD:** Usually only used on older houses which are in much better than average maintenance and substantial renovation, or very large recent additions with substantial remodel of original house. Newer houses are rarely rated at this level, since most new houses are in relatively good condition for their age.
- 9) **5.0 EXCL:** In even better condition than 4.5, this rating is rarely used.

**OVERALL CONDITION NOTES:** Overall Condition is a rating of condition for age. Normal maintenance and upkeep are assumed to be average. In a 30 year old house for instance, a replacement furnace is average, although a hi-eff furnace would be above average. In a 10-year old house, a new furnace might be considered above average condition, as most houses that age would still have original furnaces. Older houses present particular problems when rating them for overall condition. Some renovation and/or remodeling is typical within style and quality ranges. As a result, the overall rating for a particular house may not correspond directly with the individual rating items noted on the card. One or two below average ratings may be average for a group of houses; one or two above average ratings for individual components may be the average rating for a different group of houses.

# ATTACHMENT H

## Census Tract 1301 BG2: Renters Vs Owners



**Legend**

**Census Tract 1301-BG2**

- N/A
- Owner Occupied (238)
- Rental Units (1,115)

Source: U.S. Census Bureau