



Community Development Block Grant (CDBG)

Substantial Amendment to the 2019-20 Annual Action Plan

ADOPTED

Addition of a Shared Use Bike Path Activity in the State Avenue

Neighborhood Revitalization Strategy Area (NRSA)

January 28, 2020

Housing and Community Development Programs
City Hall-515 Clark Avenue- Room 214
Ames, Iowa 50010-515-239-5400-515-239-5133 TDD



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I. Background/Summary

The City of Ames, Iowa is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program and HOME Investment Partnerships (HOME) Program Funds.

In accordance with the City's 2019 updated Citizen Participation Plan:

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.

In accordance with 24 CFR 91.505, the City of Ames will be submitting a substantial amendment to its' 2019-20 CDBG Annual Action Plan to HUD proposing the following changes:

- Add an additional activity to the 2019-20 Annual Action Plan projects;
- Revised the 2019-20 CDBG Program Budget to reflect the new activity; and
- Correct the amount of 2018-19 Rollover funds.

II. Substantial Amendment to the Action Plan/ CDBG Budget

It was discovered after discussions with Public Works and Parks and Recreation Departments that an opportunity became available where CDBG funds could be used to facilitate construction of a Shared Used Path from Franklin Park to S. Wilmoth Ave. This activity would be part of additional improvements being planned in the area by both Public Works and Parks and Recreation. Public Works will be installing a bike path to the west side of Franklin Park to Beedle Drive and Parks and Recreation will be installing additional recreational features in Franklin Park (See Attachments 1, and 2).

The overall shared use path route was originally identified as part of the 2040 Long Range Transportation Plan. The proposed CDBG Bike Path project section would involve the acquisition and demolition of a two-story single-family rental on S. Franklin. The house is located in the pathway where the bike path would need to be installed. The single-family unit is currently being rented; therefore, pursuing this project would also involve the relocation of occupants.

In the adopted 2019-20 Action Plan, the City budgeted to implement an Acquisition/Reuse for Affordable Housing activity, which would involve the purchase of a single-family structure that we would either demolish or rehabilitate for affordable housing for a low income household. The purchase of the structure under a Shared Use Path activity would be considered a “public improvement” activity with no requirement for an affordable housing reuse component. The goal of the Shared Use Path activity would be to utilize the funding that was set aside under the Acquisition/Reuse for Affordable Housing in the amount of approximately \$400,000.

Below shows the proposed amended program budget for 2019-20 Action Plan program activities. The activities being recommended are the same as in the adopted Action Plan, however, the budget for the Shared Use Path activity is being substituted for the Acquisition/Reuse for Affordable Housing activity. The overall budget has been adjusted due to the reduction in the amount of “roll over” funds available.

The rationale for adding the Bike Path as new project activity is as follows:

- The proposed project is located in the City’s approved Neighborhood Revitalization Strategy Area (NRSA) and therefore is consistent with the goals and priorities in our 2019-23 Consolidated Plan to positively benefit low income residents in the area.
- This activity will enhance improvements to the area along with current the mixed-income subdivision development of the 321 State Avenue parcel, and the acquisition of Franklin Park.
- The activity will continue to meets the City Council’s goals of strengthening our neighborhoods.
- Continues the investment of improving both the housing stock and the infrastructure needs vital core neighborhoods.
- The proposed project would result in the City’s ability to meet HUD’s 2019-20 timely expenditure requirements.

Adopted 2019-20 Action Plan Expenditure Budget:	
Programs	Budget
Acquisition/ Reuse Program for Affordable Housing	\$400,000
Homebuyer Assistance Program	\$300,813
Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs)	\$889,000
Rehabilitation/Disposition of 241 Village Drive	\$45,000
HOME Homeownership Construction Program	\$883,976
General Administration for CDBG & HOME	CDBG :\$116,394 HOME: \$120,947
Total	\$2,755,635
Current 2019-20 Action Plan Revenue Budget:	
2019-20 CDBG Allocation	\$581,207
2018-19 CDBG Anticipated Program Rollover	\$570,000
2019-20 CDBG Anticipated Program Income	\$350,000
Non-CDBG Revenue-GO Bonds	\$250,000
2019-20 HOME Allocation	\$481,968
18-19 HOME Anticipated Program Rollover	\$747,750
Adjustment for HOME CHDO Set-Aside	-\$184,795
Grand Total CDBG & HOME	\$2,755,635

PROPOSED SUBSTANTIAL AMENDED 2019-20 Action Plan Expenditure Budget:	
Programs	Budget
Acquisition/ Reuse Program for Public Infrastructure for a Shared Use Bike Path Installation	\$400,000
Acquisition/Reuse Program for Affordable Housing	\$10,000
Homebuyer Assistance Program	\$300,813
Public Infrastructure Improvements Program for State Avenue NRSA (including Engineering costs+ GO Bond)	\$763,745
Rehabilitation/Disposition of 241 Village Drive	\$45,000
Demolition of 3305 Morningside	\$16,070
HOME Homeownership Construction Program	\$923,976
General Administration for CDBG & HOME	CDBG: \$116,241 HOME: \$120,947
Total	\$2,696,792
PROPOSED AMENDED 2019-20 Action Plan Revenue Budget:	
2019-20 CDBG Allocation	\$581,207
2018-19 CDBG Program Rollover	\$462,820
2019-20 CDBG Anticipated Program Income	\$357,842
Non-CDBG Revenue-GO Bonds	\$250,000
2019-20 HOME Allocation	\$481,968
18-19 HOME Anticipated Program Rollover	\$747,750
Adjustment for HOME CHDO Set-Aside	-\$184,795
Grand Total CDBG & HOME	\$2,696,792

III. Public Comment Period

Federal regulations require for Entitlement Cities to provide the public with reasonable notice of and an opportunity to comment on any substantial amendments in accordance with 24 CFR 91.10. **The 30-day comment period will commence on December 20, 2019 and end on January 19, 2020. A detailed description of the proposed substantial amendment is located at the City of Ames, Department of Planning and Housing, 515 Clark Avenue, 2nd Floor, Room 214, Ames, Iowa, between the hours of 8:00 a.m. and 5:00 pm – Monday thru Friday, and the Ames Public Library, 515 Douglas Avenue. In addition, the substantial amendment has been posted to the City’s website at <http://www.cityofames.org/housing>**

The public is encouraged to comment upon the proposed substantial amendment by submitting written comments to Vanessa Baker-Latimer, Housing Coordinator, Planning and Housing Department at P.O. Box 811, Ames, Iowa 50010-0811 or to vbakerlatimer@city.ames.ia.us.

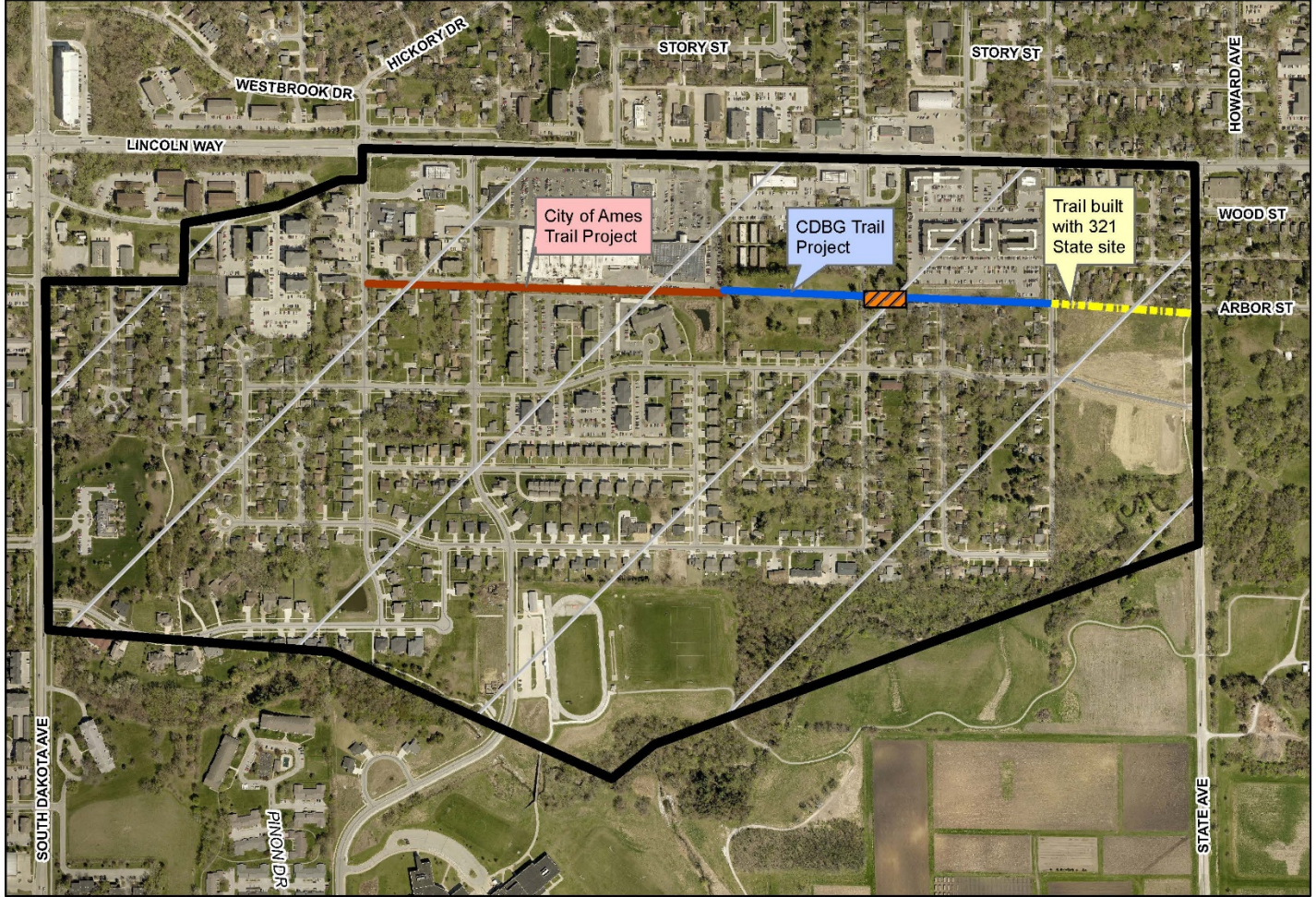
Additionally, NOTICE IS HEREBY GIVEN that prior to the adoption of the substantial amendment, the Ames City Council will conduct a public hearing to receive comments on the Amendment to the 2019-20 Action Plan on January 28, 2020, at 6:00 p.m., City Hall Council Chambers, 2nd Floor, 515 Clark Avenue, Ames, Iowa. Persons wishing to comment on the Amendment to the 2019-20 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 January 22, 2020. 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.

The City of Ames will consider any comments or views of residents, agencies, or other interested parties received in writing or orally at Public Hearings, in preparation of the final amendment. A summary of these comments will be included in this document.

EXHIBIT 1

Planned Share Use Bike Path Project Map



CDBG NRSA Project Area



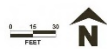
- NRSA Block Group
- Property to be Acquired



1 inch = 583 feet

EXHIBIT 2

Improvement Concepts Plans to Franklin Park Map



Franklin Park
Ames, Iowa

Site Plan - Dimension Plan

October 22, 2019

EXHIBIT 3

Public Notices/Releases



PRESS RELEASE

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

FOR IMMEDIATE RELEASE

December 20, 2019

Public Input Sought for Substantial Amendment to the City's CDBG 2019-20 Annual Action Plans

AMES, Iowa – The public is encouraged to provide input to the City of Ames request for a Substantial Amendment to its CDBG 2019-2020 Annual Action Plans, which will outline adding an additional proposed activity, project location, and proposed budget being funded by the Housing and Community Development Act of 1974 using Community Development Block Grant funding.

The additional activity would involve installation of a Shared Use Bike Path from Franklin Park to S. Wilmoth. This activity would be part of additional improvements being planned in the area by both Public Works and Parks and Recreation. Public Works will be installing a bike path to the west side of Franklin Park to Beedle Drive and Parks and Recreation will be installing additional recreational features in Franklin Park. The federal budget allocation for the 2019-20 CDBG program is \$581,207 and for the HOME Program is \$481,968.

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 through **Sunday, January 19**. The Ames City Council will also discuss the approval and submittal of the substantial amendment plan at 6 p.m. on **Tuesday, January 28** at City Hall, 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 the Ames Public Library, 515 Douglas Avenue. The plan also is available on the City's website at www.cityofames.org/housing.



City Manager's Office
Public Relations

515.239.5204 *main*
515.239.5240 *fax*
515.450.6774 *cell*

515 Clark Ave., P.O. Box 811
Ames, IA 50010
www.CityofAmes.org

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PUBLIC NOTICE

The City of Ames is seeking public input on a Substantial Amendment to its CDBG 2019-20 Annual Action Plan funded by the Housing and Community Development Act of 1974, as amended. The Annual Action Plan is a portion of the City of Ames' five-year Consolidated Plan.

The Substantial Amendment CDBG 2019-2020 Annual Action Plan includes: A request to add an additional project to the 2019-20 Annual Action Plan program for the fiscal year July 1, 2019 to June 30, 2020. The additional activity will involve the installation of a Bike Path in the 321 State Avenue Neighborhood Revitalization Strategy Area (NRSA). The NRSA is located in Census Tract 13.01, Block Group 2, that encompasses a .43-mile radius that borders along the south side of West Lincoln Way Corridor, the east side of South Dakota, north side of College Creek and the west side of State Avenue. The proposed Bike Path Activity would be installed from the west side of Franklin Park to Wilmoth Avenue and eventually would connect to 321 State Avenue mixed income housing subdivision upon completion

Copies of the Substantial Amendment to the 2019-20 Annual Action Plan is available for review at the following locations: Department of Planning & Housing, Ames City Hall, 515 Clark Avenue, Ames, Iowa 50010, Monday through Friday, 8:00 a.m. to 5:00 p.m., and the Ames Public Library, 515 Douglas Avenue, Ames, Iowa 50010. The Plan will also be available on the City's web site at: <http://www.cityofames.org/housing>.

Written comments or inquiries may be submitted to the Department of Planning & Housing at the above address or by e-mail to vbakerlatimer@city.ames.ia.us. **The 30-day public comment period will end on Sunday, January 19, 2020.**

Additionally, the Ames City Council will discuss approval and submittal of the 2019-23 Five-Year Consolidated Plan and 2019-20 Annual Action Plan on **Tuesday, January 28, 2020 at 6:00 p.m.**, City Hall Council Chambers, 515 Clark Avenue, Ames, Iowa.

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 January 22, 2020**. 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.

For more information, please contact Vanessa Baker-Latimer, Housing Coordinator, at 239-5400 or at vbakerlatimer@cityofames.org.



EXHIBIT 4
Proof of Public Publication

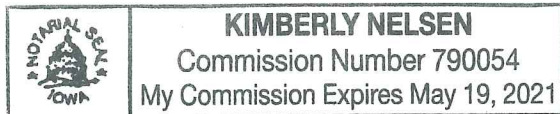
Proof Of Publication In
THE AMES TRIBUNE

STATE OF IOWA, STORY COUNTY, ss.

I, Kim Fowler, on oath depose and say that I am General Manager of **THE AMES TRIBUNE**, a daily newspaper, published at Ames, Story County, Iowa; that the annexed printed

CITY OF AMES
CDBG Annual Action Plan Amendment

was published in said newspaper
1 time(s) on December 18, 2019
the last of said publication
was on the 18th day of December, 2019



Kimberly Nelsen
Notary Public

sworn to before me and subscribed in my presence by Kim Fowler, General Manager this 18th day of December, 2019

AMT: \$49.86
AD #: 1303313
ACCT: 33408

#1303313
LEGAL NOTICE
NOTICE OF PUBLIC HEARING ON
AMENDMENT TO THE
2019-20 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the City of Ames is proposing an Amendment to its 2019-2020 Annual Action Plan funded pursuant to the Housing and Community Development Act of 1974, as amended.

The Amendment to 2019-20 Annual Action Plan is available for review at the following locations: Department of Planning & Housing, 515 Clark Avenue 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 Amendment 2019-2020 Annual Action Plan includes:

A request to add an additional project to the 2019-20 Annual Action Plan program for the fiscal year July 1, 2019 to June 30, 2020. The additional activity will involve the installation of a Bike Path in the 321 State Avenue Neighborhood Revitalization Strategy Area (NRSA). The NRSA is located in Census Tract 13.01, Block Group 2, that encompasses a .43-mile radius that borders along the south side of West Lincoln Way Corridor, the east side of South Dakota, north side of College Creek and the west side of State Avenue. The proposed Bike Path Activity would be installed from the west side of Franklin Park to Wilmoth Avenue and eventually would connect to 321 State Avenue mixed income housing subdivision upon completion.

Comments may be submitted to the Department of Planning & Housing at the above address or by e-mail to vbakerlatimer@city.ames.ia.us. A 30-day public comment period will begin on December 20, 2019 and end on January 19, 2020.

Additionally, **NOTICE IS HEREBY GIVEN** that the Ames City Council will conduct a public hearing to receive comments on the Amendment to the 2019-20 Action Plan on January 28, 2020, at 6:00 p.m., City Hall Council Chambers, 515 Clark Avenue, Ames, Iowa. Persons wishing to comment on the Amendment to the 2019-20 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 January 22, 2020. 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 adopted Amendment to the 2019-20 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.

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,
December 19, 2019 (1T)

EXHIBIT 5

City Council Public Hearing Minutes
/Public Comments Received

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL
AMES, IOWA **JANUARY 28, 2020**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:06 p.m. on the 28th day of January 2020, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin were present. *Ex officio* Member Devyn Leeson was also in attendance.

HEARING ON AMENDMENT TO 2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN: Housing Coordinator Vanessa Baker-Latimer reviewed the amendment to the 2019-2020 CDBG Annual Action Plan. She advised Council that if the request was approved, staff would move forward with purchasing the property.


Council Member Betcher asked if there was a time by which the tenants would have to be relocated. Ms. Baker-Latimer said not right away. Once the property is approved, staff may allow the tenants to stay to the end of the lease term without collecting rent. She said they would contact the tenants and work with them on relocation before moving forward with the project.

Mayor Haila opened the public hearing. Since no one wished to speak, he closed the public hearing.


Moved by Martin, seconded by Beatty-Hansen, to approve Alternative 1: adopting RESOLUTION NO. 20-055 to amend the 2019-20 CDBG Annual Action Plan to reallocate funds (\$400,000) from the Acquisition/Reuse for Affordable Housing activity to a Public Improvement activity to install a Shared Use Path from Franklin Park to S. Wilmoth.

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

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 9:09 p.m.



Rachel E. Knutsen, Deputy City Clerk



John A. Haila, Mayor

EXHIBIT 5
City Council Resolution

RESOLUTION NO. 20-055

**RESOLUTION APPROVING AMENDMENT TO THE
2019-20 CDBG ANNUAL ACTION PLAN
FOR THE CITY OF AMES, IOWA**

WHEREAS, at the December 17, 2019, meeting, the City Council directed staff to prepare a substantial amendment to the 2019-20 Annual Action Plan to reallocate \$400,000 from the Acquisition/Reuse for Affordable Housing activity to a Public Improvement Acquisition/Reuse activity; and,

WHEREAS, CDBG funds for the Shared Use Path project will involve the acquisition and demolition of a two-story single-family rental on South Franklin and the house is located in the pathway where the bike path would need to be installed to connect directly to other segments; and,

WHEREAS, the single-family unit is currently being rented; therefore, pursuing this project would also involve the relocation of occupants at a future date; and,

WHEREAS, as outlined at the December 17, 2019 meeting, in order to pursue this new project activity, the current Annual Action Plan would need to be amended; and,

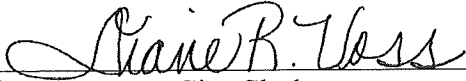
WHEREAS, an Amendment to the Action Plan requires a 30-day comment period for the public and a public hearing at City Council before it can be submitted as an additional activity to the Field Office and the 30-day substantial Amendment to the Action Plan comment period was from December 18, 2019 through January 19, 2020, with no comments being received; and,

WHEREAS, Staff's rationale for adding the Bike Path as a new project activity is as follows:

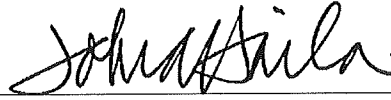
- The proposed project is located in the City's approved Neighborhood Revitalization Strategy Area (NRSA) and is consistent with the goals and priorities in the 2019-23 Consolidated Plan to positively benefit low-income residents in the area.
- This activity will enhance improvements to the area along with the current mixed-income subdivision development of the 321 State Avenue parcel, and the acquisition of Franklin Park.
- The activity will continue to meet the City Council's goals of strengthening our neighborhoods.
- Continues the investment of improving both the housing stock and the infrastructure needs vital core neighborhoods.
- The proposed project would result in the City's ability to meet HUD's 2019-20 timely expenditure requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the approval of the Amendment to the 2019-20 CDBG Annual Action Plan to reallocate (\$400,000) from the Acquisition/Reuse for Affordable Housing activity to a Public Improvement activity to install a Shared Use Path is hereby approved.

ADOPTED THIS 28th day of January, 2020.



Diane R. Voss, City Clerk



John A. Haila, Mayor

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

Resolution declared adopted and signed by the Mayor this 28th day of January, 2020.