

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING ON SUBMITTAL OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2019-2023 CONSOLIDATED PLAN AND 2019-2020 ANNUAL ACTION PLAN

BACKGROUND:

One major requirement in receiving the Community Development Block Grant (CDBG) funds is for the City to submit a three or five-year Consolidated Plan to the federal Department of Housing and Urban Development (HUD). The Consolidated Plan is the planning document (Comprehensive Housing Affordability Strategy, or CHAS) for the jurisdiction. This plan requires detailed background information on the community, derived both from census data and other comprehensive studies performed by the community. The Plan must identify, over the selected period, the goals and priorities to address the housing and community development needs of both low and moderate-income persons and non-low and moderate-income persons.

The City of Ames has selected the five-year period to submit its plan and will complete the administration of its third five-year Consolidated Plan on June 30, 2019. CDBG regulations require that the City must now submit an updated five-year plan for the period from July 1, 2019 through June 30, 2023 along with a 2019-20 Annual Action Plan, which will cover the period of July 1 thru June 30, 2020.

The regulations require that the Consolidated and Action Plans be submitted for HUD's approval within 45 days before the beginning of the program fiscal year, which is on or before May 17, 2019. **However, staff requested and received approval to submit the plan on or before August 16, 2019, which is the maximum statutory submittal date.**

Additionally, the regulations require that both proposed Plans be published for 30 days to allow for citizen review of the proposed Consolidated Plan and Annual Action Plan project(s) for the utilization of the funds. That occurred from July 10 to August 9, 2019 (see attached Executive Summary). The City received one comment during the period (Attachment D), which is being addressed through the City's 2019 Capital Improvements Plan.

During the updating of the 2019-23 Five-Year Consolidated Plan and the required Fair Housing Impediments Study, both the ASC and the CHAS data, continued to identify the following top two as barriers and needs of the community 1) the supply of housing for lower income households for renting and 2) the cost of housing for lower income households for both renting and home buying.

The major difference from the 2014-19 data, is that the cost of housing is now #1 and the availability of housing is now #2.

Based on all of the information staff presented, on June 18, 2019, the City Council approved the proposed 2019-23 Consolidated Plan goals and priorities and approved the proposed 2019-20 Action Plan projects to be placed for public comment as outlined below:

Utilize and leverage CDBG and HOME Funds through “private, non-profit and public” partnerships to:

1. To create and expand affordable housing for low income households through:
 - Increase supply of single family or two family housing for ownership in the Neighborhood Revitalization Strategy Area (NRSA);
 - Reduce the cost burden for low income households to access or maintain rental housing citywide
 - Increase the affordability and availability of owner housing for homebuyers citywide

Staff felt that a simplified goal can be easily understood but broad enough to allow the flexibility/variety to create and implement programs during the five-year period.

In addressing the 2019-2020 Annual Action Plan projects, staff proposed the following program projects to continue to address the needs outlined in the data:

1. Utilize both CDBG and HOME funds to complete the 321 State Avenue Subdivision which will include public infrastructure and new home construction;
2. Utilize CDBG and HOME to acquire, demolish, or rehabilitate deteriorated housing city wide (as possible converting single rentals back to single family home ownership); to sale or transfer these lots or houses to non-profit housing organizations to provide to low income households for rent or purchase.

Staff believes that focusing on these two projects for the 2019-20 program year will help make an impact on the need outlined from the data, while accomplishing program projects that have been adopted in the previous action plans that have not been completed. **It is important to remember that with both CDBG and HOME funds the City Council can redirect programming each year to accomplish housing needs in the community.**

Additionally, the City received notification from HUD that its 2019-20 CDBG allocation was \$581,207 which is a \$9,113 increase from FY 18-19 and its HOME allocation for 19-20 is \$481,968, which is a \$119,926 decrease from FY 18-19.

Therefore, the proposed budgets for CDBG & HOME to address the above two projects are as follows:

Proposed 2019-20 CDBG Program Action Plan Activities and Expenses	
Homebuyer Assistance Program	\$300,813
Public Infrastructure Improvements Program for State Ave for Tripp, S. Wilmoth, & South Cul-de-sac including Engineering	\$639,000
GO Bonds: Public Infrastructure Improvements Program for State Ave for Tripp, S. Wilmoth, & South Cul-de-sac	\$250,000
Rehabilitation/Disposition of 241 Village Dr.	\$45,000
Acquisition/Reuse Affordable Housing Program	\$400,000
Total Programming	\$1,634,813
2019-20 Program Administration	\$116,394
Grand Total	\$1,751,207

Anticipated CDBG 2019-2020 Program Revenue Sources	
19-20 CDBG Allocation	\$581,207
18-19 Anticipated Program Rollover	\$570,000
19-20 Anticipated Program Income (Stafford, Morningside)	\$350,000
Total 2019-2020	\$1,501,207
Non-CDBG Revenue Resources (GO Bonds)	\$250,000
Grand Total Revenues	\$1,751,207

Proposed 2019-20 HOME Activities and Expenses	
New Home Construction at 321	\$883,976
Total Programming	\$883,976
2019-20 Program Administration	\$120,947
Grand Total	\$1,004,923

Proposed 2019-2020 HOME Program Expenditures	
19-20 HOME Allocation	\$481,968
18-19 Rollover	\$747,750
Adjustment for CHDO Set Aside	-\$184,795
Grand Total Availability	\$1,004,923

Attachment A is the Executive Summary of the 2019-23 Consolidated Plan and 2019-20 Annual Action Plan. The entire 2019-23 Consolidated Plan and 2019-20 Annual Action Plan documents are available on the City’s web page at: www.cityofames.org/housing.

In addition to the 2019-23 Five-Year Consolidated Plan and the 2019-20 Annual Action Plan attached is the 2019 update to the City’s Fair Housing Impediments Study (Attachment B), the 2019 update to its Citizen Participation Plan (Attachment C).

ALTERNATIVES:

1. The City Council can approve the goals and priorities for the 2019-2023 proposed five-year Consolidated Plan and the 2019-20 Annual Action Plan Activities, the 2019 Fair Housing Impediments Study, and the 2019 Citizen Participation Plan in connection with the City’s Community Development Block Grant and HOME Programs.
2. The City Council can modify, and then approve, the goals and priorities for the 2019-2023 proposed five-year Consolidated Plan and the 2019-20 Annual Action Plan Activities, the 2019 Fair Housing Impediments Study, and the 2019 Citizen Participation Plan in connection with the City’s Community Development Block Grant and HOME Programs
3. The City Council can refer this item back to staff for further development.

CITY MANAGER'S RECOMMENDED ACTION:

These CDBG and HOME funds bring the City a unique opportunity to use federal funding to address local community development priorities. In order to qualify for receipt of these funds over the next fiscal year and the upcoming 5-year planning period, both of these documents must be approved. The above priorities and programs will help accomplish both of these purposes.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1. This action will approve the 2019-2023 proposed five-year Consolidated Plan and the 2019-20 Annual Action Plan Activities, the 2019 Fair Housing Impediments Study, and the 2019 Citizen Participation Plan in connection with the City's Community Development Block Grant and HOME Programs and authorize submittal of these documents to HUD on or before August 16, 2019.

ATTACHMENT A



PROPOSED/DRAFT

2019-2023

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) and HOME PROGRAMS

FIVE- YEAR CONSOLIDATED PLAN AND 2019-20 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

CITY OF AMES

PLANNING AND HOUSING DEPARTMENT

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Executive Summary

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

1. Introduction

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 this Strategic Plan are in keeping with the overall mission of HUD's Community Planning and Development (CPD) Programs: Community Development Block Grants (CDBG). The statutes for these programs set three primary goals for the benefit of low-, very low- and extremely low-income persons: Provide Decent Housing, Provide a Suitable Living Environment, and Create and/or Expanded Economic Opportunities.

The Ames Promise/ Vision

Ames, Iowa, continues to be a forward-thinking community. As a city, we are committed to fostering creativity and innovation at the forefront of the world's important issues that the Midwest is uniquely positioned to address, including agriculture, veterinary medicine, sustainability, development, diversity, education, and health care.

For those who want the charms and convenience of a small town with the opportunities and amenities that come from a major university, Ames's position as an intelligent, progressive community creates a city and a region where everyone has opportunities to discover and thrive.

Ames, Iowa, is the Smart Choice!

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

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

As part of the 2019-2023 Consolidated Planning process, the City of Ames's strategies toward serving the needs of homeless, extremely low-income, low-income, and moderate-income families and households are to continue to seek public input; to continue to invest resources both physical and financial; and to continue to implement programs that will address the community's priority needs. With community participation, the following Priority Goal Objectives and Outcomes were derived:

Goals and Priorities to address Low and Moderate Income residents in the community.

1. Utilize and leverage CDBG and HOME Funds through “private, non-profit, and public” partnerships to create, sustain, and expand affordable housing for *low and moderate income* households through:
 - Increase supply of single family or two family housing for ownership in the Neighborhood Revitalization Strategy Area (NRSA);
 - Reduce the cost burden for low income households to access or maintain rental housing citywide;
 - Increase the affordability, quality, and availability of owner housing for homeowners citywide.

Goals and Priorities to address the major Housing and Community Development needs of Non-Low and Moderate Income residents in the community

1. Utilize and leverage CDBG* and HOME Funds through “private, non-profit and public” partnerships create, sustain, and expand housing for *NON-low and moderate income* households through:
 - Integrate affordable and market rate residential developments;
 - Remove blight and deteriorated housing to reuse into new housing;
 - Support and address code enforcement of deteriorated housing;
 - Remove blight and deteriorated housing in flood plain and other hazardous areas.

Based on the above Objectives, the following 2019-20 Activity Outcomes for both CDBG and HOME funds are being proposed.

(SP-35) Anticipated overview of Sources of Revenue of both CDBG & HOME for 2019-2020:

Anticipated CDBG 2019-2020 Program Revenue Sources	
19-20 CDBG Allocation	\$581,968
18-19 Anticipated Program Rollover	\$570,000
19-20 Anticipated Program Income (Stafford, Morningside, Village, 6th)	\$350,000
Total 2019-2020	\$1,501,968
Non-CDBG Revenue Resources (GO Bonds)	\$250,000
Grand Total Revenues	\$1,751,968

Proposed 2019-2020 HOME Program Revenues	
19-20 HOME Allocation	\$481,968
18-19 Rollover	\$747,750
Adjustment for CHDO Set Aside	-\$184,795
Grand Total Availability	\$1,044,923

Summary of SP-45-48 Proposed Summary Goals:

1	Project Name	Acquisition/ Reuse Program for Affordable Housing
	Target Area	Neighborhood Revitalization Strategy Area (NRSA) and Citywide
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Increase the affordability and availability of owner housing for homebuyers citywide
	Funding	CDBG: \$350,000 & HOME: \$83,976
	Description	Under this activity funds will be used to: a. Purchase vacant in-fill lots for redevelopment into affordable housing, which may include demolition and clearance; b. Purchase of properties for rehabilitation into affordable housing.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	Anticipated (2) LMI Household/family at 80% or less of Ames MSA
	Location Description	See Target Area
	Planned Activities	Under the implementation of the Acquisition/Reuse for Affordable Housing, which will consist of the purchase of infill lots (vacant or with properties needing to be demolished and cleared); the purchase of 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 two (2) property maybe acquired for reuse into either an affordable rental or owner-occupied unit for a household at 80% or less of the Ames MSA median income limits. The activity may include demolition and clearance and/or Acquisition/Rehab.

2	Project Name	Homebuyer Assistance
	Target Area	Neighborhood Revitalization Strategy Area (NRSA) and/or Citywide
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Homebuyer Assistance for First-time Homebuyers
	Funding	CDBG: \$300,000
	Description	The objective under this program is to provide financial assistance to qualified low- and moderate-income first-time homebuyers, with incomes at or below 80% of the AMI limits, to purchase existing and/or newly constructed single-family housing in residentially-zoned areas with 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.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	Potentially 4 LMI Households at 80% or less of the Ames MSA
	Location Description	See Target Area
	Planned Activities	see above

3	Project Name	Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs)
	Target Area	Neighborhood Revitalization Strategy Area (NRSA)
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Increase the affordability and availability of owner housing for LMI First-time homebuyers
	Funding	CDBG: \$719,499; \$250,000 (16-17 Roll- over General Obligation Bonds)
	Description	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.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	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
	Location Description	See Target Area
	Planned Activities	see description above

4	Project Name	Rehabilitation/Disposition of 241 Village Drive
	Target Area	Neighborhood Revitalization Strategy Area (NRSA)
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Affordable Homeownership Housing
	Funding	CDBG: \$21,000 (18-19 funding allocation)
	Description	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.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	See Target Area
	Planned Activities	Cover ongoing rehabilitation/ maintenance fees until property is sold

5	Project Name	HOME Homeownership Construction Program
	Target Area	Neighborhood Revitalization Strategy Area (NRSA)
	Goals Supported	Create & Expand Affordable Housing for LMI Persons
	Needs Addressed	Affordable Housing Units
	Funding	HOME: \$562,500
	Description	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
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	See Target Area
	Planned Activities	New Home Construction

6	Project Name	General Administration for CDBG & HOME
	Target Area	CITY-WIDE/NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community Address Needs of Non-LMI Persons
	Needs Addressed	Acquisition Reuse For Affordable Housing Homebuyer Assistance for First-time Homebuyers Rehabilitation/Disposition Programs Public Infrastructure Improvements Program New Construction; General Administration
	Funding	CDBG: \$116,394; HOME: \$120,947
	Description	Under the activity the overall administration of the CDBG & HOME programs will occur and be expended (i.e. salaries, contractual, commodities, etc.)
	Target Date	2019-20
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	See Target Area
	Planned Activities	Overall day to day program administrative activities and expenses for both CDBG & HOME

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

- As reported in the 2019 update to the Fair Housing Impediments Study, the ACS and the CHAS data, continue to identify the following top two as barriers and needs of the community 1) the supply of housing for lower income households for renting and 2) the cost of housing for lower income households for both renting and home buying. The major difference from the 2014-19 data, is that the cost of housing is now #1 and the availability of housing is now #2.
- The proposed project activities are consistent with the 2019-23 Adopted Consolidated Plan goals and address the following two barriers that were outlined in the 2019 Analysis to Impediments to Fair Housing Analysis Study 1) and 2) the “cost of housing” for both renters and home buyers. the “lack of available, decent rental units in affordable price ranges”

- 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 Analysis of Impediments to Fair Housing Study (AI) data for the City of Ames.
- Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2019-20.
- All of the activities proposed would be of 100% benefit to low- and moderate-income persons.

Additionally, these objectives and outcomes will provide the most positive impacts on addressing the needs of homeless, extremely low-, low- and moderate-income households in the community and will be the area of focus anticipated for the Annual Action Plans over the next five (5) years in utilizing CDBG, HOME and other local and/or state funds to address these objectives and outcomes.

Therefore, we are confident that the development of this Five-Year Strategic Plan document for the City of Ames is a comprehensive, unified, cohesive vision of the strengths, gaps, and challenges of the needs of the community. It will serve as a tool to coordinate housing, community and economic development activities for the next five years, starting July 1, 2019, through June 30, 2023.

3. Evaluation of past performance

The preparation of the 2019-23 Consolidated Plan will begin the City's fourth 5-year period as an Entitlement Community. Based on reviews and monitoring by the HUD Area Field Office of the City's performance over the last fifteen years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CBDG programs, but also more specifically the timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% cumulative benefit to low- and moderate-income persons for each of the three 5-year periods, which exceeds the regulatory standard of 70%. Additionally, as a result of three monitoring reviews by HUD, the City had no major or significant findings or concerns. This was noted to be extremely rare.

4. Summary of citizen participation process and consultation process

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

Prior to the required public hearings, the public is encouraged to participate in public forums each year to be educated about the program and to give input on the activities being proposed to address the needs of the community. Human service agencies, neighborhood

associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses receive direct mailings inviting them to attend these public forums. This is in addition to ads in the area free newspaper, press releases, Facebook postings, and Twitter announcements.

For the preparation of the 2019-23 Consolidated Plan and Action Plan process, City Council members want to be more involved in the early stages of the process to become more educated about the program and have a more hands-on involvement with citizens. This process involved conducting public forums that consisted of an overview of the CDBG Program, the format of the Consolidated and Action Plan, and the history of the City's use of the funds. From there small breakout groups were formed, in which the City Council members facilitated the discussions with citizen participants about the program, needs, concerns, and future use of the funds. From there, the small groups were then reconvened into a large group and each group shared their project ideas for consideration. This format was utilized for both the Consolidated and Action Plans. Over 27 citizens from non-profit organizations, neighborhood associations, faith-based organizations, students, county, and other area organizations attend the sessions.

In conjunction with preparing for the 5-year Consolidated Plan process, the staff also updated its Analysis Impediments to Fair Housing Study, they involved citizen input through online surveys, direct mailings and through community listening sessions for elderly and disabled citizens to gain direct input on the barriers impacting the community. Additionally, surveys were conducted with both housing producers/providers and housing consumers and for the first time to the Iowa State Student population. The other four groups of respondents were a) housing producers/providers, b) renters, c) homeowners, and d) subsidized housing renters.

5. Summary of public comments

The 30-day public comment period will begin on Wednesday, July 10, 2019, and will end on Friday, August 9, 2019. Results will be reported after this timeframe.

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

Will be reported during the public hearing.

7. Summary

Below is a summary of the **major areas** addressed in the Strategic Plan for the City of Ames based on the data from the 2013-2017 American Community Survey (ACS) data, the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD, intensive public input, 2019 Impediments to Fair Housing Analysis Study, area human service agencies, ASSET, City Departments, the State of Iowa, and other market analyses and influences.

Geographic Priorities

The City of Ames will focus its CDBG resources from a city-wide approach. The majority of the determined benefit will be based on individual income eligibility, low- and moderate-income limited clientele benefit, and low- and moderate-area benefit, (based on census tracts containing concentrations of 51% or more low- to moderate- income persons, as established by HUD), except for those census tracts that have Iowa State University student housing units.

Priority Needs

The City of Ames has identified affordable housing, community development, homelessness, and public service as priority needs to address over the next five years. High priorities for fiscal year 2019-20 include the development and maintaining of affordable housing for homeowners and renters.

Influence of Market Conditions

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

Anticipated Resources

The City of Ames anticipates the following financial resources for Fiscal Year 2019-20:

19-20 CDBG Allocation	\$ 581,207
18-19 Anticipated Program	570,000
18-19 Anticipated Program	<u>350,000</u>
Total 2019-20	\$1,501,207

19-20 HOME Allocation	\$ 481,968
18-19 HOME Program Rollover	\$ 747,750
Adjustment for CHDO Set Aside	<u>-\$ 184,795</u>
Total 2019-20	\$1,044,923

2019 CDBG Allocation
 \$581,207* 2019 HOME
 Allocation: \$ 481,968*
 \$1,063,175

*Anticipate receiving \$1,063,175 over the remaining 4 years of the Consolidated Plan period.

In addition to the objectives, outcomes, and barriers addressed throughout this Strategic Plan, one additional area that should be noted is that there exists a continual reduction in funding at both the federal (CDBG, HOME, etc.) state, and local levels. The City’s initial CDBG allocation in 2004-05 was \$589,000. The City’s CDBG allocation for 2019-20 is \$581,207, which it is still approximately over \$7,000 less than what was allocated in 2004. And although the City has qualified for HOME funds, beginning in 2018 of \$750,000, the

2019 allocation is \$451,986 (a \$268,014 decrease). In the meanwhile, the City's population and number of households has steadily increased since 2004, therefore in order to have to greater impact on the needs of the homeless, chronic homeless, extremely low-, very low- and low- and moderate-income households there must be a continued effort of additional funding from all community resources (local and state) allocated: HUD programs unfortunately cannot do it all.

ATTACHMENT B

2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

CITY OF AMES
PLANNING AND HOUSING DEPARTMENT
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CONDUCTED IN COOPERATION WITH COMMUNITY
DEVELOPMENT DATA INFORMATION AND ANALYSIS
LABORATORY (CD-DIAL)/ INSTITUTE FOR DESIGN
RESEARCH AND OUTREACH (IDRO), IOWA STATE
UNIVERSITY

**A PROJECT OF THE CITY OF AMES HOUSING
DIVISION, COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) AND HOME
PROGRAMS, AMES, IOWA**

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Report produced by Iowa State University

Community Development Data Information and Analysis Laboratory

(CD-DIAL) Institute for Design Research and Outreach (IDRO)

Nora Ladjahasan, CD-DIAL Coordinator, Asst. Scientist IV

If you have questions regarding this study or other services provided by CD-DIAL, please contact us at 515-294-0734 or nading@iastate.edu.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE, 2019

Section 1 Definition of Terms, Purpose, Methodology & Executive Summary

I. Definition of Terms

The data used in this report came from different sources. To have consistent understanding of the terms and acronyms their corresponding definitions are listed below.

(1) *Family*

The Census designation of family and households is used in this report. "A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family" (U.S. Census Bureau, <http://www.census.gov/cps/about/cpsdef.html>).

(2) *Households*

A household consists of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. There are two major categories of households: "family" and "nonfamily". A family household is a household maintained by a householder who is in a family (as defined above), and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related (U.S. Census Bureau, <http://www.census.gov/cps/about/cpsdef.html>).

(3) *Household income categories*

Definitions of household income categories are adopted from the Community Development Block Grant (CDBG) program from U.S. Department of Housing and Urban Development (HUD). Three income levels are defined as follows.

- **Extremely low income:** 0-30% of area median income,
- **Low income:** >30-50% of area median income, and
- **Moderate income:** >50-80% of area median income.

(4) *The CHAS data*

The CHAS data (Comprehensive Housing Affordability Strategy) refer to a set of data from U.S. Census Bureau that is specially tabulated for HUD and not available through standard Census products. CHAS data demonstrates the number of **households** in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50,

and 80 percent of median income. In addition to estimating low-income housing needs, the CHAS data contribute to a more comprehensive market analysis by documenting issues like lead paint risks, "affordability mismatch," and the interaction of affordability with variables like age of homes, number of bedrooms, and type of building (HUD, http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html).

(5) HAMFI

HAMFI stands for HUD area median family income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs (HUD, http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html)

(6) The American Community Survey (ACS) data

The American Community Survey is an ongoing nationwide survey conducted by the U.S. Census Bureau every year to provide communities the current information they need to plan investments and services. It is designed to provide communities with reliable and timely demographic, housing, social, and economic data every year (U.S. Census Bureau, https://www.census.gov/acs/www/Downloads/ACS_Information_Guide.pdf).

II. Introduction

As a Community Development Block Grant (CDBG) Program Entitlement Community, the City of Ames is required by the U.S. Department of Housing and Urban Development (HUD) to conduct an analysis of impediments to fair housing choice at least once during the City's 5- Year Consolidated Plan period. This Analysis of Impediments to Fair Housing Choice, 2019 is an update of the study done in 2014.

This analysis was conducted by the City of Ames Planning and Housing Department together with Institute for Design Research and Outreach (IDRO), College of Design, Iowa State University. As an update of the 2014 analysis of impediments to fair housing choice, this analysis includes some of the responses found in 2014 survey to determine if those identified impediments and barriers still exist in Ames.

III. Purpose of the Study

The primary purpose of the analysis is to identify the impediments or barriers, if any, that the citizens of Ames have in securing safe, decent and affordable housing within the jurisdiction of the City. Special attention was given to fair housing impediments identified in the 2014 study.

Thus, most of the questions or issues were patterned after the 2014 study. Information contained in the analysis is then utilized to establish recommendations to address the impediments found.

IV. Methodology

This analysis uses both qualitative and quantitative research methods. The timing of data gathering process for the Consolidated Plan prompted the use of different sources of secondary data related to housing. The local housing statistics and information came from the census data specifically 2013-2017 American Community Survey (conducted by the U.S. Census Bureau), the 2011-2015 CHAS data, Bureau of Labor and Statistics, Iowa Workforce Development - Iowa's Employment Security Agency, and other local agencies. Along with the analysis, using secondary data, questionnaire surveys were conducted to examine a variety of local housing issues and secure the opinions and experiences of the citizens of the community.

Impact of public and private sectors in the provision of fair housing in Ames was also evaluated in this report. Housing choice can be affected by local government measures to expand and control land use through the implementation of their zoning regulations, land use policies, building codes, inspection procedures, public infrastructure, and transportation systems.

Regulatory procedures to budget allocation are factors that could impact the provision of housing. This section of the report was done by the City of Ames staff who looked at the implementation process of these regulations in relation to housing and data available on the website.

The big section of this report is the result of the surveys conducted to both housing producers/providers and housing consumers. The two main of respondents were 1) housing producers/providers such as realtors, lenders, housing service providers and property managers, and 2) housing consumers such general renters, homeowners, subsidized housing renters, and Iowa State students. Students were included in this year's survey but not in 2014 study.

The questionnaires were finalized in February, 2019 and were approved by Iowa State University's Institutional Review Board (IRB) in March, 2019. ISU requires that all surveys that involve human beings be reviewed by this office.

The lists of prospective respondents were taken from several sources. The housing provider/producer list was from different websites that provide housing to Ames residents. This group included local social services and non-profit housing providers, realtors, housing developers, landlords, property managers, and various governmental agencies involved in housing and local financial institutions. Out of 157 identified housing providers/producers, 192 respondents completed the survey.

On the housing consumer side, the list of renters was obtained from the City of Ames utilities database. Due to GIS capability of the city a separate list of renters and homeowners were obtained. An additional list of new homeowners was obtained from the assessor's office.

A total of 9,855 general renters were identified, geocoded to have a stratified random sampling, and 1875 were randomly selected to be respondents. Among them, only 31 general renters voluntarily participated in this survey.

Homeowners respondents were new Ames homeowners who purchased their houses from 2010-2018. This list was provided by the city assessor's office. Of these, 52 completed the survey.

Subsidized housing renters were tenants in the HUD Section 8 Voucher Program, tenants in the HUD assisted low-income housing complex (i.e. Eastwood, Meadow Wood of Ames, etc.), and tenants in low-income tax-credit housing (i.e. Laverne, Windsor Pointe, Prairie West apartments, etc.). This group was identified by the city's Planning and Housing Department. A total of 79 subsidized housing renters completed the survey.

An online survey using Qualtrics program, was used for following groups: housing producers/providers, renters and homeowners. Since the list obtained from the city did not have email addresses, a postcard containing the link to the survey was sent by the City of Ames Planning and Housing Department to renters and homeowners. However, an email invitation was sent directly to the housing producer/provider group by persons maintaining the database for these groups. The questionnaire was mailed directly to the subsidized housing renters to accommodate any issues related to internet access, physical, and/or mental disabilities in accessing the online survey.

To determine how many samples are needed for each group of respondents, a formula located at <http://www.surveysystem.com/sscalc.htm#one> was used. That formula suggested a certain number of completed surveys needed to adequately generalize the findings to a population, based on a 95% confidence level and confidence interval of 5. A 95% confidence level and confidence interval of 5 means that researchers can be 95% confident that the responses to the questions are within 5% of the results that would be obtained if everybody participated. For example, if 60% of the respondents agreed with a particular statement, researchers could state that they were 95% confident that 55% to 65% of the general population would agree with the statement.

The desired sample size was not nearly achieved. A total of 352 housing consumers and only 96 housing providers completed the survey. The overall response rate for this survey is 16%. (See Table 1 for response rates for each group).

Table 1. Sampling and response rate

Group	Invited to participate	Required	Completed	Response
Producer/Provider			96	12%
Realtors	600		48	8%
Rental Managers			36	37%
Developer			5	11%
Lender			5	20%
Housing service			4	
Housing Consumer				
General Renter	1875	375	31	2%
Subsidized Housing	225	119	79	35%
Elderly Renters	125	66	44	35%
ISU student	1000	378	352	35%
Homeowner	1850	370	52	4%
Total			654	21%

Table 2 shows the comparison of methodology used in both 2014 and 2019. There were more completed surveys in 2019 compared to 2014 (654 and 325, respectively). A stratified random sampling was used in 2019 to make sure that the five groups of respondents were well represented. This year another group of respondents was included (ISU students). This was done to show differences in the need of the students compared to residents of Ames. The online surveys were strictly directed to the intended prospective respondents (invitation postcard indicating the link to the survey was sent directly to the randomly selected respondents).

The original plan was to have focus group sessions among the several groups of respondents. Due to time constraint, only a face-to-face interview of the elderly from subsidized housing renter group was conducted. A total of 44 elderly did the face-to-face interview.

Table 2. Methodology used and completed survey, 2014 vs. 2019

Group	Methodology		Completed Survey		Response Rate	
	2014	2019	2014	2019	2014	2019
Producer/Provider	online survey (random sampling)	online survey		96	21%	12%
General Renter	posted on City of Ames website	online survey (random sampling)	50	21	12%	2%
Subsidized Housing Renter	mail survey	mail survey	120	79	37%	35%
Elderly Renter		Face-to-face interview		44		35%
ISU student		online survey (random sampling)		352		35%
Homeowner	posted on City of Ames website	online survey (random sampling)	121	52	23%	4%
Total			325	654	23%	21%
	5 focus group sessions	1 face-to-face interview; 1 public listening session				

This statistical report summarizes results from 654 respondents who returned usable questionnaires, including 21 general renters, 79 subsidized housing renters, 44 elderly renters, 352 ISU students, 52 homeowners and 94 housing providers/producers; and face- to-face interview of elderly renters.

V. Executive Summary

Demographic Characteristics of Housing Consumers

This analysis was done separately for housing consumers (renters, subsidized housing renters, homeowners and ISU students) and housing producers/providers.

- **Gender** - Among the 558 housing consumers, 58% were female and 42% were male. There were significantly more women among subsidized housing renters than among homeowners and renters.
- **Age** - Renters were much younger than homeowners.
- **Marital status** - Majority of the renters were single whereas 83% of homeowners were married.
- **Race** - In terms of race/ethnicity, most of the respondents were of white/European- American descent. However, subsidized housing renters were more likely to be minorities compared to homeowners and renters.
- **Household Income** - Unsurprisingly, homeowners had the highest household income, followed by general renters, subsidized housing renters, and then by ISU students.
- **Residency in Ames** – On average, subsidized housing renters have lived longer in Ames compared with general renters and students. Renters seem to move more frequently than subsidized housing renters and students.
- **Type of rental housing** – The majority of the renters (general renter, subsidized renter and students) lived in multiple unit apartment buildings.
- **Programs for subsidized rental recipients** - For the subsidized housing renters, about half (52%) were tenants in the HUD Section 8 Voucher Program, 11% were tenants in low-income tax-credit housing and the other 25% were tenants in a HUD assisted low-income complex.
- **Type of homeownership** - For homeowners, 90% lived in an owner-occupied detached single family dwellings.

Characteristics of Housing Producer/Provider

- **Housing producer role in housing** - The housing producer/provider group was represented by 49% realtors, 37% rental managers, 5% developers, 4% local service housing providers, and 2% lenders.

Housing Issues

- **Housing satisfaction** - Homeowners generally had higher satisfaction levels compared to renters and subsidized housing renters. While general renters and students had lower satisfaction level on cost and overall condition compared to homeowners, subsidized housing renters were satisfied with all of the housing features.
- **Transportation access** - The vast majority of housing consumers stated that they had reasonable access to the public transportation system (both distance to bus stop and adequate frequency)
- **Housing discrimination** - Housing discrimination is not a major issue in Ames as perceived by both housing consumers and housing producers/providers.
- **Housing areas of concern** in the provision of housing. This question was exclusively asked to the housing producers/providers only. - only two issues were considered as areas of concern: “discrimination” and “standard of living condition”
- **Housing Barrier** - The analysis of the 2019 Fair Housing Choice survey results indicates that there were few, if any, serious barriers to fair housing choice in the City of Ames. To determine if a certain housing issue was considered a barrier, the following criteria were used: mean value of 3.5 & higher, and median of 4.0 & higher. Percent distribution of 50% and higher on “agree” and “strongly agree” responses was also considered.
 - **For owning a house**
 - a) **As perceived by homeowners – cost of housing**
 - b) **As perceived by housing producers/providers**
 - lack of adequate public transportation (1st)
 - lack of knowledge of fair housing rights (2nd), and
 - lack of knowledge on how to file a fair housing complaint (3rd)
 - **For renting**
 - a) **As perceived by general renters- four barriers identified**
 - Cost of housing (1st)
 - Lack of available, decent rental units in an affordable price range (2nd)
 - Excessive rental deposit (3rd)

- Negative attitudes of landlord (4th)
- b) As perceived by subsidized housing renters – four barriers identified**
- Lack of available, decent rental units in an affordable price range (1st),
 - Cost of housing (2nd),
 - Excessive rental deposit (3rd)
 - Excessive application fees (4th)
- c) As perceived by ISU students– four barriers identified
- Cost of housing (1st)
 - Lack of available, decent rental units in an affordable price range (2nd)
 - lack of knowledge on how to file a fair housing complaint (3rd)
 - cost of utilities (4th)
- d) As perceived by housing producers/providers – top two barriers identified**
- Lack of adequate public transportation (1st)
 - Attitudes of landlords (2nd)
 - Excessive application fees and/or rental deposits (3rd)
 - Cost of utilities (3rd)
 - Use of background checks (3rd)
- *Comparison between 2014 vs. 2019 barriers to housing*
 - a) For homeowners, cost of housing was identified to be the 1st and only barrier to fair housing choice for 2019. In 2014 study, its mean value was quite low that it can't be considered as a barrier (Mean value=3.3). Housing costs include mortgage payments, property taxes, homeowner's insurance, condo fees, and basic utilities.
 - b) Cost of housing
 - 1st housing impediment for both renters and owners in 2019 but 2nd impediment for general renters for 2014 survey
 - Lack of available decent rental units in affordable price ranges
 - 1st impediment to renters as identified in both 2008 & 2014 surveys but 2nd impediment for 2019 general renter and ISU student
 - Still remains to be 1st impediment for subsidized renter and elderly

ATTACHMENT C

Appendix A Citizen Participation Plan

PURPOSE

This Citizen Participation Plan (the “Plan”) is a requirement of the Consolidated Plan process outlined in 24 CFR 91.105 of the Housing and Community Development Act of 1974 and its amendments. The Plan sets forth the steps the City shall provide for and encourage citizens to participate in the development and any substantial amendment of the Consolidated Plan and/or Annual Action Plan and the development of the Annual Performance Report.

The Consolidated Plan and each year’s Annual Action Plan guide the City’s use of Community Development Block Grant (CDBG) and HOME other federal funds, which are made available from the U. S. Department of Housing and Urban Development (HUD). The Annual Performance Report provides an assessment of the funds expended and a quantitative analysis of the program for project outcomes. The entire Consolidated Plan process shall be integrated into the City’s overall yearly goal-setting and budget process and shall provide for citizen access, designed to encourage participation by groups most directly affected during the Consolidated Plan process, as well as the general public.

The City has recognized in its City Plan Principles and Policies the importance of involving citizens in the planning and decision-making processes of government. The City intends that its programs and policies have the support of the largest possible number of people in the community. The City intends to allow and encourage all citizens to be involved during the Consolidated Plan process with opportunities to express views on housing and community development needs and to participate in planning, reviewing and assessing actions to meet those needs, proposed and performed by the City and to be informed prior to the time of any official action taken by the City Council. In particular, it is the intent to include low and moderate income persons, particularly those living in low and moderate income neighborhoods; minorities; non-English speaking persons; persons with disabilities; and residents of public and assisted housing developments, as well as organizations and agencies that serve low and moderate-income persons and other interested parties.

PARTICIPANTS IN THE CITIZEN PARTICIPATION PLAN

The development of the Consolidated Plan and Annual Action Plans is a collaborative effort of many individuals, organizations, and agencies. Each is encouraged to make requests and recommendations throughout the Consolidated Planning process. The City will conduct at least one public forum (at different times through-out the day) to educate citizens on the process of developing the plans and to seek input regarding the Consolidated Plan needs and goals, and the proposed annual projects.

The participation is the foundation of the Consolidated Planning process. Reasonable efforts will be made to make all citizens aware of the meetings and events that concern the development of the Five-year Consolidated Housing and Community Development Plan and yearly Annual Action Plans. It is the goal of the City of Ames to create ample participation opportunities for all interested citizens

including, but not limited to, minorities, non-English speaking persons, and persons with visual, mobility, or hearing impairments.

Organizations, Agencies and the City of Ames Housing Authority: The City of Ames Housing Authority, as well as other organizations and agencies involved in the development and implementation of projects to assist low-income citizens will be contacted to advise them of the Consolidated Plan process. These organizations and their clients will be encouraged to participate in the development of the Consolidated Housing and Community Development Plan and the Annual Action Plan.

Ames City Council: The City Council is the final citizen policy body that reviews and takes action on the Consolidated Plan. After receiving the Plan, the City Council considers and votes on the proposed plan. After approval at the local level, the Consolidated Plan is forwarded to the U. S. Department of Housing and Urban Development.

DEVELOPMENT OF THE CONSOLIDATED PLAN AND ANNUAL ACTION PLANS

1. Prior to proposing activities for the Annual Action Plan, staff will review the following HUD guidelines that outline the key steps that should be utilized:

- Determine if the proposed activity is included in the listing of eligible activities;
- Determine if the proposed activity meets the City's Consolidated Plan priority goals for addressing the needs of low- and moderate-income person within the community;
- Determine if the proposed activity can meet one or more National Objective;
- Ensure that carrying out the activity will help to meet the grantee's certification (of one to three years, as determined by the grantee) that 70% of its CDBG expenditures will be for activities that benefit low- and moderate-income persons; and
- Meet the new performance measurement requirements effective October 2006.

2. The City will furnish citizens with information concerning the amount of Community Development Block Grant (CDBG) funds expected to be available (including the annual grant, program income for community development and housing activities, and the range of activities that may be undertaken with those funds. The City will also make available the estimated amount that will benefit persons of low and moderate income at the public hearing on the one-year action plan.

3. The City will provide budget summary of the annual action plan in the local newspaper site in a manner that affords citizens, public agencies and other interested parties a reasonable opportunity to examine its contents and to submit comments. The entire plan and attachments will be published on the City's web site. The City will also make copies of the proposed plan available at the Planning and Housing Department office and the City of Ames Public Library for review during public hours. Ten (10) free copies of the proposed plans will be made available. One free copy will be provided to each individual or organization requesting said copy until the supply is exhausted.

4. The City will hold at least two public forum sessions during the development of the Consolidated Plan and Annual Action Plans and one public hearing prior to the submittal of the Plan (s) to HUD. The notice of the Public Forum sessions will be announced through a press release, and Public forums notices may also be sent to a listing of organizations and groups that represent the social, economic, neighborhood and business groups that may have an interest in the program, along with participants in the City's Section 8 Rental Subsidy Program.

5. There will be a 30-day comment period on both proposed Consolidated and Annual Action Plans. A 15-day comment period exception will be allowed under the following circumstances:
 - Copies of the adopted Plan will be available upon request to the City of Ames Department of Planning and Housing. The plans will also be posted on the City’s web site.
6. The City will consider any comments or views of citizens received in writing or orally at the public hearings in preparing the final Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan.

DISPLACEMENT

The City will make every reasonable effort to minimize the number of persons displaced by CDBG or HOME funded activities. In the event that a person is displaced by a CDBG or HOME undertakings, relocation assistance will be offered in accordance with the Uniform Relocation Assistance Act.

AMENDMENTS

1. The City will amend its approved plan whenever it makes a decision to make a change in its allocation priorities or a change in the method of distribution of funds; to carry out an activity using funds from any program covered by the Consolidated Plan (including program income), not previously described in the action plan; or to change the purpose, scope, location or beneficiaries of an activity.
2. The City will use the following criteria to determine what changes in the planned or actual activities constitute a substantial amendment to the Consolidated Plan; any of the following will require a substantial amendment following this citizen participation plan:
 - a. Changes in the use of CDBG funds from one eligible activity to another eligible activity that exceeds \$100,000
 - b. Carrying out a new CDBG eligible activity in an amount greater than \$100,000.

A change in the entity responsible for carrying out an activity, a change in the location of a proposed project, or any updates or corrections will not constitute a substantial amendment.

3. The City will publish a summary of the proposed substantial amendment in the local newspaper in a manner that affords citizens, public agencies and other interested parties a reasonable opportunity to examine its contents and to submit comments. The entire substantial amendment and attachments will be published on the City’s web site. The City will also make copies of the proposed substantial amendment available at the Planning and Housing Department office and the City of Ames Public Library for review during public hours. Ten (10) free copies of the proposed plans will be made available. One free copy will be provided to each individual or organization requesting said copy until the supply is exhausted.

The City of Ames will hold at least one public hearing on the proposed substantial amendment to the Consolidated Plan prior to the submittal. Notice of the public hearing will be published in the

local newspaper not less than four days or more than twenty days before the public hearing. There will be a 30-day comment period on the proposed substantial amendment to the Consolidated Plan.

4. The City will consider any comments or views of citizens received in writing or orally at the public hearings in preparing the final substantial amendment to the consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final amended consolidated plan.

ANNUAL PERFORMANCE REPORTS

1. The City will publish notice of the availability of the annual Consolidated Annual Performance Report (CAPER) in the local newspaper and on the City's web site. Citizens and organizations will be given the opportunity to submit comments on the CAPER during a 15-day comment period and through a public hearing that will be held each year before the submission of the CAPER to HUD.
2. The City will consider any comments or views of citizens received in writing, or orally at any public hearings. Any public comments received during the comment period or at the public hearing shall be considered and shall be summarized and attached to the Consolidated Annual Performance Report.

PUBLIC HEARINGS

1. A one public hearing prior to the submittal of the report will be held per year to obtain citizens' views and to respond to proposals and questions. These hearings will be held at different stages in the program year. Together the hearings will address housing and community development needs, development of proposed activities and review of program performance. At least one of these hearings will be held prior to the proposed consolidated plan being published for comment.
2. Notice will be published in the local newspaper(s) at least four days but not more than twenty days before the public hearings and include sufficient information about the subject of the hearing to permit informed comment, the date, time and location. The notice also will include specific information to assist persons with disabilities as well as non-English speaking citizens on how to participate in the process. In all newspaper advertisements for public hearings and in mailings for public hearings, language will be included expressing the City's desire to accommodate the above special needs, along with the Department of Planning and Housing phone number and the City's TDD number, so arrangements can be made for the services of an interpreter, signer, or reader.
3. Public hearing notices may also be sent to a listing of organizations and groups that represent the social, economic, neighborhood and business groups that may have an interest in the program.

MEETINGS

The City of Ames Planning & Housing Department will schedule meetings at sites that are accessible. Special measures will be taken to assure an opportunity for involvement by low-income persons, the elderly, handicapped and disabled persons, minorities, and civic and business interests. Also, upon request, the Planning & Housing Department shall provide interpretive services for non-English speaking and hearing impaired individuals and groups and shall provide informational handouts in

foreign languages. The arrangement and costs of such services shall be incurred by the Planning & Housing Department. Any questions or requests for special/reasonable accommodations or services for meetings should be directed at least 3 business days in advance to the Planning & Housing Department. In addition to the scheduled public hearings, the Planning & Housing Department may hold other meetings, as necessary, to further their duties and responsibilities.

ACCESS TO RECORDS

1. Information and records relating to the jurisdiction's Consolidated Plan and the jurisdiction's use of assistance under the programs covered by 24 CFR section 91.105 during the preceding five years will be available to citizens, public agencies and other interested parties. The City will reply to the written request for such information within 15 working days, where practical. The information may not be removed from the Planning & Housing Department. If copies of information are requested the normal copy charges will apply.
2. Comments and questions will be accepted throughout the year and should be addressed to: Housing Coordinator; Planning & Housing Department; City Hall, 515 Clark Avenue; Ames, Iowa 50010.
3. Citizens, public agencies and other interested parties including those most affected, shall be given the opportunity to receive information. Program records, files, and information are confidential to the extent provided by Chapter 68A of the Code of Iowa. Information not protected by this chapter, or otherwise specified by federal regulations to be public information, will be made available upon request.

TECHNICAL ASSISTANCE

The Planning & Housing Department will provide technical assistance to groups representative of persons of low- and moderate-income that provide a written request for such assistance in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan. That assistance may be limited to activities that are directly associated with the Community Development Program and will be at the discretion of the Planning & Housing Community Development staff.

OBJECTIONS AND COMPLAINTS

The City will respond to written citizen complaints regarding the Consolidated Plan, amendments, and the performance report. The reply will be made within 15 working days, where practical. Complaints must be made in writing to: Housing Coordinator; Planning & Housing Department; City Hall, 515 Clark Avenue; Ames, Iowa 50010.

Citizens may contact HUD directly, if they wish, to object to any part of the Community Development Program, or if they feel that they have been aggrieved by any program, activity, or procedure funded through the Community Development Program. Such objections should be made to:

Director, Community Planning and Development Division
Department of Housing and Urban Development
Omaha Office, Region VII
Executive Tower Centre
10909 Mill Valley Road
Omaha, Nebraska 68154-3955

USE OF CITIZEN PARTICIPATION PLAN

The City will follow the citizen participation plan from the date of its adoption until it is amended or repealed.

CITY RESPONSIBILITY

The requirements for citizen participation do not restrict the responsibility or authority of the City for the development and execution of its Consolidated Plan.

CITY OF AMES

By: _____
John A. Haila, Mayor

Attest:

BY: _____
Diane R. Voss, City Clerk

STATE OF IOWA, COUNTY OF STORY: SS

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Haila, Mayor, and Diane R. Voss, City Clerk, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public In and For the State of Iowa

ATTACHMENT D

Page 1 of 1



Suggestion for CDBG /HOME Consolidated and 2019-20 Annual Action Plans

Nita Pandit

to:

vbakerlatimer@cityofames.org

07/15/2019 10:08 AM

Hide Details

From: "Nita Pandit" <npandit@live.com>

To: "vbakerlatimer@cityofames.org" <vbakerlatimer@cityofames.org>

History: This message has been replied to.

Hello.

I am a resident of Hickory Drive in Ames. The residential area on the north east corner of Hickory and McDonald Drive, along both streets, has long been neglected and could use improvement. I am hoping some of the funds could be used towards this purpose. It would address two of the goals of the initiative :

- Benefit persons of low and moderate income
- Aid in the prevention or elimination of slums or blight

Thanks you.

Nita Pandit
336 Hickory Drive