



**ADOPTED**

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

**2018-2019**

**ANNUAL ACTION PLAN**

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# Executive Summary

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

### 1. Introduction

The City of Ames beginning July 1, 2018 will be receiving its first allocation of HOME Partnership Investment Program Funds. HOME administered by the Department of Housing and Urban Development (HUD), is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds can be used for a variety of housing activities, according to local housing needs. Eligible uses of funds include, but not limited to: tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of housing.

**In order to receive HOME funds, will require the City of Ames to amend its 2014-2018 Five-Year Consolidated Plan and update its 2018-19 Annual Action Plans to not only reflect the receipt of HOME funds, but also propose what eligible activities will be implemented using the HOME dollars. The City of Ames also received an additional \$61,579 of CDBG funds that is being incorporated into this updated Annual Action Plan.**

The City of Ames Planning & Housing Department has prepared an Amendment to its 2014-2018 Consolidated Housing and Community Development Plan for the last remaining year of July 1, 2018 to June 30, 2019 that provides a strategic vision for the community.

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 Amended 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 updated 2018-19 program year to address these objectives and outcomes. (see Appendix 1 for the 2018-19 Proposed Action Plan Projects).

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

- The proposed project activities are consistent with the Amended 2014-18 Adopted Consolidated Plan goals and continue to address the following two barriers that were outlined in the 2013 Impediments to Fair Housing Analysis Study 1) the “lack of available, decent rental units in affordable price ranges” and 2) the “cost of housing” for both renters and home buyers.
- The 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 2018-19.
- 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 to complete the last year of the Annual Action Plans for the 2014-2018 5-year Consolidated Plan, and will use 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 (2019-2024), we have been very successful in implementing the program activities over the last fourteen 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 Amended 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 5-Year 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 facility’s 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.

As the City of Ames nears the completion of its third 5-year Consolidated Plan period, we have been very successful in implementing the program activities over the last fifteen (15) years, which has led to having exceeded the 70% low- and moderate-income benefit expenditure threshold required by HUD. Based on reviews and monitoring by the HUD Area Field Office of the City’s performance over the last ten years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CDBG programs, but also more specifically the timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% cumulative benefit to low- and moderate-income persons for each of the three 5–year periods, which exceeds the regulatory standard of 70%. Additionally, as a result of a monitoring review by HUD, the City had no findings or concerns. This was noted to be extremely rare. It is anticipated that this performance will continue with the implementation of the HOME program rules and regulations as well.

#### **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 ongoing 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.

Due to the short time-frame available to prepare the Amendment to the 2014-18 Five-Year Consolidated Plan and update to the 2018-19 Action Plan process to incorporated the HOME funding, the citizen participation process will involve a 30-day comment period, and a public hearing as required by the regulations. The public notification regarding the 30-day comment period and the date of public hearing were addressed through the following methods: 1) Emails were sent to human service agencies, neighborhood associations, non-profit housing providers, faith-based organizations, other community groups and businesses. 2) Ads were placed in the area free newspaper, a press release was sent to all media outlets, Facebook postings, and Twitter announcements were sent, 3) Copies of the Plans were place for viewing at the local library, 4) Information was publicized on the popular local Radio talk show the and 5) the information was placed on the city's website.

#### **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 Tuesday, April 3, 2018, and is due to end on Thursday, May 3, 2018. However, due to the Federal delay in the announcement of the 2018-19 CDBG Funding Allocations, the new 30-day comment period will begin on Tuesday, June 26, 2018 and will end on July 26, 2018, and the public hearing has been set for Tuesday, July 31, 2018.

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

No comments or views were expressed during the comment period or during the public hearing.

## 7. Summary

During this last Annual Action Plan, the City of Ames will focus a majority of its CDBG and newly received HOME funding resources in its Neighborhood Revitalization Strategy Area (NRSA). The majority of the determined benefit will be based on an area benefit impact within the NRSA. The NRSA designation will allow for the focusing of various eligible CDBG and HOME activities to occur, such as: public services, public improvements, acquisition/demolition, disposition, and now new home construction

As stated above, the City will be receiving its first allocation of HOME funding, which requires an Amendment to its 2014-18 Consolidated Plan. Because this Amendment is occurring during the last year of the 5-Year Plan, **only the following specific factors portions of the “Strategic Plan” section of the current 2014-2018 Consolidated Plan are needing to be updated to reflect the HOME funding and activity (ies) to be implemented:**

- (SP-10) Geographic Priorities
- (SP-25) Priority Needs
- (SP-30) Influence of Market Conditions
- (SP-35) Anticipated Resources
- (SP-45) Goals/Activities
- (SP-55) Barriers to affordable housing
- (SP-80) Monitoring

Because the goal of the HOME program is to create affordable housing for low-income households, which is similar, if not the same as the CDBG program goals, as part of the Amendment to the 2014-18 Five-Year Consolidated Planning process, **no changes** will be made to the City of Ames’s strategies toward serving the needs of homeless, extremely low-income, low-income, and moderate-income families and households for the remainder of the current five-year plan.

Below is a summary of **three major areas that were** addressed in the Amendment Consolidated Plan.

### **Geographic Priorities**

As stated above it is anticipated, the goal for the 2018-19 Annual Action Plan will be to primarily focus a large portion of its CDBG funding in its newly formed Neighborhood Revitalization Strategy Area (NRSA) in West Ames, and 100% of its new funding of HOME dollars will be targeted in the NRSA (see detail chart in the Strategic Plan) below). There will still be some City-wide programming as well. The majority of the determined benefit will be based on individual income eligibility, low-income limited clientele benefit, and low-area benefit, (based on census tracts containing concentrations of 51% or more low- to moderate-income persons, as established by HUD). The application process will be open to all interested persons.

**Priority Needs**

The City priority needs for the Amended 2014-18 Five-year Consolidated Plan will continue to identify affordable housing, community development, homelessness, and public service as priority needs to be addressed during this period. The high priorities for fiscal year 2018-19 will continue to include the development of affordable housing for renters and homeowners, the acquisition of properties for affordable housing for homeowners, and public services. (See the Amended 2014—2018 Consolidated Plan on the City’s website at [www.cityofames/housing/cdbg](http://www.cityofames/housing/cdbg))

**Influence of Market Conditions**

The high cost and lack of available housing units and land continue to be the biggest influence of market conditions for the city of Ames. For more details, see the Amended 2014—2018 Consolidated Plan on the City’s website at [www.cityofames/housing/cdbg](http://www.cityofames/housing/cdbg).



**Anticipated Resources**

The City of Ames anticipates the following financial resources for Fiscal Year 2018-19:

<b>REVISED Proposed 2018-19 CDBG Program Revenue Resources</b>		
	<b>Proposed</b>	<b>Revised</b>
FY 2018-19 CDBG Allocation	\$510,515	\$572,094
FY 2017-18 Anticipated Program Rollover	\$626,942	\$600,000
FY 2018-19 Anticipated Program Income	\$6,000	\$ 6,400
<b>Total FY 2018-19</b>	<b>\$1,143,457</b>	<b>\$1,178,494</b>
Non-CDBG Revenue Resources (GO Bonds)	\$250,000	\$250,000
<b>Grand Total Revenues</b>	<b>\$1,393,457</b>	<b>\$1,428,494</b>

<b>Proposed FY 2018-19 HOME Program Revenue Resources</b>	
	<b>Proposed</b>
18-19 HOME Allocation	\$601,264
Shortfall Commitment	\$148,736
25% Local Match	TBD
<b>Grand Total Revenues</b>	<b>\$750,000</b>

## 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
Administrator: CDBG & HOME	City of Ames, Iowa	Dept. Planning & Housing

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Ames continues to acknowledge and accept that the monitoring of 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 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 appropriate federal contract language requirements 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 beginning in the 2017-18 fiscal year.

### Consolidated Plan Public Contact Information

Department of Planning & Housing  
P.O. Box 811  
515 Clark Avenue  
Ames, Iowa 50010-0811  
[www.cityofames.org/housing](http://www.cityofames.org/housing)  
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(515) 239-5133 (TDD)

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

### **1. Introduction**

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

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

Not only during the process of developing the Consolidated Plan, but also, the subsequent Annual Action Plans, the City continues to provide 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) which now has expanded to a regional consortium that includes (Boone, Hardin, Marshall, and Story Counties) 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. Additionally, a Homelessness Prevention Team that consists of the Emergency Resident Project, the Salvation Army, Story County and the City of Ames are meeting to determine how to best serve clients through a coordinated entry point.

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

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

The Iowa Finance Authority based on HUD regulations, are requiring the Continuum of Care agencies to regionalize for better coordination and communication of services that need to be administered as part of the Centralized/Coordinated Entry System. For the Central Iowa area, The Two Rivers Collaboration group was formed that consists of Boone, Hardin, Marshall and Story Counties. These agencies that include ACCESS, Crisis Intervention Services (CIS), Domestic and Sexual Assault Outreach Center (DSAOC), Emergency Residence Project, Family Alliance for Veterans of America (FAVA), House of Compassion, Salvation Army (SA), Story County Community Services (SCCS), Veteran Affairs (VA), and YSS. The meetings are also open to other area human service agencies, faith-based organizations and the City of Ames.

**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 various forms of social media, newspaper and written communications.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Story County Housing Coordinating Board	The goals of the Strategic Plan and the Coordinating Board overlap in the area of the need for more affordable housing options for homeless persons, household and/or families.
Two Rivers Collaboration	Emergency Residence Project & YSS	The goals of the Strategic Plan and the Two Rivers Collaboration overlap 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**

**Narrative (optional)**

See comments above

## **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 2018-19 Annual Action Plan.

A total of ten (10) persons attended and participated in the forum discussions, that included representatives from College Creek Neighborhood Association, YSS, Emergency Residence Project, Story County and interested citizens.

An overview of the following items was shared during the forums:

- Review of the adopted 2014-18 Strategic Plan Goals and Priorities, for both low and moderate income, as well as, for non-low and moderate income households.
- Review of the current 2017-18 Action Plan Projects and budget.
- Overview and update on the status of the development at 321 State Avenue.
- Proposed program activities and budget for the 2018-19 Action Plan.

After reviewing the above items, the attendees were asked to give feedback and input on each item. Additionally, the participants were advised that since we are entering into the 5th and final year of the 2014-2018 5-year Consolidated Plan, no major program suggestions or changes would be recommended. However, attendees were notified that sessions for a new 5-year Consolidated Plan (2018-2023) would begin possibly in the fall of 2018 would be considered for the upcoming 2018-2024 5-year Consolidated Plan update.

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.

There seems to be an overall consensus that the 2017-18 Action Plan activities should continue, but more emphasis should be given to completing the development of 321 State Avenue for affordable housing.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Forums	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Neighborhood Associations	A total of ten (10) 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 2017-18 projects for 2018-19.		

**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:

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$572,094	\$6,000	\$600,000	\$1,178,494	0	The 2018 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.
City of Ames	General Obligation Bonds (GO)	Public Improvements	\$250,000	0	0	\$250,000	0	Funding will assist in the cost of installing infrastructure improvements at 321 State Avenue our NRSA.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	750,000	0	0	750,000	0	Beginning in July 2018, the City of Ames will receive its first allocation of HOME funds. For the first several years, the funds will be used to construct new affordable housing units in our designated NRSA. Additionally, a total of \$148,736 will be available from a shortfall funding threshold requirement, that will be used for construction of affordable housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ASSET: City of Ames County United Way ISU CICS	Public/Private	Public Services	\$4,591,224 \$1,423,497- City Share	0	0	\$4,591,224 \$1,423,497- City Share	0	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 be available in the community for the last year of its 2014-18 Consolidated Plan that will cover the 2018-19 Program year as outlined under Section SP-35. And will be leverage with local, private, state and other federal funds to address the needs of the community in whole or in part for a greater impact and sharing of community resources.

**Federal:**

-Continue the administration of the CDBG Program, with a budget (including administrative cost) for 2018-19 projected in the amount of approximately \$1,178,494. Of this amount, \$572,094 is the 2018-19 allocation; \$6,400 is anticipated program income; and approximately \$600,000 is 2017-18 rollover funds. The majority of the CDBG will be expensed in our NRSA to install infrastructure improvements, for Homebuyer Down Payment Assistance and to Acquire existing properties either to rehabilitate or demolish for homeownership or rental; the remaining amount will be used city-wide under the Renter Affordability Program for assistance with Deposits, 1<sup>st</sup> Month's Rent and Transportation Vouchers.

-Beginning in Fiscal Year 2018-19, the City of Ames has qualified to become an HOME Participating Jurisdiction (PJ), and will receive \$601,264 in funding, along with some additional threshold shortfall funds in the amount of \$148,736 for a total allocation budget of \$750,000. The much needed HOME funds will be used to construct housing for eligible homebuyers in the NRSA. The HOME program requires matching funds equivalent to 25% of the funds expended for all activities (excluding CHDO's and administration). As a brand new HOME PJ the City **will not pursue** funding any CHDO's at the current time.

For 2018-19, 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 specific dollar allocation will be at this time.

-For 2018-19, it is anticipated that approximately \$277,819 of the Emergency Shelter Grant (ESG) will again be awarded to three (3) area non-profit organizations for the administration of this program.

-For 2018-19, it is anticipated that **no** shelter Assistance Funds(SAF) will be awarded to any area non-profits for the administration of this program.

-For 2018-19, it is anticipated that administration of various privately-owned subsidized HUD Housing units will continue. There are approximately 233 project-based units and approximately 268 low-income tax credit properties remaining in the community (tax credit units are low-income designated).

**State:**

-For 2018-19, it is anticipated that private developer(s) in the community will continue to seek funding through the Iowa Finance Authority for Low-Income Tax Credits as the market dictates.

-For 2018-19, it is anticipated that area non-profit housing providers will pursue applying for HOME funds, State Housing Trust Funds, or other state funding resources to produce and/or maintain various types of affordable housing units (e.g. home ownership, rental).

**Local:**

-For 2018-19, the City of Ames will contribute \$250,000 of General Obligation Bonds (GOB), as the HOME local match in support of the installation of the public infrastructure improvements for the development of affordable housing for the 10-acre parcel of land at 321 State Avenue in the NRSA designation.

-Through the ASSET process for 2018-19, it was recommended that approximately \$4,591,224 (7.24% increase from 2017-18) be awarded to area human service agencies. Of that amount, the City's contribution is recommended to be approximately \$1,423,497, which is an increase of approximately \$67,786 from the 2017-2018 allocation.

-It is anticipated that area non-profit housing producers (e.g. Habitat for Humanity of Central Iowa and the Story Co. Community Housing Corporation) will maintain, construct, and/or rehabilitate housing for low-income families within the community, and they all will have access to utilize private, or state funding and additional funding resources in the community.

- Beginning in 2018, the newly created Story County Housing Trust Fund, received its first allocation of State funds through the Iowa Finance Authority (IFA) in the amount of \$240,000. The organization also received just over \$63,192 in public (80%) and private (20%) local match dollars for a total Trust Fund pool of approximately \$303,192.

**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; the majority is not suitable for residential redevelopment due to its location in a floodway or floodplain area, too small in lot size for development, or is already designated for a future purpose. However, over the last twelve years, the City using CDBG funds, has acquired 23 properties. To date 16 have been rehabilitated, demolished and/or new homes constructed, that were sold to low-income first-time homebuyers or sold to the local Habitat for Humanity. Within the last 4 years the City has acquired four parcels of land, one of which is less than an acre, located near downtown, and the other is approximately 10 acres' land in West Ames. Both parcels will be utilized to address the needs for more affordable housing for low and moderate-income families. The 10-acre parcel will be developed and will consist of

single-family, owner-occupied housing types. Additionally, during the 2018-19 program year the City will begin the process of creating a Request for Proposals to update its Land Use Policy Plan (LUPP) which may result in usable land which could be rezoned to meet the housing needs of the community.

In over the past fourteen 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 increasingly critical. Over the next five- year period Consolidated Planning period (2019-2024), leveraging dollars with non-profit and profit organizations and seeking state funding will have a greater priority, as we address the needs of the state funding will have a greater priority as we address the needs for 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 will cover the administrative costs and CDBG will provide 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, Local Housing 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

### Goals Summary Information—

**Table 6 – Goals Summary**

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>Create &amp; expand Affordable Housing for LMI Persons</b>
	<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.
<b>2</b>	<b>Goal Name</b>	<b>Maintain Development Services in the Community</b>
	<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.
<b>3</b>	<b>Goal Name</b>	<b>Address Needs of Non-LMI Persons</b>
	<b>Goal Description</b>	No goals are being established to address the needs of Non LMI Persons during the 2014-18, 5-year Consolidated Plan period in the community utilizing CDBG funds.  In 2016-17, the City was granted a Neighborhood Revitalization Strategy Area (NRSA) designation for the Block 2 Census Tract which includes a 10-acre parcel of land (acquired in 2015-16) that will be developed into a mixed use residential subdivision, this project will assist in addressing the needs of non LMI persons within this designated area.

**The City of Ames is proposing to implement the following programs that will provide affordable housing opportunities.**

1. Under the implementation of the Renter Affordability Program, which will consist of Security Deposit Assistance, First Month Rent, and Transportation components, it is anticipated that households 55 households with incomes at 60% or less of the Ames Metropolitan Statistical Area (AMSA) median income limits (extremely low-income, very low-income) will be provided assistance for FY 2018. The overall goal of the Renter Affordability Program is to provide assistance to households to gain access to housing, to improve their housing status, and to secure economic stability.

2. Under the implementation of the Homebuyer Assistance Program, which consist of down payment, mortgage buy-down, and closing cost assistance components, it is anticipated that approximately four households with incomes at 80% or less of the AMSA median income limits will be assisted in purchasing their first home for FY 2018. The overall goal of the Homebuyer Assistance Program is to provide the opportunity for low- and moderate-income households to gain access to housing and/or improve their housing status.
3. Under the implementation of the Acquisition/Reuse for Affordable Housing, which will consist of the purchase of infill lots (vacant or with properties needing to be demolished); the purchase of foreclosure properties for rehabilitation, or the purchase of single-family or multi-family units that can be rehabilitated; it is anticipated that 1-2 properties will be acquired for FY 2018 for reuse in either affordable rental or owner-occupied units for households at 80% or less of the AMSA median income limits. .
4. It is no longer anticipated that a Housing Improvement Rehabilitation Program will be implemented during this last year of the 5-year plan.
5. Under the anticipated implementation of the HOME program, homes will be constructed for eligible low-income buyers to purchase, it is anticipated that 3-4 homeownership properties may be constructed during the 2018-19 program year. It is anticipated that a total of 37 homes will be constructed, of which 19 (51%) will be affordable and 18 will be market-rate housing.
6. Although the Public Infrastructure Improvements Program is not an affordable housing activity, it is the bases for creating an affordable housing benefit.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Ames is proposing to continue to implement the following project activities for the 2018-19 Program Year:

### Projects:

Table AP3. Proposed project activities for 2018-19

### Projects

#	Project Name
1	Renter Affordability Program/DFMR
2	Renter Affordability Program/Trans
3	Acquisition/ Reuse Program for Affordable Housing
4	Homebuyer Assistance
5	Public Infrastructure Improvements Program for State Avenue NRSA
6	Disposition/Demo/Rehab of 3305 Morningside Street
7	Disposition of 1228/30 Stafford Ave & 6 <sup>th</sup> Street Properties
8	Disposition/Rehab of 241 Village Drive
9	New HOME Construction
10	General Administration

Table 7 - Project Information

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

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

The proposed project activities are consistent with the Amended 2014-18 Amended 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, it 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 2018-19.

- All of the activities proposed would be of 100% benefit to low- and moderate-income persons.
- Furthermore, this implementation sequence will provide time for staff to explore the feasibility and eligibility of the other project activities suggested during the public forums, as part of creating the 2014-18 Consolidated Plan. This strategy will also allow staff to determine the capacity and sustainability of agencies, desiring to utilize CDBG funding, as well as to explore ways to leverage other federal, state, and/or local dollars (including through the ASSET process). It will also allow time to develop programs for partnerships and incentives for property owners and developers to address the affordable housing stock shortage.

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	<b>Renter Affordability Program/DFMR</b>
	<b>Target Area</b>	CITY-WIDE & Neighborhood Revitalization Strategy Area (NRSA)
	<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: \$35,000</b> (Rollover 17-18 funding)
	<b>Description</b>	Funds under this project will be used to provide Deposit and/or First month rent assistance to households with annual incomes at 50% or less of the area median income limits;
	<b>Target Date</b>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 LMI Households at 60% or less of Ames MSA
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	The activities under this program is to provide one-time funding to households and/or families with incomes at or below 60% of the Story County Median income limits by assisting 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 Assistance</b>
	<b>Target Area</b>	CITY-WIDE & Neighborhood Revitalization Strategy Area (NRSA)
	<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: \$5,000</b> (Rollover 17-18 funding)
	<b>Description</b>	Under this activity funds will be used to assist approximately 25 households at 60% or less of the AMI with their interim transportation needs (fuel vouchers, or bus passes).
	<b>Target Date</b>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 LMI Households at 60% or less of Ames MSA
	<b>Location Description</b>	See Target Area
	<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 Story County Median Income limits with assistance with their transportation needs through either fuel vouchers or bus passes for 2018-19.

<b>3</b>	<b>Project Name</b>	<b>Acquisition/ Reuse Program for Affordable Housing</b>
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area (NRSA)
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Acquisition Reuse For Affordable Housing
	<b>Funding</b>	<b>CDBG: \$140,000</b> (18-19 Funding Allocation)
	<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. Funding will be allocated from the 2018-19 CDBG Allocation.
	<b>Target Date</b>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One (1) LMI Household/family at 80% or less of Ames MSA
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	Under the implementation of the Acquisition/Reuse for Affordable Housing, which will consist of the purchase of infill lots (vacant or with properties needing to be demolished and cleared); the purchase of fore-closed or blighted properties for rehabilitation, or the purchase of single-family or multi-family units that can be rehabilitated; it is anticipated that one (1) property maybe acquired for reuse into either an affordable rental or owner-occupied unit for a household at 80% or less of the Story County median income limits. The activity may include demolition and clearance and/or Acquisition/Rehab.

<b>4</b>	<b>Project Name</b>	<b>Homebuyer Assistance</b>
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area (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: \$180,00</b> (18-19 Funding Allocation)
	<b>Description</b>	The objective under this program is to provide financial assistance to qualified low- and moderate-income first-time homebuyers, with incomes at or below 80% of the AMI limits, to purchase existing and/or newly constructed single-family housing in residentially-zoned areas within the NRSA. 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>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially 3 LMI Households at 80% or less of the Ames MSA
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	see above

<b>5</b>	<b>Project Name</b>	<b>Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs)</b>
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area (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: \$560,000 (rollover 17-18 funds); \$110,000 (18-19 Funding Allocation); \$250,000 (16-17 General Obligation Bonds)</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 use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
	<b>Target Date</b>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Potentially developing 37 lots, of which 19 (51%) would be LMI Households at 80% or less of the Ames MSA and 18 (49%) would be market rate
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	see description above

<b>6</b>	<b>Project Name</b>	<b>Disposition of 1228/30 Stafford &amp; 6<sup>th</sup> St. Properties</b>
	<b>Target Area</b>	CITY-WIDE
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Renter Affordability Programs
	<b>Funding</b>	<b>CDBG: \$1,075</b> (18-19 funding allocation)
	<b>Description</b>	Under this activity the property is being sold to a Non-Profit Organization. The beneficiary data for this property will be reported under this activity.
	<b>Target Date</b>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two (2) Low-Income Households at 80% or less of the Ames MSA Three (3) lots to be sold on the open market
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	Cover ongoing maintenance and fees until properties are sold

<b>7</b>	<b>Project Name</b>	<b>Rehabilitation/Disposition of 241 Village Drive</b>
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area (NRSA)
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Affordable Homeownership Housing
	<b>Funding</b>	<b>CDBG: \$12,000</b> (18-19 funding allocation)
	<b>Description</b>	Under this activity the property will be sold to an eligible low-income First-time Home Buyer after some rehabilitation has occurred on the property.
	<b>Target Date</b>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	Cover ongoing rehabilitation/ maintenance fees until property is sold

<b>8</b>	<b>Project Name</b>	<b>Rehabilitation/ Disposition of 3305 Morningside Street</b>
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area (NRSA)
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Homebuyer Assistance Program
	<b>Funding</b>	<b>CDBG: \$21,000</b> (18-19 funding allocation)
	<b>Description</b>	Under this activity the property will be sold to a Low-Income First-time Home Buyer or to a Non-Profit Organization, after any necessary repairs have been completed
	<b>Target Date</b>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	Cover ongoing repairs/maintenance fees until property is sold

<b>9</b>	<b>Project Name</b>	<b>HOME Homeownership Construction Program</b>
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area (NRSA)
	<b>Goals Supported</b>	Create & Expand Affordable Housing for LMI Persons
	<b>Needs Addressed</b>	Affordable Housing Units
	<b>Funding</b>	HOME: \$562,500 (18-19 funding allocation)
	<b>Description</b>	Under this activity the funds will be used to construct possibly 19 homes to be sold to LMI First-time Homebuyers in the NRSA at 321 State Avenue
	<b>Target Date</b>	June 30, 2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	New Home Construction



<b>10</b>	<b>Project Name</b>	<b>General Administration for CDBG &amp; HOME</b>
	<b>Target Area</b>	CITY-WIDE/NRSA
	<b>Goals Supported</b>	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community Address Needs of Non-LMI Persons
	<b>Needs Addressed</b>	Acquisition Reuse For Affordable Housing Homebuyer Assistance for First-time Homebuyers Renter Affordability Programs                      Rehabilitation/Disposition Programs Public Infrastructure Improvements Program HOME General Administration
	<b>Funding</b>	CDBG: \$114,419 (18-19 allocation funds); HOME: \$75,000 (18-19 funding allocation)
	<b>Description</b>	Under the activity the overall administration of the CDBG & HOME programs will occur and be expended (i.e. salaries, contractual, commodities, etc.)
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HUD does not require the reporting of beneficiary data for planning and administration activities. Without the planning and administration funds available to carry out required planning, environmental, monitoring and oversight activities, none of these activities would be able to receive CDBG and HOME funds and none of the beneficiaries would be able to be served.
	<b>Location Description</b>	See Target Area
	<b>Planned Activities</b>	Overall day to day program administrative activities and expenses for both CDBG & HOME

## **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 2017-18 both on a city-wide basis. However, the City's goal is to concentrate 97% of its program funds of both CDBG and HOME in the Neighborhood Revitalization Strategy Area (NRSA).

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CITY-WIDE	3

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The rationale for targeting 97% of the investment of CDBG funds that will be targeted in the NRSA area, is that it contains a large parcel of land that can be used to develop housing for affordable and market-rate homes. No other area in the City limits contains this size of land for addressing this housing need. Additionally, the rationale for allocating the remaining 3% 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 is based on the 2009-2013 ACS, 5-Year Estimates (See Table NA25 of the 2014-18 Consolidated Plan). The highest concentration of low and moderate income persons and minority concentration was located in Census Tract 5. This tract has an 85.3% low/moderate population and 32.6% minority population. Tract 5 is generally described as a university apartment and dormitory area at the north and east end of Iowa State University central campus. This area contains Schilleter Village, University Village and Fredericksen Court apartment dormitories, owned and operated by Iowa State University for both single students and students with families only.

Recently updated data from the HUD Qualified Census Tracts data, effective January 2015, reveals that based on the 14 Census Tracts in Ames, four (29%) of the census tracts contain 51% or more of persons who are of low and moderate incomes, and six of 14 tracts (43%) of census tracts contain minority populations between 3 to 6%. 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 at least 97% of the investment of CDBG funds in the NRSA and 3% 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.

### **Discussion**

See responses above.

# Affordable Housing

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

### Introduction

As outlined under Section AP 35 (Table AP3) of the 2018-19 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	15
Total	55

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	3
Rehab of Existing Units	1
Acquisition of Existing Units	1
Total	55

Table 10 - 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. Over two years ago 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 to 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 for their six (6) county service area. However, due to reduce federal funding for 2017 the average lease-up of Vouchers for the six county area was 908 (90%) out of that number the average lease-up for Story County was 233 (25%) and out of that number the average lease-up for Vouchers for the City of Ames was 188 (20%).

### **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, and a program participant is a member on the Executive Board and who helps to educate the board about the needs of residents. Also CIRHA has a very active Family Self-Sufficiency Program that helps residents 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—See above information**

## **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.”

HUD also requires that CoC groups to establish and operate a coordinated entry (CE) process—and that recipients of CoC Program and Emergency Solutions Grants (ESG) program funding within the CoC’s area must use that CE process. In January 2017, additional requirements were mandated for CoC and the CE process wanting to apply for ESG or SAF Funding. For the Central Iowa area, The Two Rivers Collaboration group was formed that consists of Boone, Hardin, Marshal and Story Counties. The agencies that include ACCESS, Crisis Intervention Services (CIS), Domestic and Sexual Assault Outreach Center (DSAOC), Emergency Residence Project, Family Alliance for Veterans of America (FAVA), House of Compassion, Salvation Army (SA), Story County Community Services (SCCS), Veteran Affairs (VA), and YSS. The meetings are also open to other area human service agencies, faith-based organizations and the City of Ames.

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 2018-19, the ASSET partners' recommendations have planned for the investment of \$5,042,294 in funding to address the needs of the homeless and chronically homeless, homelessness prevention, and other non-homeless population needs and services for the jurisdiction as follows:

Story County	\$ 1,142,625
United Way	1,228,443
ISU/GSB	194,430
City of Ames	1,423,497
CICS	<u>602,229</u>
Total	\$5,042,294

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 from the state Emergency Solutions, and Supportive Housing Grants to assist homeless individual and families, youths and women who are victims of domestic violence. Also, beginning in 2018-19 these agencies will have funding through the Story County Trust Fund to assist in addressing the needs of homeless persons as well.

**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 boards and groups in Ames/Story County (the Two Rivers Coordinating Group aka Continuum of Care Group, the Story County Human Services Council and just recently the Homelessness Prevention Team). 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 seek to strengthen these partnerships.

**See a more detailed discussion under Section SP-40, Institutional Delivery Structure and under Section SP-60, Homelessness Strategy for how the jurisdiction will be addressing the Homeless and Other Special**

**Needs Activities in the 2014-18 Consolidated Plan.**

**Discussion**

See discussions above.



## **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%. In accordance with the 2012-2016 American Community Survey 5 year Estimates, the overall vacancy rate in the community is 3.8% and of that 1.5% is rental.

There continues to be large increases in the number of new rental housing units built in the community. From June 2017 through December 2017, a total of 714 buildings that were added to market for a total of 3,649 buildings in the community. Additionally, 541 applications for new multi-family buildings have been approved between June 2017 and December 2017. To date the 3,649 building equates to approximately 14,351 rental units in the community.

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)).

During the 2014-18 Consolidated Plan period, in March 2016 the city completed a Rental Housing Study snapshot 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)). The City will be preparing an update to the Fair Housing Impediments data during the preparation of the 2019-2024 CDBG Consolidated Five-Year Plan.

**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. The City finalized the Lincoln Way Corridor Plan in 2017. The Corridor Plan includes planning for land use changes to encourage investment in commercial properties and for residential redevelopment. The City has prioritized the Downtown Gateway Focus Area for the first phase of implementation. The Downtown Gateway Focus Area includes options for new multi-family mixed-use development in an area where housing was previously not an allowed use. The City will complete the rezoning process for this area in the 2018 and consider financial incentives in support of mixed-use development.

The City will be in the first year of its process to update its Comprehensive Plan in 2018. The update process will involve community outreach and discussion of a wide range of community needs and goals, including future housing needs of the City.

The City has a Rental Housing Code for licensing of property for rental housing. The City will finalize changes to the maximum occupancy standards for single and two family homes in 2018. The City has changed its occupancy allowances from one family or up to three unrelated people in a single family home to allow for up to five adults. For more information, and information regarding this study, visit the Planning website at <https://www.cityofames.org/government/departments-divisions-i-z/planning>

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, 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 developing a Story County Housing Trust Fund. The Housing Trust fund is a program administered by the State Finance Authority (IFA) to fund 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)). In the December 2017, the Story County Trust was created and received its first allocation of funds from IFA.

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

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

### **Actions planned to reduce lead-based paint hazards**

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

### **Actions planned to reduce the number of poverty-level families**

The City will seek to continue 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 participated in IowaHousingSearch.org. IowaHousingSearch.org, is a free rental housing locator to help citizens across the State to find a rental home that fits their needs and budget. Property providers can list apartments or homes for rent any time. The site allows property provides to include information such as: low income or subsidized housing acceptance, rent range, smoking, pets, accessibility, etc. The site also contains helpful tools on affordability calculations, moving costs, rental checklist, budget worksheets and more. It also provides resources regarding scams for renters and foreclosure alert. This information is also being provided to human services agencies to share with clients seeking housing units. It is a very useful one stop shopping site.

### **Actions planned to develop institutional structure**

The City of Ames has a well-established institutional structure. However, now that the City has established a Neighborhood Revitalization Strategy Area (NRSA) in West Ames, the opportunity to address and impact the housing, infrastructure and economic development needs in area for both low and non-low income households will involve expanding 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 community to expand the partnership to including Rental Property Managers, Realtors, Financial Institutions, neighborhood groups and other business and related partnerships to foster relationships around housing needs of low and moderate income persons in the community.

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

See response under obstacles to meeting underserved needs

**Discussion:**

See responses under introduction and answers to each question above.

# Program Specific Requirements

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

### Introduction:

The City of Ames receives funding from one main Federal grant program, Community Development Block Grant Program. The City's 2018-19 CDBG Allocation is \$572,094. It is anticipated that there will be a rollover balance of approximately \$600,000 from 2017-18, an anticipated program income for 2018-19 of approximately \$6,400 and \$250,000 balance from GO Bond Revenue. This will allow for a total anticipated budget of \$1,428,494 for program administration for up to 20% and for project activities to support affordable housing and community development for the community. Also, the City will be receiving its first allocation of HOME funding in the amount of \$750,000 for program administration of up to 10%, and for project activities to support affordable housing. HOME also requires a \$25% local match (excluding administration and CHDO designations) are subtracted of the top. Additionally, through ASSET, approximately \$4,591,224 (City share is \$1,423,497) will be available to support programs for the homeless and basic service needs for the community for the last year of the Consolidated Plan and Action Plan.

### 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.	100.00%

Throughout the fourteen years that the CDBG program has been administered in the community, the city goals are to direct the funds to programming that will provide a minimum of 95% benefit to persons of low and moderate income.

Annual Action Plan

45

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Ames other the \$250,000 of General Obligation Bonds being dedicated as the 25% local match for HOME funds, the City of Ames does not anticipate dedicating any additional forms of investment not listed in listed in 92.205. Developers applying for funds may bring investment from other sources that cannot yet be identified.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Ames will invest HOME resources to benefit qualified first-time, low-income homebuyers through direct acquisition assistance, supplemental rehabilitation activities, and new construction/sale of single family housing when appropriate to further the city's housing goals.

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, the City of Ames will adopt the recapture provision for its HOME-assisted homeownership projects.

The recapture provision is enforced through execution of Covenants and Restrictions recorded at closing, which identify the period of affordability, primary residency requirement, and term and conditions required when using the recapture provision. These provisions will also be detailed in a written agreement executed at closing between the homebuyer and the city to ensure that the homebuyer is made fully aware of the compliance requirements associated with the use of HOME assistance.

A mortgage secured through a receding forgivable loan will be recorded at the time of closing for the amount of direct subsidy that enabled the homebuyer to purchase the property. This direct subsidy includes down payment assistance, closing costs, or other HOME assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and the purchase price. Direct subsidy to homebuyer activities involving HOME funded rehabilitation after the purchase of the property is calculated by the difference between the fair market value after-rehab and the purchase price.

In the event that a homeowner unit that is assisted with the City of Ames HOME Program is sold, conveyed, or otherwise transferred during the affordability period, the total amount of the HOME investment for the homeownership unit, less the prorated HOME investment amount for the length of time the homeowner owned and occupied the unit, will be recaptured out of the available net

proceeds. The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the following recapture schedule, established in accordance with 24 CFR 92.254(a)(4):

**HOME Funds Provided Period of Affordability**

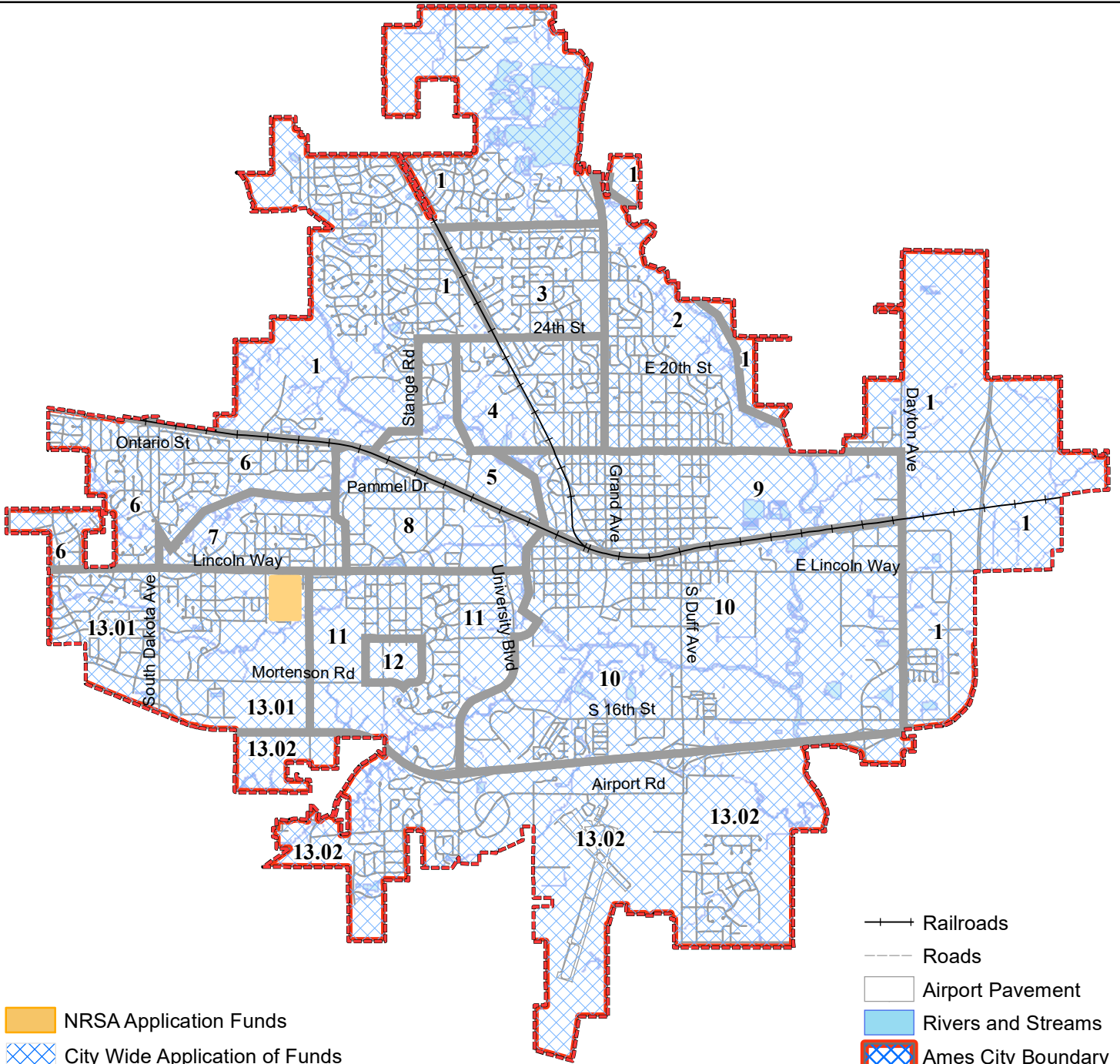
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years



# ATTACHMENT A

## City of Ames

### 2018-19 CDBG Proposed Action Plan Projects



NRSA Application Funds

City Wide Application of Funds

Homebuyer Assistance Program	\$ 180,000
Acquisition/Reuse Affordability Program	\$ 140,000
Infrastructure Improvements Program - 321 State Ave	\$ 840,000
Public Infrastructure Program Delivery Cost	\$ 80,000
Renter Affordability (Deposit & Transportation)	\$ 40,000
Rehabilitation/Disposition of Properties to be sold: Village, Morningside, Stafford and 6th properties	\$ 34,075
2018-19 Program Administration	\$ 114,419
<b>Grand Total for All Program</b>	<b>\$ 1,428,494</b>

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



Map Prepared: June 22, 2018  
City of Ames  
Planning & Housing Department

0      0.75      1.5  
Miles

# **APPENDIX B**

## **Legal Notice/Proof of Publication**

#1129506  
LEGAL NOTICE  
NOTICE OF PUBLIC HEARING  
ON SUBSTANTIAL AMENDMENT  
TO THE 2014-18  
CONSOLIDATED PLAN

NOTICE IS HEREBY GIVEN that the City of Ames has completed a Substantial Amendment to its 2014-2018 Consolidated Plan and an update to its 2018-19 Annual Action Plan funded pursuant to the Housing and Community Development Act of 1974, as amended. The Substantial Amendment to 2014-18 Consolidated Plan and update 2018-19 Annual Action Plan are available for review at the following locations: Department of Planning & Housing and Ames Public Library, 515 Douglas Avenue. The Plan is also on the City's web site at: <http://www.cityofames.org/HousingWeb/Default.htm>. The Substantial Amendment to the 2014-2018 Consolidated Plan and update to the 2018-19 Annual Action Plan will include:

The receipt and anticipated use of HOME Investment Partnership Program funds beginning in fiscal year July 2018-June 2019; and an update to the 2018-19 Annual Action Plan is to re-allocate the additional CDBG funds being received to the program activities and outline program activities for the use of the HOME funds.

Comments may be submitted to the Department of Planning & Housing at the above address or by e-mail to [vbakerlatimer@cityofames.ia.us](mailto:vbakerlatimer@cityofames.ia.us). A 30-day public comment period will begin with the publication of this notice and end on July 26, 2018. Additionally, **NOTICE IS HEREBY GIVEN** that the Ames City Council will conduct a public hearing to receive comments on the Substantial Amendment to 2014-18 Consolidated Plan on July 31, 2018, at 6:00 p.m., City Hall Council Chambers, 515 Clark Avenue, Ames, Iowa. Persons wishing to comment on the Substantial Amendment 2014-18 Consolidated Plan and update to the 2018-19 Annual Action Plan may state their views at this hearing. If you are in need of special accommodations for a disability or language translation, please contact Vanessa Baker-Latimer, at the Department Planning & Housing Department at 515-239-5400 or the TDD at (515) 239-5133 by July 26, 2018. Disabled persons attending the meeting should access City Hall through the east door and take the elevator to the Council Chambers on the second floor. Once approved, the Substantial Amendment to the 2014-18 Consolidated Plan and update to the 2018-19 Annual Action Plan will be available at the Department of Planning & Housing, 515 Clark Avenue, Room 214, Ames, Iowa and on the City of Ames website at [www.cityofames.org/housing](http://www.cityofames.org/housing). For further information regarding this Notice, please contact Vanessa Baker-Latimer, Housing Coordinator, at 239-5400.

Diane R. Voss, City Clerk

Published in the Ames Tribune on  
June 26, 2018 (1T)

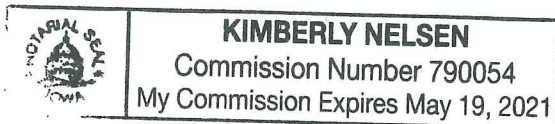
Proof Of Publication In  
THE AMES TRIBUNE

STATE OF IOWA, STORY COUNTY, ss.

I, Scott Anderson, on oath depose and say that I am Publisher of **THE AMES TRIBUNE**, a daily newspaper, published at Ames, Story County, Iowa; that the annexed printed

**CITY OF AMES**  
**Consolidated Plan Amendment**

was published in said newspaper  
1 time(s) on June 26, 2018  
the last of said publication  
was on the 26th day of June, 2018



*Kimberly Nelsen*  
Notary Public

sworn to before me and subscribed in my  
presence by Scott Anderson  
this 26th day of June, 2018

AMT: \$41.19  
AD #: 1129506  
ACCT: 33408

# **APPENDIX C**

## **City Council Minutes and Resolution**

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

AMES, IOWA

JULY 31, 2018

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:02 p.m. on July 31, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Chris Nelson. Council Member David Martin was absent. *Ex officio* Member Allie Hoskins was also present.

\* \* \*

**HEARING ON MAJOR AMENDMENT TO 2014-18 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN:** Housing Coordinator Vanessa Baker-Latimer reminded the City Council members that, on May 8, 2018, they had authorized staff to proceed with preparing an Amendment to the 2014-18 CDBG Five-Year Consolidated Plan to incorporate the HOME funds in the amount of \$601,264. At that time, the Council had also set today, July 31, 2018, as the date of public hearing. The Plan needed to go out for another 30-day Public Comment Period, and that has occurred. Ms. Baker-Latimer informed the Council that she was making a change to the proposed budget for the projects, specifically to No. 7 and No. 8. The Council was told that allocations would now be \$12,000 (instead of \$21,000) for the Rehabilitation/Disposition of 241 Village Drive and \$21,000 for the Rehabilitation/Disposition of 3305 Morningside. According to Ms. Baker-Latimer, it is now known that the Morningside property will need more demolition, and the funds needed to be adjusted to account for that.

The Mayor opened the hearing and closed it after no one asked to speak.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO.18-466 approving the Amendment to the 2014-18 Five-Year CDBG Consolidated Plan to incorporate the receipt of HOME funding and to change the allocation to \$12,000 (instead of \$21,000) for 241 Village Drive and \$21,000 (instead of \$12,000) for 3305 Morningside.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 18-468 approving the 2014-18 Five-Year Consolidated Plan, as amended.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON PROPOSED 2018/19 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN (Continued from May 8, 2018):** Housing Coordinator Baker-Latimer said, that due to the new allocation of HOME funding and an increase in CDBG funding, the City Council had continued the hearing on the Annual Action Plan from May 8, 2018, to today. Ms. Baker-Latimer brought the Council's attention to the list of proposed 2018-19 CDBG Program Activities and Expenses, specifically noting the revised allocation amounts.

Mayor Haila announced that the hearing was still open and asked if there was anyone wishing to speak. No one came forward, and the hearing was closed.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 18-467 approving the revised CDBG Action Plan Activities and Expenses, including changing the Rehabilitation/Disposition

of 241 Village Drive allocation to \$12,000 and the Rehabilitation/Disposition of 3305 Morningside allocation to \$21,000.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 18-469 approving the CDBG Annual Action Plan, as amended.

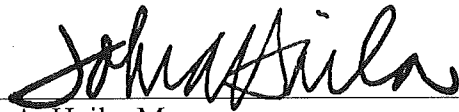
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

\* \* \*

**ADJOURNMENT:** Moved by Betcher, seconded by Corrieri, to adjourn the meeting at 10:34 p.m.  
Vote on Motion: 6-0. Motion declared carried unanimously.



Diane R. Voss, City Clerk



John A. Haila, Mayor

RESOLUTION NO. 18-469

RESOLUTION APPROVING REVISED PROPOSED  
2018/19 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; and,

WHEREAS, at its May 8, 2018, meeting, the City Council continued the public hearing to July 31, 2018, in order to revise the Proposed 2018/19 Annual Action Plan to include the CDBG funding allocation increase of \$572,094 and the new allocation of HOME funding in the amount of \$601,264; and,

WHEREAS, the Plan had been made available for public comment from April 3 2018, through May 3, 2018; and,

WHEREAS, at its meeting held July 31, 2018, the City Council reviewed the Revised Proposed Activities and Budgets for same, as follows:

Homebuyer Assistance Program	\$ 180,000
Public Infrastructure Improvement Program for State Avenue	840,000
Public Infrastructure Program Delivery Costs (Engineering, etc.)	80,000
Renter Affordability (Deposit, 1 <sup>st</sup> Month's Rent, Transportation Assistance)	40,000
Disposition of Stafford and 6 <sup>th</sup> Street Properties	1,075
Rehabilitation/Disposition of 241 Village Drive	12,000
Rehabilitation/Disposition of 3305 Morningside	21,000
Acquisition/Reuse Affordability Program	140,000
2018-19 Program Administration	<u>114,419</u>
<b>TOTAL</b>	<b>\$1,428,494</b>

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the 2018-19 CDBG Annual Action Plan, as amended, is hereby approved, and authorization to submit the Plan to the Department of Housing and Urban Development is hereby further approved.

ADOPTED THIS 31st day of July, 2018.



Diane R. Voss, City Clerk



John H. Haila, Mayor

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

Resolution declared adopted and signed by the Mayor this 31<sup>st</sup> day of July, 2018.

RESOLUTION NO. 18-467

RESOLUTION APPROVING REVISED PROPOSED  
2018/19 ANNUAL ACTION PLAN ACTIVITIES AND EXPENSES  
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; and,

WHEREAS, at its May 8, 2018, meeting, the City Council continued the public hearing to July 31, 2018, in order to revise the Proposed 2018/19 Annual Action Plan to include the CDBG funding allocation increase of \$572,094 and the new allocation of HOME funding in the amount of \$601,264; and,


WHEREAS, at its meeting held July 31, 2018, the City Council reviewed the Revised Proposed Activities and Budgets for same, as follows:

Homebuyer Assistance Program	\$ 180,000
Public Infrastructure Improvement Program for State Avenue	840,000
Public Infrastructure Program Delivery Costs (Engineering, etc.)	80,000
Renter Affordability (Deposit, 1 <sup>st</sup> Month's Rent, Transportation Assistance)	40,000
Disposition of Stafford and 6 <sup>th</sup> Street Properties	1,075
Rehabilitation/Disposition of 241 Village Drive	12,000
Rehabilitation/Disposition of 3305 Morningside	21,000
Acquisition/Reuse Affordability Program	140,000
2018-19 Program Administration	<u>114,419</u>
<b>TOTAL</b>	<b>\$1,428,494</b>

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the 2018-19 CDBG Annual Action Plan Activities and Expenses, including changing the Rehabilitation/Disposition of 241 Village Drive to \$12,000 and the Rehabilitation/Disposition of 3305 Morningside to \$21,000, as noted above, are hereby approved.

ADOPTED THIS 31st day of July, 2018.

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

  
\_\_\_\_\_  
John H. Haila, Mayor

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

Resolution declared adopted and signed by the Mayor this 31<sup>st</sup> day of July, 2018.



# **APPENDIX D**

## **Media Communications and Outreach**

# PUBLIC NOTICE

On Tuesday, July 31, 2018, at 6:00 p.m., the Ames City Council will hold a public hearing on its Amendment to the 2014-2018 Five-Year Consolidated Plan and update to the FY18-19 Annual Action Plan that is to be submitted to HUD on or before August 16, 2018. Both Plans will be effective for the use of Community Development Block Grant (CDBG) funds beginning in fiscal year July 1, 2018. **Both Plans are available for a 30-day public comment period that will end on Thursday, July 26, 2018.**

The Amendment to the 2014-2018 Consolidated Plan and update to the 2018-19 Annual Action Plan will include: The receipt and anticipated use of HOME Investment Partnership Program funds beginning in fiscal year July 2018-June 2019; and an update to the 2018-19 Annual Action Plan is to re-allocate the additional CDBG funds being received to the program activities and outline program activities for the use of the HOME funds.

Both Plans will outline proposed activities, project locations, budgets, and the scope of activities being funded. Copies of the both Plans are available for review at the following locations: Department of Planning & Housing, City Hall, 515 Clark Avenue and the Ames Public Library at 515 Douglas Avenue. The Plan is also on the City's web site at: <http://www.cityofames.org/housing>.

## SUMMARY OF FY 18-19 FUNDING

### ALLOCATIONS AS PROPOSED BY THE CITY COUNCIL OF AMES

The City of Ames project budget proposals are based on a projected allocation of \$572,094 in Community Development Block Grant (CDBG) funds, and \$750,000 of HOME funds.

#### Recommended Projects Funding Levels

REVISED Proposed 2018-19 CDBG Program Revenue	
	Revised
FY 2018-19 CDBG	\$572,094
FY 2017-18 Anticipated	\$600,000
FY 2018-19 Anticipated	\$ 6,400
Total FY 2018-19	\$1,178,494
Non-CDBG Revenue Resources (GO Bonds)	\$250,000
<b>Grand Total Revenues</b>	<b>\$1,428,494</b>

Proposed FY 2018-19 HOME Program Revenue Resources	
	Proposed
18-19 HOME Allocation	\$601,264
Shortfall Commitment	\$148,736
25% Local Match Requirement	TBA
<b>Grand Total Revenues</b>	<b>\$750,000</b>



Persons wishing to comment on these project proposals may do so at the Public Hearing or by writing to the City Clerk, City Hall, and 515 Clark Avenue, Ames Iowa 50010.

Additional information is available for review on Monday through Friday, 8:00 a.m. to 5:00 p.m., at the Department of Planning and Housing, Room 214, Ames City Hall, 515 Clark Avenue, and on the City's web site at: <http://www.city.ames.org>. For further information, contact Vanessa Baker-Latimer, Housing Coordinator, Department of Planning and Housing, at 515-239-5400, or by e-mail at [vbakerlatimer@city.ames.ia.us](mailto:vbakerlatimer@city.ames.ia.us). Persons in need of special accommodations for a disability or language translation, please contact Vanessa Baker-Latimer, Department of Planning & Housing, at the above number, or the TDD at 515-239-5133 at least three (3) business days in advance of the meeting date. Disabled persons attending the hearing should access City Hall through the east door and take the elevator to the Council Chambers on the second floor.

AMES TRIBUNE | Sunday, July 8, 2018

WEDNESDAY, JULY 18, 2018 • STORY COUNTY SUN • PAGE 3

WEDNESDAY, JULY 25, 2018 • STORY COUNTY SUN • PAGE 3



**Fw: City of Ames - Public Input Sought for Amendments to 2014-2018 Consolidated Plan, 2018-19 Annual Action Plan**

amesbugs, HMetheny, Cari\_McPartland, ncarroll, dschildroth, kathy johnson, director, director, Sam Erickson, MConner, Cindy Jorgensen, blackbutterfly1943, jkresse, Anne Owens, Brett D. McLain, josie.stahlin, 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, carrie, kwebb, lmanion, tess, candice.collins

**Vanessa Baker-Latimer** to:

07/11/2018 11:18 AM

From: Vanessa Baker-Latimer/COA

To: amesbugs@isunet.net, HMetheny@yss.org, Cari\_McPartland@usc.salvationarmy.org, ncarroll@hsservicesia.com, dschildroth@storycountyiowa.gov, kathy johnson <kathy.johnson@cicsmhds.org>, director@hfhci.org, director@storyhousing.org, Sam Erickson <Sam@chihousing.com>, MConner@cirhahome.org, Cindy Jorgensen <cindy@ppm-inc.com>, blackbutterfly1943@gmail.com, jkresse@uwstory.org, Anne Owens <anne.owens@vcstory.org>, Brett D. McLain <BMcLain@storycountyiowa.gov>, josie.stahlin@micaonline.org, Dan Culhane <dan@ameschamber.com>, Steven.Eggleston@hud.gov, Jason Paull <japaul@gmail.com>, jdzellweger@mainstreamliving.org, namiofci@gmail.com, arcdirector@thearcstory.org, kathyd@eyerlyball.org, kruempel@msn.com, phhallock@yahoo.com, dablockaia@gmail.com, nrboard@northridge-ames.us, szilber@catalystcounseling.com, dinahandbob@hotmail.com, banderames@aol.com, cande21000@msn.com, mkepolashek@msn.com, herbh@iastate.edu, pritchard912@msn.com, mporter@iastate.edu, patjbrown01@earthlink.net, dmorris@iastate.edu, janssen.carolyn@gmail.com, deblee58@yahoo.com, Lfeldman13@aol.com, fjbobl@aol.com, peggyriecken@gmail.com, gbetcher@iastate.edu, pleasant@iastate.edu, somersetames@gmail.com, jkolson@iastate.edu, rjsill2003@yahoo.com, marhelland@aol.com, ssavage@iastate.edu, habingcc@aol.com, jmphealth@aol.com, white\_waves@juno.com, patticotter@gmail.com, staceyleighbrown@gmail.com, mcedelson@gmail.com, Alyssa.Rasmussen@lsiowa.org, carrie@amesshelter.org, kwebb@storycountyiowa.gov, lmanion@yss.org, tess@assaultcarecenter.org, candice.collins@ames.k12.ia.us

FYI...

**Thanks Much,**

*Vanessa*

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



CITY OF  
**Ames**



**“Excellence Through People”**

----- Forwarded by Vanessa Baker-Latimer/COA on 07/11/2018 10:43 AM -----

From: Susan Gwiasda/COA  
To: Susan Gwiasda/COA@COA, Vanessa Baker-Latimer/COA@COA  
Date: 06/27/2018 04:34 PM  
Subject: City of Ames - Public Input Sought for Amendments to 2014-2018 Consolidated Plan, 2018-19 Annual Action Plan

---

## **FOR IMMEDIATE RELEASE**

Contact: Susan Gwiasda, Public Relations Officer, [sgwiasda@city.ames.ia.us](mailto:sgwiasda@city.ames.ia.us), 515.239.5204  
Vanessa Baker-Latimer, Housing Coordinator, [vbakerlatimer@city.ames.ia.us](mailto:vbakerlatimer@city.ames.ia.us), 515.239.5400

# **Public Input Sought for Amendments to 2014-2018 Consolidated Plan, 2018-19 Annual Action Plan**

AMES, Iowa – The public is encouraged to provide input regarding an amendment to the 2014 -2018 Consolidated Plan and an update to the 2018-2019 Annual Action Plan. Both plans outline proposed activities, project locations, and proposed budgets being funded by the Housing and Community Development Act of 1974.

The amendment to the 2014-2018 Consolidated Plan and the update to the 2018-19 Annual Action Plan includes these changes:

- The receipt and anticipated use of HOME Investment Partnership Program funds beginning in fiscal year 2018-19.
- An update to the 2018-19 Annual Action Plan reallocating additional CDBG funds to program activities and outlining program activities for the use of the HOME funds.

The federal allocation for the 2018-19 CDBG program is \$572,094. This funding covers the program beginning July 1, 2018, through June 30, 2019. 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.

Written comments or inquiries may be submitted to the Department of Planning & Housing at Ames City Hall, 515 Clark Avenue, Ames, Iowa or by email to [vbakerlatimer@city.ames.ia.us](mailto:vbakerlatimer@city.ames.ia.us) through Thursday, July 26. The Ames City Council will also discuss the approval and submittal of the plan at 6 p.m. in Tuesday, July 31 at City Council

Chambers, 515 Clark Ave.

Copies of the Annual Action Plan are available for review at the Department of Planning & Housing, Ames City Hall, 515 Clark Ave., from 8 a.m. to 5 p.m. Monday through Friday, and at the Ames Public Library, 515 Douglas Ave. The plan also is available on the City's website at [www.cityofames.org/housing](http://www.cityofames.org/housing).

# # #



062718CDBGCommentPeriod.pdf



**Susan Gwiasda**

*Public Relations Officer*

515.239.5204 *main* | 515.450.6774 *cell* | 515.239.5142 *fax*

[sgwiasda@city.ames.ia.us](mailto:sgwiasda@city.ames.ia.us) | City Hall, 515 Clark Avenue | Ames, IA 50010

[www.CityofAmes.org](http://www.CityofAmes.org) | ~ **Caring People ~ Quality Programs ~ Exceptional Service** ~

# **APPENDIX E**

**NO public comments were received during  
the comment period or at  
the City Council Public Hearing\***

**\*\* see City Council minutes (Appendix E)**

# **APPENDIX F**

**SF424 and SF424D and Program Certifications**

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

08/02/2018

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

B-18-MC-19-0010

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of Ames, Iowa

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

42-6004812

**\* c. Organizational DUNS:**

0613209170000

**d. Address:**

**\* Street1:**

515 Clark Avenue

**Street2:**

PO Box 811

**\* City:**

Ames

**County/Parish:**

Story

**\* State:**

IA: Iowa

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

50010-0811

**e. Organizational Unit:**

**Department Name:**

Planning & Housing

**Division Name:**

Housing & Community Dev

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

Vanessa

**Middle Name:**

**\* Last Name:**

Baker-Latimer

**Suffix:**

**Title:**

Housing Coordinator

**Organizational Affiliation:**

City of Ames

**\* Telephone Number:**

515-239-5400

**Fax Number:**

515-239-5699

**\* Email:**

vbakerlatimer@city.ames.ia.us



**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Department of Housing & Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

CFDA Title:

**\* 12. Funding Opportunity Number:**

14.218

\* Title:

Entitlement Grant - Community Development Block Grant (CDBG)

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Housing Activities, Public Infrastructure Improvements

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="572,094.00"/>
* b. Applicant	<input type="text" value="250,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="600,000.00"/>
* f. Program Income	<input type="text" value="6,400.00"/>
* g. TOTAL	<input type="text" value="1,428,494.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

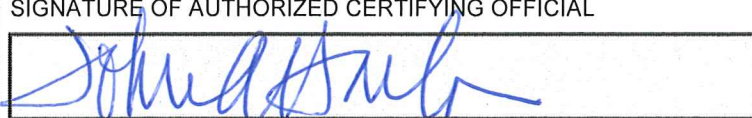
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Ames, Iowa	DATE SUBMITTED 08/02/2018

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

08/02/2018

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of Ames, Iowa

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

42-6004812

**\* c. Organizational DUNS:**

0613209170000

**d. Address:**

**\* Street1:**

515 Clark Avenue

**Street2:**

PO Box 811

**\* City:**

Ames

**County/Parish:**

Story

**\* State:**

IA: Iowa

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

50010-0811

**e. Organizational Unit:**

**Department Name:**

Planning & Housing

**Division Name:**

Housing & Community Dev

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

Vanessa

**Middle Name:**

**\* Last Name:**

Baker-Latimer

**Suffix:**

**Title:**

Housing Coordinator

**Organizational Affiliation:**

City of Ames

**\* Telephone Number:**

515-239-5400

**Fax Number:**

515-239-5699

**\* Email:**

vbakerlatimer@city.ames.ia.us

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Department of Housing & Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

CFDA Title:

**\* 12. Funding Opportunity Number:**

14.218

\* Title:

Entitlement Grant - HOME (PJ)

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

New Housing Construction

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="601,264.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="148,736.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="750,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**


**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Ames, Iowa	08/02/2018