



**ADOPTED  
CITY OF AMES**

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

**2017-2018  
ANNUAL ACTION PLAN**

**July 11, 2017**

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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 2017-18 program year to address these objectives and outcomes. (see Appendix 1 for the 2017-18 Proposed Action Plan Projects and Budget).

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 2017-18.
- 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 fourth 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:

### 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.

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 thirteen 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, periodic monitoring reviews by HUD, the City had no major 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](http://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 hearing, 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 2017-18 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 received 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 original 30-day public comment period began on Wednesday, April 5, 2017, and was due to end on Thursday, May 4, 2017. However, due to the Federal delay in the announcement of the 2017-18 CDBG Funding Allocations, the public hearing was extended to Tuesday, July 11, 2017. Additionally, HUD issued a waiver that reduce the public comment period from 30 to 14 days (24 CFR 91.105(b)(4) and 24 CFR 91.115(b)(4), therefore, a new comment will began on Tuesday, June 20 and ended on Wednesday, July 5, 2017.

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

During the original comment period of April 5-May 4, 2017, one comment was received from a citizen (see attachment B) to support the implementation of the Homebuyer Assistance Program. All comments were accepted.

During the second comment period June 20-July 5, 2017 no comments were received.

#### **7. Summary**

For the program years 2017-2019, the City of Ames will focus a majority of its CDBG resources into its first newly designated Neighborhood Revitalization Strategy Area (NRSA) in West Ames. The NRSA designation will allow for the focusing of various eligible CDBG activities to occur such as has housing development, public services, public improvements, housing rehabilitation, economic development, etc. activities. Additionally, a portion of the funds will still be committed and administered on 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).

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**

For the remainder of the last two years (2017-2019) of the 2014-18 Five Year Consolidated Plan, the goal will be to focus a majority of the programming specifically in the West Ames Neighborhood Revitalization Strategy Area (NRSA). There will also some programming available city-wide as well.

### **Priority Needs**

The City of Ames has identified affordable housing, community development, and public services as priority needs to address over the next five years. High priorities for fiscal year 2017-18 CDBG allocation will be to development of affordable housing for homeowners and/or renters, the maintenance of affordable housing for homeowners and affordability programs for renters.

### **Influence of Market Conditions**

The high cost and lack of available housing units and land continues 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 2017-18:

17-18 CDBG Allocation	\$510,515
16-17 Anticipated Program Rollover	\$392,789
16-17 Anticipated Program Income	<u>\$211,000</u>
Total 2017-18	\$1,114,304
2017-2018 CDBG Allocations	\$0*

\*Last Year of 5-Year 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 Program Administration	City of Ames	Planning & Housing—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 2017-18 fiscal year.

**Consolidated Plan Public Contact Information**



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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **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(l))**

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 (CIRHA).

**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 most current 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, lenders, social service agencies, homeless shelters agencies, faith-based organizations, supportive housing and service providers. The City, as well as, involve 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.

Table 2 – Agencies, groups, organizations who participated

**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 varies 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 complement in the area of the need for more affordable housing options for homeless persons, household and/or families.

Table 3 – Other local / regional / federal planning efforts

## **AP-12 Participation – 91.105, 91.200(c)**

### **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 2017-18 Annual Action Plan. A total of seven persons attended and participated in the forum discussions and in giving feedback, including representatives from Habitat for Humanity of Central Iowa, ACCESS, YSS, and a representative from the Ames Tribune. (see Appendix III for public form comments). Also, during this timeframe, a live interview on the local KASI radio station was conducted in order to share information to the public about the CDBG Program, Action Plan process and potential projects and how citizens can participate (see Appendix III for public form comments). Additionally, in connection with the Public Infrastructure Improvements Program (321 State Avenue NRSA), the City has an ongoing dialogue City College Creek Old Middle School Association as the development of this site progresses.

During the 2017-18 CDBG Action Plan public hearing comment period one comment were received (see Attachment B-Citizen Comments under Appendix IV). During the actual public hearing “no” comments were received. However, during the discussion the City Council decided to add the Acquisition/Reuse Program to the 2017-18 programs and to prepare to sell the 6<sup>th</sup> Street properties and use the program income generated to be utilized to assistance any of the approved programs.

**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)
	Public Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing Neighborhood Associations Human Service Agencies Non-profit Organizations Community groups/organizations	A total of 7 persons attended the public forum sessions.	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 2016-17 projects for 2017-18.  The overall feedback continues to center around the continual need of affordable housing for low-income households in the areas of rental, shelters, transitional, and homeownership units and around the continuation of public services such as Security Deposit, 1st Month's Rent and Transportation Assistance.		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Ames as an entitlement community 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 Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	-Acquisition -Admin and Planning -Economic Development -Housing -Public Improvements -Public Services	510,515	211,000	392,789	1,114,304	0	The 2017-18 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 Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ASSET	public - local	Public Service Needs & Other Special Needs of the Community	\$4,264,324 (\$1,355,711-City Share)	0	0	\$4,264,324 \$1,55,711-City Share)	\$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 5 - 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 continue to be available in the community for the 2017-18 Program year:**

**Federal:**

-Continue the administration of the CDBG Program, with a budget (including administrative cost) for 2017-18 projected in the amount of approximately \$927,986. Of this amount, \$490,986 which is the 2016-17 allocation; \$211,000 is anticipated program income; and an anticipated 2016-17 rollover balance of approximately \$392,789.

-The Section 8 Housing Choice Voucher Program will to 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 anticipated specific dollar allocation will be at this time.

-For 2017, it is anticipated that over approximately \$264,970 of the Emergency Shelter Grant (ESG) will again be awarded to area non-profit organizations for the administration of this program for the region that includes Ames/Story County.

-For 2017, as of the date of this Action Plan no 2017 Iowa Shelter Assistance (SAF) Program funds have been announced for any non-profits in Ames/Story County or the region.

-For 2017, 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 in 2017 that private developer(s) 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).

-For 2017, through the Continuum of Care Program (Iowa Balance of State Planning Grant), three non-profits (ACCESS, YSS and Emergency Residence Project) were awarded \$21,000 to lead the CoC Coordinated Services Region for Story, Boone, Marshall and Hardin Counties.

**Local:**

-Through the ASSET process for 2017-18, it was recommended that approximately \$4,264,324 (6.50% increase from 2016-17) be awarded to area human service agencies. Of that amount, the City's contribution is recommended to be approximately \$1,355,711, which is an increase of approximately \$76,738 (5.9%) from the 2016-2017 recommended allocation. See Section SP-60 for information on the types of programs and services that will be provided through the various agencies.

- It will be anticipated and 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 various parcels of land or other types of 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 2017-18 program year the City will begin the process of updating its Land Use Policy Plan (LUPP) which may result in usable land which could be rezoned to meet the needs of the community. In 2015-16, using CDBG funds, the City did acquire approximately 10 acres of land in West Ames that can and will be utilized to address the needs for more affordable housing for low and moderate-income families. It is anticipated that possibly the housing development will consist of both owner and rental housing types.

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 (see below):**

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: 14 Persons Assisted -Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 21 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: \$1,355,711	-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

3	Address Needs of Non-LMI Persons	2015	2018	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CITY-WIDE	Acquisition Reuse For Affordable Housing	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14 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 Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0 Household Housing Unit Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit Other: 0 Other

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Create & expand Affordable Housing for LMI Persons
	<b>Goal Description</b>	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	<b>Goal Name</b>	Maintain Development Services in the Community
	<b>Goal Description</b>	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	<b>Goal Name</b>	Address Needs of Non-LMI Persons
	<b>Goal Description</b>	No specific household 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, for in 2016-17, the City was 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 will assist in addressing the needs of non LMI person within this designated area.

Table 7 – 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 70 extremely low-income, low-income and moderate-income families could benefit from all of the programs that will be implemented for the 2017-18 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 2017-18 Program Year:

Projects:

Table AP3. Proposed project activities for 2017-18

#	Project Name
1	Renter Affordability Program/DFMR
2	Renter Affordability Program/Trans
5	Single-Family Housing Improvement Program
6	Homebuyer Assistance
9	Public Infrastructure Improvements Program for State Avenue NRSA
10	Acquisition/Reuse for Affordable Housing
11	Disposition of Properties Purchase for Resale
	General Administration

Table 8 – 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](http://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 2017-18.
- All of the activities proposed would be of 97% 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, major reduction and/or elimination of the funding for the CDBG Program and any other unforeseen circumstances or priorities that may arise.

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	<b>Renter Affordability Program/DFMR</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>	Renter Affordability Programs
	<b>Funding</b>	<b>CDBG: \$27,000</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 60% or less of the Ames MSA area median income limits, this program is being proposed to continue for 2017-18.
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40
	<b>Location Description</b>	
	<b>Planned Activities</b>	The activities under this program is provide one time funding to households and/or families with incomes at or below 60% 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 Program/Transportation</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>	Renter Affordability Programs
	<b>Funding</b>	<b>CDBG: \$3,000</b>
	<b>Description</b>	Under this activity funds will be used to assist approximately households at 60% or less of the Ames MSA income limits with their interim transportation needs (fuel vouchers, or bus passes). This program is being proposed to continue in 2017-18.
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	The activities under this program is to provide financial assistance to households and/or families with incomes at or below 60% of the Ames MSA income limits with assistance with their transportation needs through either fuel vouchers or bus passes.

<b>3</b>	<b>Project Name</b>	<b>Single-Family Housing Improvement Program</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Housing Improvement Rehabilitation Programs
	<b>Funding</b>	<b>CDBG: \$50,000</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>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10
	<b>Location Description</b>	
	<b>Planned Activities</b>	See project description above

<b>4</b>	<b>Project Name</b>	<b>Homebuyer Assistance</b>
	<b>Target Area</b>	State Avenue NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Homebuyer Assistance for First-time Homebuyers
	<b>Funding</b>	<b>CDBG: \$200,000</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 newly constructed single-family housing in the West Ames Neighborhood Revitalization Area for 321 State Avenue. 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.
	<b>Target Date</b>	July 2017-June 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6
	<b>Location Description</b>	
	<b>Planned Activities</b>	see above

<b>5</b>	<b>Project Name</b>	<b>Public Infrastructure Improvements Program</b>
	<b>Target Area</b>	West Ames NRSA-State Avenue
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Development of Affordable Housing for both LMI and non LMI Households
	<b>Funding</b>	<b>CDBG: \$550,000</b>
	<b>Description</b>	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed used residential subdivision of both low and moderate and market rate housing units.
	<b>Target Date</b>	July 2017-December 2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially 36 affordable homes and 24 market-rate homes
	<b>Location Description</b>	
	<b>Planned Activities</b>	see description above

6	<b>Project Name</b>	<b>Property Disposition Activity</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	All goals
	<b>Needs Addressed</b>	All needs
	<b>Funding</b>	<b>CDBG: \$12,201</b>
	<b>Description</b>	Under the activity the maintaining properties purchased with CDBG that have yet to be sold or developed will occur.
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Overall property maintenance expenses

7	<b>Project Name</b>	<b>Acquisition/Reuse for Affordable Housing Program</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Affordable housing for LMI Households
	<b>Funding</b>	<b>CDBG: \$170,000</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>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	See individual program activities
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Overall day to day program administrative activities and expenses



<b>8</b>	<b>Project Name</b>	<b>General Administration</b>
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	All goals
	<b>Needs Addressed</b>	All needs
	<b>Funding</b>	<b>CDBG: \$102,103</b>
	<b>Description</b>	Under the activity the overall administration of the CDBG program will occur and be expended (i.e. salaries, contractual, commodities, etc.)
	<b>Target Date</b>	July 2017-June 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	See individual program activities
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Overall day to day program administrative activities and expenses

## 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 a few of the rollover projects from 2016-17 on a city-wide basis; however, now that the City has received a Neighborhood Revitalization Strategy Area (NRSA) designation for the area that contains the 10 acre parcel of land to develop into residential housing, a large percent of the rollover funds and the new allocation of funds will be targeted to be spend in this area.

### Geographic Distribution

Target Area	Percentage of Funds
NRSA	85

Table 10 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The rationale for targeting 85% of the investment of CDBG funds will be targeted in the NRSA area, is contains a large parcel of land that can be used to development housing for affordable and market-rate housing. No other area in the City limits contain this size of land to address this housing need. Additionally, the rationale for allocating the remaining 15% 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 Schilletter 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. The census tract of the NRSA designation contains 69.25% of low and moderate income households and a very small percent of minority population. Therefore, distributing the allocation of least 85% of the investment of CDBG funds in the NRSA and 15% of the investment on a city-wide basis would allow a better opportunity to not only serve persons of low and moderate incomes overall as well as the opportunity to increase the number of minority populations in the NRSA.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

As outlined under Section AP 35 (Table AP3) of the 2017-18 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.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	35
Special-Needs	20
Total	60

Table 11 - 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	3
Rehab of Existing Units	6
Acquisition of Existing Units	1
Total	50

Table 12 - 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 are 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**

Although the City of Ames transferred the administration of the Section 8 Housing Choice Voucher Program to the Central Iowa Regional Housing Authority (CIRHA), the City Housing Coordinator is a member on the Executive Board of the agency. Being a member on the Executive Board allows the City to be involved and continue to advocate for the needs of very low income families and households in both Ames and Story County. CIRHA has 1,008 Section 8 Housing Choice Vouchers under contract with HUD. Their average number of Vouchers available to be leased annually is approximately 920.

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

CIRHA is active in encouraging their Section 8 and public housing residents to become involved in management, a program participant is a member on the Executive Board and helps to educate the board about the needs of residents. Also CIRHA has a very active Family Self-Sufficiency Program that help resident transition to homeownership.

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

N/A

### **Discussion**

## **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 2017-18, 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:

Agency	Dollar Amount Invested
Story County	\$1,072,156
United Way	\$1,193,303
ISU Student Government	\$194,430
Central Iowa Community Services (CICS)	\$448,724
City of Ames	\$1,355,711
<b>Total</b>	<b>\$4,264,324</b>

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](http://www.storycountyasset.org) - Funder Priorities).

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The three (3) homeless shelter providers will continue to seek assistance for state Emergency Solutions, Rapid Re-Housing, and Supportive Housing Grants to assist homeless individuals, families, 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 membership of 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 continue to implement the following program that will also help address these needs: 1) Renter Affordability Assistance Program that provides Deposit, First Month's Rent and Transportation Assistance (gas voucher, Cy-Ride and/or HIRTA Bus passes).**

**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 continue 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.**

## 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% and in 2015, it was slightly higher at 3%. There continues to be large increases in the number of new rental housing units built being built (an increase of 2,001 rental units from May 2011- May 2017). 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](http://www.cityofames.org/housing)). The City will be preparing an update to the Fair Housing Impediments data during the preparation of the 2018-22 CDBG Consolidated Five-Year Plan.

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](http://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 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. In 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, non-profits, 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 creating a 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](http://www.iowafinanceauthority.gov)) A Housing Trust Fund Taskforce was created and the group has been working on completing the requirements to be in a position to submit an Housing Trust Fund application to IFA by the summer of 2017.

### **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 systems 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 a 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 continue to 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. In that the City has received a Neighborhood Revitalization Strategy Area (NRSA) designation to 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, non-profit 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

# 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 2017-18 CDBG Allocation is \$510,515. It is anticipated that there will be a rollover balance of approximately \$392,789 from 2016-17, and an anticipated program income for 2017-18 of approximately \$211,000. This will allow for a total anticipated budget of \$1,012,201 for project activities and \$102,103 for program administration, for a grand total of \$1,114,304 to support affordable housing and community development for the community. Additionally, through ASSET, approximately \$4,264,324 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	0
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
<b>Total Program Income:</b>	<b>0</b>

### 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.	95.00%

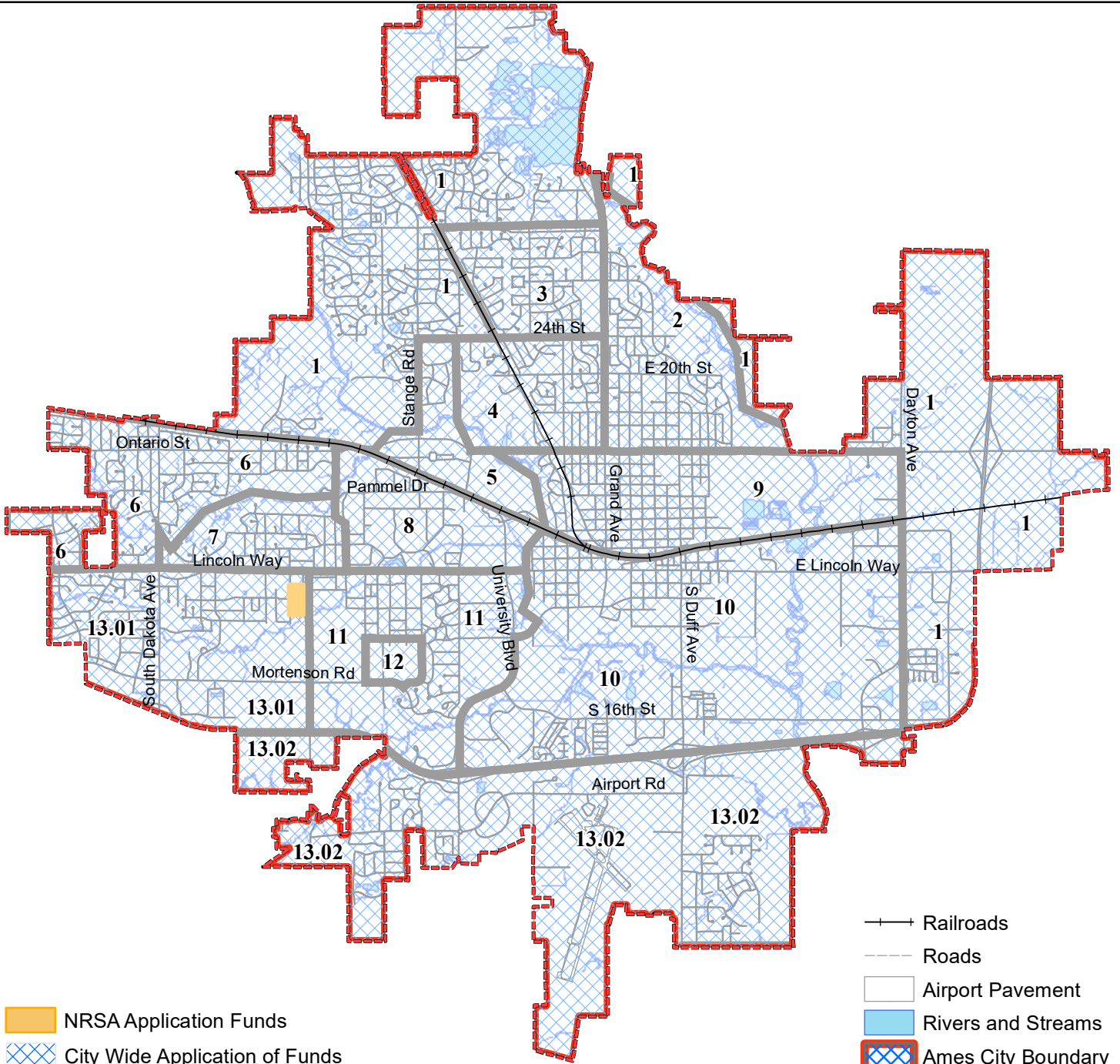
### Discussion

Throughout the thirteen years that the CDBG program has been administered in the community, the city goal's is to direct the funds to programming that will provide a minimum of 95% benefit to persons of low and moderate income.

# APPENDIX I

## City of Ames

### 2017-18 CDBG Adopted Action Plan Projects



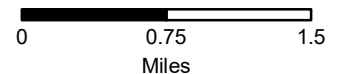
- NRSA Application Funds
- City Wide Application of Funds

Homebuyer Assistance Program	\$ 200,000
Single-Family Housing Improvements Program	\$ 50,000
Disposition of Properties	\$ 12,201
Infrastructure Improvements Program - 321 State Ave	\$ 550,000
Renter Affordability (Deposit & Transportation)	\$ 30,000
2017-18 Program Administration	\$ 102,103
<b>Grand Total for All Program</b>	<b>\$ 944,304</b>

- Railroads
- Roads
- Airport Pavement
- Rivers and Streams
- Ames City Boundary
- Census Tracts
- City of Ames, Iowa



Map Prepared: Revised July 11, 2017  
City of Ames  
Planning & Housing Department





## **Public Forum Scheduled on 2017-18 CDBG Annual Action Plan Projects**

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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 2017-18 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, January 30, 2017 from 11:30 a.m. – 1:00 p.m.**

**Tuesday, January 31, 2017 from 6:00 p.m. – 7:30 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, Ames Housing Coordinator**, at (515) 239-5400 or by e-mail at [vbakerlatimer@city.ames.ia.us](mailto:vbakerlatimer@city.ames.ia.us).





# PRESS RELEASE

Contact: Susan Gwiasda, Public Relations Officer, 515.239.5204  
Vanessa Baker-Latimer, Housing Coordinator, 515.239.5400

## FOR IMMEDIATE RELEASE

January 13, 2017

### Forums Scheduled to Educate Public On Community Development Block Grant Funding

AMES, Iowa – The City of Ames will host two public forums 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 2017-2018 Annual Action Plan projects.

Date	Time	Location
Monday, January 30, 2017	11:30 a.m. – 1 p.m.	Ames City Hall Council Chambers 515 Clark Ave.
Tuesday, January 31, 2017	6 p.m. – 7:30 p.m.	Ames City Hall City Council Chambers 515 Clark Ave.

The funding of Community Development Block Grant (CDBG) for the fiscal year beginning July 1, 2017, **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 more 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](mailto:vbakerlatimer@city.ames.ia.us).

###



Smart Choice

January 13, 2017

## 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 2017-2018 Annual Action Plan project(s).

Date	Time	Location
<p style="text-align: center;"><b>Monday, January 30, 2017</b></p>	<p style="text-align: center;"><b>11:30 a.m. – 1:00 p.m.</b></p>	<p style="text-align: center;"><b>Ames City Hall City Council Chambers 515 Clark Avenue</b></p>
<p style="text-align: center;"><b>Tuesday, January 31, 2017</b></p>	<p style="text-align: center;"><b>6:00 p.m. – 7:30 p.m.</b></p>	<p style="text-align: center;"><b>Ames City Hall Council Chambers 515 Clark Avenue</b></p>

The funding of Community Development Block Grant (CDBG) for the fiscal year beginning July 1, 2017, **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](mailto:vbakerlatimer@city.ames.ia.us)



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

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

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

Lutheran Services in Iowa  
Attention: Alyssa Rasmussen/  
Current Resident  
1323 Northwestern  
Ames, IA 50010

Story County Community Life  
Attention: Ron Christensen/  
Current Resident  
104 S. Hazel Avenue  
Ames, IA 50010

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

Ames Community School District  
Attention: Haley Losoff/  
Current Resident  
2005 24<sup>th</sup> Street  
Ames, IA 50014

Keystone Apartments/  
Current Resident  
3115 Roy Key Avenue  
Ames IA 50010

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

Emergency Residence Project  
Attention: Carrie Dunwall/  
Current Resident  
225 S. Kellogg Avenue  
Ames, IA 50010

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

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

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

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

American Red Cross  
Attention: Steve Barnett/  
Current Resident  
426 5<sup>th</sup> Street #101  
Ames, IA 50010

Story County Community Hsng Corp  
Attention: Dale Vanderschaff/  
Current Resident  
130 S. Sheldon, #304  
Ames, IA 50014

Community Housing Initiatives  
Attention: Sam Erickson/  
Current Resident  
500 East Locust St., Ste. 500  
Des Moines, Iowa 50309

CIRHA  
Attention: Marcy Conner/  
Current Resident  
1201 SE Gateway Drive  
Grimes, IA 50111

AMOS  
Attention: Jason Paul/  
Current Resident  
1007 Arkansas Avenue  
Ames, Iowa 50014

St Thomas Aquinas Church  
Current Resident  
2210 Lincoln Way  
Ames, Iowa 50014

Ames Ministerial Association  
Attention: Rev Deb Hill-Davis/  
Current Resident  
226 9th Street  
Ames, IA 50010

NAMI Central Iowa  
Attention: Lisa Heddens  
Current Resident  
416 Douglas Avenue, Suite 203  
Ames, IA 50014

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

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

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

Ames Property Managers Assn.  
Attention: Cindy Jorgensen/  
Current Resident  
201 S 5th St # 202  
Ames, IA 50010

Hunziker Property Management/  
Current Resident  
105 South 16<sup>th</sup> Street  
Ames IA 50010

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

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

Stonehaven Apartments/  
Current Resident  
421 Stonehaven Drive  
Ames, IA 50010

**Chamber of Commerce  
Attention: Dan Mulhaney/  
Current Resident  
304 Main Street  
Ames, IA 50010**

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

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

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

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

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

**Kathy Berrett/  
Current Resident  
111 8th St.  
Ames, IA 50010**

**Joe Paulson/  
Current Resident  
3213 West St.  
Ames, IA 50014**

**Eugene Lund/  
Current Resident  
1612 Top-O-Hollow Rd.  
Ames, IA 50010**

**Craig Riecken/  
Current Resident  
1006 Stafford Ave.  
Ames, IA 50010**



## News2Use

amesbugs, HMetheny, rmlinsky, carriedunnwald, Cari\_McPartland, gneainc, ncarroll, dschildroth, kathy johnson, director, director, Sam Erickson, MConner, Cindy Jorgensen, blackbutterfly1943, jkresse, Devita Harden, Anne Owens, Brett D. McLain, josie.stahlin, sbardole@uwstory.org, Dan Culhane, Steven.Eggleston, Jason Paull, jdzellweger, namiofci, arcdirector, kathyd, kruempel, phhallock, dablockaia, nrboard, szilber, dinahandbob, banderames, cande21000, mkepolashek, herbh, pritchard912, mporter, patjbrown01, dmorris, janssen.carolyn, deblee58, Lfeldman13, fjbobl, peggyriecken, gbetcher, pleasant, somersetames, jkolson, rjsill2003, marhelland, ssavage, habingcc, jmphealth, white\_waves, patticotter, staceyleighbrown, mcedelson, Alyssa.Rasmussen, director

Vanessa Baker-Latimer to:

01/16/2017 10:19 AM

Attached please find the announcement for the 2017-18 CDBG Annual Action Plan Public Forum Sessions.



Public Forum Notice Jan 2017.pdf

Thanks Much,

*Vanessa*

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



**"Excellence Through People"**

## **APPENDIX III**

### **MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL AND REGULAR MEETING OF THE AMES CITY COUNCIL**

**AMES, IOWA**

**FEBRUARY 14, 2017**

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

The Ames City Council met in Special Session for the budget wrap-up at 5:15 p.m., followed by its Regular Meeting, on the 14<sup>th</sup> day of February, 2017, 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: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, Peter Orazem and *ex officio* Member Sam Schulte.

**FY 2017/18 BUDGET WRAP-UP:** City Manager Steve Schainker reviewed information that had been provided to the Mayor and City Council at their request after the Budget Overview and Hearings.

**PUBLIC ART COMMISSION (PAC):** Kerry Anne Dixon, 1215 - 26<sup>th</sup> Street, Ames, Chairperson of the Commission On The Arts (COTA), stated that the request for funds for FY 2017/18 will be in the same amount as was allocated last year: \$41,000. The majority of the funding is allocated to three major programs: Ames Outdoor Sculpture, Art in the Parks, and the Neighborhood Sculpture Program.

**ARTS FUNDING (COTA):** Assistant City Manager Brian Phillips recalled the decision made by the City Council to allocate 5% over the FY 2016/17 allocation. The COTA volunteers were recommending awarding \$159,979 in Annual Grants and \$4,000 in Spring/Fall Special Grants. There is one new agency applying for funding this year: KHOA Radio. Answering an inquiry from Council Member Orazem about whether the KHOA Radio application met the criteria, Chairperson of the COTA Steve Sullivan stated that the COTA members believed that the request from KHOA will contribute to the cultural life of the community. The \$3,000 requested will be used as “seed money” to help develop its project. Mr. Phillips noted that, in the next couple months, the COTA will be working to identify ways to encourage new and innovative ideas that would contribute to the community.

**HUMAN SERVICES FUNDING (ASSET):** Mr. Phillips noted that the City Council had approved a 6% increase in ASSET funding over last year’s allocation. The City’s contribution will be \$1,355,000. A total of \$4.25 million will be contributed among all the funders. According to Mr. Phillips, there is a large funding increase being requested for the MICA Dental Clinic. Even though there was a large increase last year, it still wasn’t enough to keep the Dental Clinic going for the year. Each of the funders and other partners made one-time contributions to keep it going. The ASSET funders agreed that the increase in funding for this year would not be released until it has had a thorough discussion with MICA about its dental clinic operations.

**OUTSIDE FUNDING REQUESTS:** Assistant City Attorney Phillips said that funding applications had been received from eight organizations. He noted that the City Council had authorized a 6% increase in the allocation for Outside Funding Requests, which equated to \$145,114, excluding the request from the Ames Economic Development Commission (AEDC) for the Buxton service, which is paid from the Hotel/Motel Tax Fund. A large increase in the request from the Main Street Cultural District included \$20,000 to pay for continued expansion

The meeting recessed at 7:22 p.m. and reconvened at 7:29 p.m.

## REGULAR MEETING OF THE AMES CITY COUNCIL

**PRESENTATION:** John Cunningham, representing Iowa Ready Mixed Concrete Association, presented the *2016 Excellence in Concrete Award* to the City for the Skunk River Trail Extension. Accepting the Award on behalf of the City were Public Works Director John Joiner and Municipal Engineer Tracy Warner.

**CONSENT AGENDA:** Moved by Nelson, seconded by Gartin, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meetings of January 31, February 3, February 7, 8, and 9, 2017, and Regular Meeting of January 24, 2017
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for January 16-31, 2017
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor & Outdoor Service – Cy’s Roost, 121 Welch Avenue
  - b. Class C Liquor & Outdoor Service – Mickey’s Irish Pub, 109 Welch Avenue
  - c. Class E Liquor, C Beer, & B Wine – Fareway Store #386, 619 Burnett Avenue
  - d. Class E Liquor, C Beer, & B Wine – Fareway Store #093, 3619 Stange Road
  - e. Class C Liquor & Outdoor Service – El Azteca, 2727 Stange Road (pending dram)
  - f. Class B Liquor – Holiday Inn Ames, 2609 University Boulevard
  - g. Class C Beer & B Wine – Gateway Expresse, 2400 University Boulevard
  - h. Class C Liquor – Taking It Easy Lounge, 129 Lincoln Way
  - i. Class C Liquor – Ge’Angelo’s, 823 Wheeler Street, #9
  - j. Class C Liquor & Outdoor Service – The District, 2518 Lincoln Way (pending dram)
  - k. Class E Liquor, C Beer, & B Wine – Wal-Mart Supercenter #4256, 534 S. Duff Avenue
  - l. Class C Liquor & Outdoor Service – Buffalo Wild Wings, 400 S. Duff Avenue
  - m. Special Class C Liquor & Outdoor Service – Stomping Grounds, 303 Welch Avenue (pending dram)
  - n. Class C Beer & B Native Wine – Casey’s General Store #2905, 3612 Stange Road
6. Motion approving transfer for Class E Liquor, C Beer, & Class B Wine permit for Wal-Mart Store #749, to new location at 3105 Grand Avenue (pending final inspection)
7. Motion approving new Special Class C Liquor License & Outdoor Service for Blaze Pizza, 2320 Lincoln Way
8. Motion approving ownership change for Class B Liquor License for Quality Inn & Suites, Starlite Village Conference, 2601 E. 13<sup>th</sup> Street
9. Motion approving ownership change for Class C Beer & Class B Native Wine Permit for Tobacco Outlet Plus #530, 204 S. Duff Avenue
10. RESOLUTION NO. 17-047 approving 2016 Resource Recovery Annual Report
11. RESOLUTION NO. 17-048 approving Memorandum of Understanding for Law Enforcement Services at National Center for Animal Health
12. RESOLUTION NO. 17-049 approving appointment of Lauris Olson to serve as alternate to Central Iowa Regional Housing Authority (CIRHA) Board of Commissioners
13. RESOLUTION NO. 17-050 setting date of public hearing for March 7, 2017, on General Obligation Loan Agreement in an amount not to exceed \$8,000,000
14. RESOLUTION NO. 17-051 approving preliminary plans and specifications for 2016/17

Asphalt Street Pavement Improvements and 2016/17 Water System Improvement Program #2 – Water Main Replacement; setting March 1, 2017, as bid due date and March 7, 2017, as date of public hearing

15. RESOLUTION NO. 17-052 authorizing upgrades and new purchases for Electric Services to be paid with monies previously accumulated in the Fleet Replacement Fund for units being taken out of service
16. RESOLUTION NO. 17-053 awarding contract for FY 2016/17 Boiler Maintenance Services for Power Plant to TEI Construction Services, Inc., of Duncan, South Carolina, in an amount not to exceed \$200,000
17. RESOLUTION NO. 17-054 approving contract and bond for Water Pollution Control Facility Switchgear Rehabilitation Project
18. RESOLUTION NO. 17-055 approving contract and bond for CyRide 2016 Security Entry System, Phase 1
19. RESOLUTION NO. 17-056 approving contract and bond for 2016/17 CDBG Public Facilities Improvement Program (Mainstream Living Parking Lot)
20. RESOLUTION NO. 17-057 approving contract and bond for South Skunk River Basin Watershed Improvements (City Hall Parking Lot)
21. RESOLUTION NO. 17-058 approving contract and bond for 2016/17 Water System Improvements Program #1 - Water Service Transfer (8<sup>th</sup> Street, Hayward Avenue, Little Street)
22. RESOLUTION NO. 17-059 accepting completion of the WPC Trickling Filter Pump Station Repainting Project
23. RESOLUTION NO. 17-060 approving Plat of Survey for 601 and 603 South 16<sup>th</sup> Street and 1420 South Grand Avenue

Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of the Minutes.

**PUBLIC FORUM:** Mayor Campbell opened Public Forum. Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, wished to comment about the City Development Board hearing on the Eastern Industrial Annexation. He stated that the *Tribune* had reported that the hearing was closed and all that was left to be done was for the decision to be made at the Board's March meeting; however, the hearing was not closed - it was continued to the March meeting. Mr. Pfannkuch also noted that the meetings are live-streamed so citizens may participate from a conference room in City Hall. He just learned that that was an option, but it wasn't known to very many people. Mr. Pfannkuch reiterated his belief that the City's process on this was deficient. He stated that the proposal should have been an agenda item or a workshop so that it could be explained and discussed in detail. Mr. Pfannkuch alleged that, instead, it had been buried in the budget; the specific proposal was never presented until it was being discussed in the budget. Mr. Pfannkuch contended that the process was unconstitutional.

No one else came forward, and the Mayor closed Public Forum.

**HEARING ON ANNEXATION OF PROPERTY LOCATED AT 4605 HYDE AVENUE:** City Planner Charlie Kuester advised that the City had received an Annexation Petition from Hunziker Land Development, LLC, representing a 68.19-acre parcel owned by Erben and Margaret Hunziker Apartments, LLC. This property is commonly addressed as 4605 Hyde Avenue and also known as Auburn Trail. It is located on the west side of Hyde Avenue immediately north of Bloomington Heights and south of Rose Prairie.

Staff presented this annexation request to the City Council on December 13, 2016, for direction on annexation boundary options. One of the main issues was that it was not possible to annex the entire original parcel at that time as it would create an island. Staff presented future annexation options that would allow for all of the properties along Hyde Avenue to eventually be annexed. The City Council directed staff to require the application to create a 50-foot strip of land along the north edge of the property and then to proceed with annexation. Staff was also directed to maximize the amount of property that could be included in an 80/20

Mayor Campbell opened the public hearing.

The hearing was closed after no one came forward to speak.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-061 approving the annexation of 4605 Hyde Avenue.

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

**HEARING ON 2014/15 LOW-POINT DRAINAGE IMPROVEMENTS:** The public hearing was opened by the Mayor. She closed the hearing after no one asked to speak.

Moved by Orazem, seconded by Betcher, to adopt RESOLUTION NO. 17-062 approving final plans and specifications and awarding a contract to J&K Contracting, LLC, of Ames, Iowa, in the amount of \$332,881.

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

**HEARING ON RESOURCE RECOVERY TIPPING FLOOR REPLACEMENT:** The Mayor opened the public hearing and closed same after there was no one wishing to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 17-063 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$129,929.

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

**JOINT USE PARKING AGREEMENT FOR 3500 UNIVERSITY BOULEVARD:** Planning and Housing Director Kelly Diekmann indicated that the Zoning Ordinance establishes that if there is an approved agreement for shared parking, the ratio is reduced to 1 space/200 square feet of floor area (5/1,000 square feet). McFarland Clinic requests to take advantage of this reduced parking rate as part of the Joint Use Parking Agreement.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 17-064 approving the Joint Use Parking Agreement for 3500 University Boulevard.

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

**1017/18 CDBG PROPOSED ANNUAL ACTION PLAN PROJECTS:** Housing coordinator Vanessa Baker-Latimer told the Council that on January 30 and 31, 2017, City staff hosted public forums to gather input regarding possible projects for consideration for the 2017/18

Community Development Block Grant (CDBG) Annual Action Plan as part of the City’s CDBG Program. A total of seven persons attended and participated in the forum discussions, including representatives from Habitat for Humanity of Central Iowa, ACCESS, YSS, and the press (Ames Tribune). The overall feedback centered around the continual need of affordable housing for low-income households in the areas of rental, shelters, transitional, and homeownership units and around the continuation of public services, such as Security Deposit, First Month’s Rent, and Transportation Assistance.

Ms. Baker-Latimer advised the Council that the City has not been notified what amount the City will receive in funding next year. The Department of Housing and Urban Development has advised staff to assume the same amount of funding as last year. The upcoming annual allocation is assumed to be \$490,986. Staff has budgeted the allotted maximum of 20% of the funding for administration of the Program, which leaves approximately \$392,789 available for programming in addition to any anticipated rollover of unspent funds and program income. Staff is cautiously anticipating a rollover balance of approximately \$392,789 and program income of \$36,000, which would provide approximately \$821,578 of program funds to be available for the 2017/18 program year. In light of the anticipated revenue resources and taking into consideration the public input and prior discussions with the City Council regarding 321 State Avenue, staff is recommending the following proposed projects and budget for the 2017/18 Annual Action Plan:

1. First-Time Homebuyer Assistance Program	\$ 150,000
2. Public Infrastructure Improvements Program in relation to 321 State Avenue (Old Middle School site)	550,000
3. Renter Affordability (deposits, first month’s rent, and transportation assistance) Programs	45,000
4. Single-Family Housing Improvement Programs	60,000
5. Disposition of Properties	<u>16,578</u>
Total Programming	\$ 821,578
2017/18 Program Administration	<u>98,197</u>
 GRAND TOTAL	 <u>\$ 919,775</u>

It was noted by Ms. Baker-Latimer that noticeably outside of the proposed programs is the disposition of the 6<sup>th</sup> Street property purchased with CDBG funds in Summer 2014. She provided the history behind the City’s attempts to find a developer interested in constructing low-income housing on the site. Based on the direction on how to proceed with development of 321 State Avenue and the difficulty in partnering on the development of the site on its own with affordable housing, staff has begun to explore with HUD the likely resale of the property and its effect on the former property acquisition program. The resale of the property could generate additional funds to support other programs identified in the new Action Plan. If the City Council agrees to sell the property at a future date, the funding that remains after applying HUD regulations for recapture of costs will then be allocated to the programs in the Plan.



Moved by Corrieri, seconded by Betcher, to approve the proposed 2017/18 Annual Action Plan Program projects and proposed budget in connection with the City's Community Development Block Grant Program.

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

**CHANGE ORDER FOR WATER TREATMENT PLANT CONTRACT NO. 2:** Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 17-061 approving Change Order No. 14 with Knutson Construction Services, Inc., of Minneapolis, Minnesota, for Water Treatment Plant Contract No. 2.

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

**SIDEWALK CAFÉ REQUIREMENTS:** Assistant City Manager Brian Phillips recalled that at the September 20, 2016, City Council meeting, City staff presented a list of proposed changes to the Sidewalk Café Ordinance. Those changes originated from a letter sent by the Campustown Action Association (CAA) to the City Council in 2012. A Draft ordinance was prepared to implement both CAA's requested changes and modifications proposed by City staff. At the September 20, 2016, meeting, the City Council raised several issues related to Sidewalk Cafes. Mr. Phillips presented the staff's responses to those issues. Also in response to the Council's requests specific to two items, he provided a summary of comparable cities' requirements regarding bringing in sidewalk café elements at the end of each day. The Council had also asked to know the ways through which alcohol service can be provided at a sidewalk café for places that are not restaurants. Mr. Phillips said that he had spoken with the Police Department, and it would be satisfied if the furniture was securely fastened down with chains or cables. Regarding ways through which alcohol could be served at a sidewalk café, Mr. Phillips stated that it was initially proposed that only those establishments that permit minors on the premises would be able to serve alcohol at their sidewalk cafes. However, it was his belief after the Council's previous discussions, that it was desirable to give them some alternatives. Those were presented as:

1. Exception to the regulation to be reviewed and granted by the City Council. City staff would do an analysis to provide to the City Council on each request.
2. Allow with increased safety standards for all establishments that are considered bars.
3. Proceed with only those establishments (restaurants) that allow minors on the premises and revisit it after a trial period.

Council Member Beatty-Hansen asked to hear her colleagues' viewpoints on the allowance of serving alcohol at the sidewalk cafes. Council Member said she believed the alcohol service should be time-limited (state that alcohol can't be served outside after a certain time); that would eliminate many of the potential conflicts, in her opinion.

Ms. Beatty-Hansen shared that the establishment where she works uses compliance training that alcohol sales persons must be certified. She felt that would help ensure that any exceptions would not be abused and provide a little

Ryan Jeffrey, Arcadia Café, 116 Welch, Ames, who said he was also a representative of the Campustown Action Association, commented that, generally, they are in favor of the concept.

Council Member Gartin said he was going to take a more conservative approach on the first pass. He said he would feel more comfortable knowing the opinion of ISU DPS and input from students.

Council Member Betcher said that she wished to have some regulations for those bars that have “drink specials.”

Vote on Motion: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Nelson, Orazem. Voting nay: Gartin. Motion declared carried.

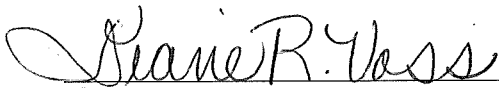
Council Member Nelson wanted it clarified that this would pertain only to sit-down service, so people could not just walk up and order a drink. Mr. Phillips indicated that under the requirements of the Sidewalk Café Ordinance, it would be sit-down service.

Moved by Corrieri, seconded by Beatty-Hansen, to direct staff to draft an ordinance.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**ORDINANCE SETTING PARKING REGULATIONS ON CLARK AVENUE:** Moved by Nelson, seconded by Betcher, to pass on first reading an ordinance making Clark Avenue “No Parking” at all times on both sides of street from Lincoln Way to Main Street.  
Roll Call Vote: 6-0. Motion declared carried unanimously.

**COUNCIL COMMENTS:** Moved by Betcher, seconded by Beatty-Hansen, to direct that Planner Kuester talk to the Main Street Cultural District requesting that its Firefly Night not be held on the Thursday before CyHawk Weekend.  
Vote on Motion: 4-2. Voting aye: Beatty-Hansen, Betcher, Nelson, Orazem. Voting nay: Corrieri, Gartin. Motion declared carried.

**ADJOURNMENT:** Moved by Betcher to adjourn the meeting at 8:45 p.m.

  
\_\_\_\_\_  
Diane R. Voss, City Clerk

  
\_\_\_\_\_  
Ann H. Campbell, Mayor

## **2017 Public Forums Participant Comments/Feedback January 30 and 31, 2017**

1. Continue the following Programs
  - Deposit
  - Transportation
  - Rehab/Single-Family
  - 321 State Public Improvements for Affordable Housing
  - Disposition of Properties
  - Homebuyer Assistance Program
  
2. Consider adding back:
  - Public Facilities Improvements Program for Non-profits
  
3. Discontinue:
  - Childcare Assistance Program

## **APPENDIX IV**

### **RESOLUTION NO. 17-452**

#### **RESOLUTION APPROVING REVISED PROPOSED 2017/18 ANNUAL ACTION PLAN FOR THE CITY OF AMES**

WHEREAS, the City must annually submit an Annual Action Plan to the federal department of Housing and Urban Development (HUD) to receive Community Development Block Grant (CDBG) funds; and,

WHEREAS, the Annual Action Plan outlines program activities that will be undertaken to address or meet those goals and priorities outlined in the five-year Consolidated Plan; the City's third Consolidated Plan was approved by HUD for the period of July 1, 2014, through June 30, 2018; and,

WHEREAS, the Annual Action Plan can address one or all of the goals and priorities of the identified housing and community development needs; and,

WHEREAS, on February 14, 2017, after taking into consideration input from the January public forums, the Council approved the proposed 2017-18 Action Plan projects and the proposed budget, with direction to staff to finalize the proposed Plan for public comment; and,

WHEREAS, the Plan was made available for public comment from April 5 through May 4, 2017, and City staff received one citizen comment during the period; and,

WHEREAS, staff anticipated having the Council approve the Plan at its May 9 City Council meeting, however, it wasn't until the end of May 2017 before Congress approved a spending bill that will allow the government to continue operating until September 30; with the approval of this bill by Congress, HUD programs—particularly the CDBG Program—will continue to operate; and,

WHEREAS, the late approval caused a delay in announcing the City's 2017-18 CDBG allocation amount; and,

WHEREAS, in accordance with HUD program regulations, entitlement cities could not submit their Action Plans until the "exact" allocation amount has been awarded, and once the amounts are awarded, the plans must be submitted within 60 days of that date; and,

WHEREAS, in consulting with our HUD field staff and since the City of Ames was already in its public hearing stage of the process, the City was advised to proceed with opening the hearing on May 9, 2017, but to continue the hearing to a date certain (June 13) in order to be in a position to meet the 60-day submittal deadline; and,

WHEREAS, at the June 13, 2017, City Council meeting, the Council continued the public hearing date to its July 11, 2017, meeting; and,

WHEREAS, on June 14, 2017, the City received notification that its 2017-18 CDBG allocation will be \$510,515, which is \$19,529 over the City's current 2016-17 allocation of \$490,986; and,

WHEREAS, of this amount, \$408,412 is available for programming after accounting for 20% administration costs; and,

WHEREAS, to ensure that the public is aware of the funding amount and the proposed revisions to the 2017-18 CDBG Annual Action Plan, a 14-day comment period was published from June 21 through July 5; and,

WHEREAS, staff is proposing the following budget and program revisions for distribution of the funding for the proposed Action Plan projects; notably, staff added more funding to the Homebuyer Assistance Program as a result of the discussions concerning the 321 State Avenue project at the June 13 City Council meeting:

Homebuyer Assistance Program	\$ 200,000
Single-Family Housing Improvement Program	50,000
Disposition of Existing Properties	12,201
Public Infrastructure Improvement Program for 321 State Avenue	550,000
Renter Affordability (Deposit and Transportation Assistance)	30,000
2017-18 Program Administration	<u>102,103</u>
<b>TOTAL</b>	<b>\$944,304</b>

WHEREAS, it is important to note that the proposed Annual Action Plan and budget rely heavily on implementation of the development at 321 State Avenue; and,

WHEREAS, the City Council directs staff to increase program income by \$170,000 and add the Acquisition Reuse Program to the proposed Action Plan projects by that same amount.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the 2017-18 CDBG Annual Action Plan, as amended, is hereby approved, and authorization to submit the Plan to the Department of Housing and Urban Development by August 16, 2017, is hereby further approved.

ADOPTED THIS 11<sup>th</sup> day of July, 2017.

  
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Diane R. Voss, City Clerk

  
\_\_\_\_\_  
Ann H. Campbell, Mayor

Introduced by: Betcher  
Seconded by: Beatty-Hansen  
Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Nelson, Orazem  
Voting nay: None Absent: None

Resolution declared adopted and signed by the Mayor this 11<sup>th</sup> day of July, 2017.

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

AMES, IOWA

JULY 11, 2017

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### **HEARING ON PROPOSED 2017/18 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (Continued from May 9, 2017, and June 13, 2017):**

Housing Coordinator Baker-Latimer noted that the City had received \$19,000 more than what had been anticipated. The deadline for the Annual Action Plan to be received by HUD is on or before August 16, 2017.

The original Proposed Budget, based on \$490,000, was reviewed by Ms. Baker-Latimer. She then presented the Anticipated/Proposed 2017/18 CDBG Program Revenue Resources. The new recommended project funding levels were highlighted by Ms. Baker-Latimer. She noted that the revenue amount did not include any revenue from the sale of the 6<sup>th</sup> Street or Stafford properties.

At the inquiry of Council Member Orazem, Ms. Baker-Latimer clarified that the proposed Action Plan did not include any funding for the City to purchase rental homes and convert them back to single-family homes.

According to Ms. Baker-Latimer, during the original comment period, one comment was received from a citizen who expressed his concern about participating in the First-Time Homebuyer Program; that comment had been included in the Staff Report. Ms. Baker-Latimer also noted that an additional comment period had been opened when the City was notified about additional funding.

Council Member Corrieri said she understood that the 6th Street property was not included in this process and asked to know the process for selling that property. Ms. Baker-Latimer responded that the process would be that the City would have to sell the property at market value. The proceeds would go to HUD and come back to the City as program income in whatever year the property is sold. The program income could be allocated in any of the programs that had been approved in the Annual Action Plan. Ms. Corrieri asked where proceeds might be placed. Ms. Baker-Latimer said that the money would have to be placed where it could be drawn down quickly. She would probably spread it across programs; however, her preference at this time would be to add it to the First-Time Homebuyer Program. When asked how much the City should be able to sell the property for, she said that her estimate is that the home could be sold for \$160,000 to \$170,000. Ms. Baker-Latimer said staff projects program income. Director Diekmann said that there are three lots that could have six homes. If town homes were to be constructed, more might be able to be built.

Moved by Corrieri, seconded by Orazem, to direct staff to increase program income by \$170,000 for the anticipated sale of the 6<sup>th</sup> Street properties, to add back the Acquisition/Reuse Program, and fund it with the \$170,000.

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

Council Member Orazem asked whether there was a program that could assist people who want to convert rental properties back to single-family. Ms. Baker-Latimer clarified that funds could be applied for under the Single-Family Housing Improvement Program and used if the people first purchased the home. If they purchased the home, they can apply for funds to make improvements to the home.

Mayor Campbell noted that the hearing on this item had been opened on May 9, 2017; continued to June 13, 2017; and then continued again to this meeting. She asked if there was anyone who wished to speak on the projects being proposed to be included in the 2017/18 CDBG Annual Action Plan.

No one came forward, and Mayor Campbell closed the hearing.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-452 approving the 2017/18 CDBG Annual Action Plan, as amended.

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

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**ADJOURNMENT:** Moved by Corrieri to adjourn the meeting at 8:16 p.m.



Diane R. Voss, City Clerk



Ann H. Campbell, Mayor

# **ATTACHMENT B**

## **Public Comments Received during comment period:**

From: "Birru, Girma A [AGRON]" <gbirru@iastate.edu>  
To: "vbakerlatimer@city.ames.ia.us" <vbakerlatimer@city.ames.ia.us>  
Date: 05/02/2017 10:15 AM  
Subject: CBDG Comments

**Dear Vanessa and Staff,**

**Thank you for allowing us to give our feedback on the action plan. I have read the plan and found it compressive. The selected site for construction is excellent. I hope the aauthorize approve the budget considering the urgency of the project. I blive it should be a priority to them.**

**I have two comments on CDBG:**

- 1. li would be great if you consider the diversity of the community of the future owners under the new CDBG.**
- 2. We would also appreciate if you give priorities to families with kids and elders.**  
**As I said I am very interested in newly planned housing development project and willing to contribute in my part to help succeed the project.**

**Regards,  
Girma**