



ADOPTED

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

2022-2023

CDBG/HOME

ANNUAL ACTION PLAN

August 9, 2022

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Executive Summary

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

1. Introduction

Starting July 1, 2019, the City of Ames began its 4th Five-Year Consolidated Planning Program cycle, this 2022-23 Action Plan will represent the 4th and final year of this Five-Year cycle. It will also represent the City's 4th year to receive HOME Partnership Investment Program funding. Based on the data for the City of Ames outlined in the American Community Survey (ACS), the Comprehensive Housing Affordability Strategy (CHAS), the Census, the 2019 Fair Housing Impediments Analysis, along with other pertinent City documents and resources, the groundwork for how the City should continue to address the housing and community development needs and priorities for the community has been defined for this final year cycle.

If characters are maxed out throughout this templated, please refer to the attached full version of this 2022 Action Plan.

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.

Utilizing data from the 2019-23 Consolidated Strategic Plan, the housing needs assessment for the City is based on the 2013-2017 American Community Survey (ACS) data and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD. These data provide a snapshot view of the housing needs in Ames.

Historically, Ames's population has increased steadily and has more than doubled over the past 60 years. Between 2012 and 2017, the total population in Ames increased by 7% from 60,634 to 65,005 and the number of households increased by 6% from 22,707 to 24,005. (Table NA1). The median household income in Ames increased from \$41,561 in 2012 to \$42,755 in 2017, a growth of 3%.

The data shows the household characteristics based on the 2011-2015 CHAS data. By 2015, a total of 13,665 (56.9%) households in Ames were considered to be in the low-income category, including 6,430 (26.8%) households with 0-30% of HAMFI, 3,200 (13.3%) households with 30-50% of HAMFI, and 4,035 (16.8%) households with 50-80% of HAMFI. There were 2,410 (34.3%) of households in Ames that were small family households (2-4 persons) and 160 (22.5%) were large family households at the low-income category. Thus, an additional 43% were single person or non-family households. (HAMFI refers to "HUD Adjusted Median Family Income," which is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents and income limits for HUD programs.)

A little over one third (37%) of the total households have one or more housing problems (46% for renters and only 21% of owner households). Of the households with housing problems, cost of housing was the

major issue for both renters and owner. Forty-two percent of renters had a housing cost burden greater than 30% of their income and another 41% with housing cost burden greater than 50%. For owners, it was 30% and 68%, respectively.

Among the renter households with housing cost burden of >30%, 74% were others (which include students), 6% were elderly, and 17% were small, related renter households. Of the homeowners, only 13% having this housing cost burden were others and 39% elderly.

Substandard housing and overcrowding are not major problems in the city, either for renters or homeowners.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The submittal of the 2022-23 Annual Action Plan will be the City's 18th Plan. Based on recent (2022) monitoring by the HUD Area Field Office of the City's performance over the last eighteen years, the City has been very successful in meeting the regulatory and statutory requirements of the CDBG/JOME programs, and also more specifically 99% 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% average 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 four monitoring reviews by HUD, the City had no major findings.

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. Public participation is an annual on-going process, not only in preparation of the Consolidated or Action Plans but as an on-going part of the City of Ames's commitment to solicit community involvement and participation.

The City continues the solicitation to encouraged Ames' citizens to participate in "open public forums" along with conversations directly with human service agencies each year to be educated about the program and to give input on the activities being proposed to address the needs of the community. Even during the 2020-21 program year, due the pandemic face to face gathers were postponed and replaced with virtual meetings. For the Public Forums for the 2022-23 program year, both in person and virtual meetings were and will be held, however, efforts to receive input from human service agencies, neighborhood associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses notifications will still occur through direct mailings, emails, social media platforms, phone calls and zoom calls. Emphasis will continue through press releases, and radio. For the 2022-23, the same types of outreach efforts will be made, however, the city was notified that the "free" area newspaper to every household in Ames/Story County will be discontinued as of June 30, 2022, we will be discussing how to reach low- and moderate-income

households, once this valued source is no longer available. Also, City Council meetings are now being held in person, therefore, the CDBG/HOME Action Plan Public Hearing will be in person, but still will be shown through the City's media YouTube channel.

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 public comment period ran from July 1 through August 1, 2022. The public hearing will be held on August 9, 2022. The Citizen Participation Plan is available on the city's web site at: www.cityofames.org/housing/cdbg . No comments were received during the public comment period nor during the public hearing at the City Council meeting.

Citizen Participation Plan Section

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 or week) to educate citizens on the process of developing the plans and to seek input regarding the Consolidated Plan and/or Action Plan, needs and goals, and the proposed annual projects.

The participation is the foundation of the Consolidated and Annual Action Planning process. Reasonable efforts will be made to make all citizens aware of the meetings and events that concern the development of the Five (5) 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.

Various community organizations, agencies and the area housing authority involved in the development and implementation of projects to assist low-income citizens will be contacted to advise them of the Consolidated Plan and Annual Action 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 Plans.

The City Council is the final citizen policy body that reviews and takes action on the Consolidated Plan and Annual Action Plans. After receiving the Plan(s), the City Council considers and votes on the proposed plans. After approval at the local level, the Consolidated Plan and/or Annual Action Plan is forwarded to the U. S. Department of Housing and Urban Development for their review and approval.

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

Any citizen comments that would have been received during the public comment period and received during the public hearing comments would have been added to this Action Plan and captured in the City Council minutes, after the public hearing and before submittal to HUD. All comments would have been accepted and noted for future consideration.

Citizen Comment during Comment Period

7. Summary

See notes above

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Vanessa Baker-Latimer	Planning & Housing Department
HOME Administrator	Vanessa Baker-Latimer	Planning & Housing Department

Table 1 – Responsible Agencies

Narrative (optional)

In addition to the CDBG and HOME Funds, the City of Ames is also a recipient of CDBG-CV CARES (COVID-19) and HOME American Rescue Program (ARP) funding. NOTE: HOME ARP programming will be added to the 2021-22, Annual Action Plan as a substantial amendment.

Consolidated Plan Public Contact Information

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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 Two Rivers Collaboration 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 Two Rivers Collaboration (aka Continuum of Care Group) which now has expanded to a regional consortium that includes (Boone, Marshall, Greene 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 Bridge Home (formerly the Emergency Resident Project), the Salvation Army, Good Neighbor and Story County Community Services and the City of Ames are meeting to determine how to best serve clients through a coordinated entry point.

The City staff worked closely with the are COC agencies via zoom, especially in regard to the Duplication of Benefits for ESG, CARES and other federal and/or state funding.

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 (ESG) and the Supportive Housing Program (SHP) 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 The entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ACCESS
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Community needs for COVID-19
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In Person, Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
2	Agency/Group/Organization	Good Neighbor Emergency Assistance
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Duplication Benefits-CARES
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In Person, Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
3	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Duplication of Benefits-CARES
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In Person, Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits

4	Agency/Group/Organization	Mid-Iowa Community Action Agency (MICA)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Duplication of Benefits-CARES
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In Person, Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
5	Agency/Group/Organization	United Way of Story County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Duplication of Benefits-CARES
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In Person, Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
6	Agency/Group/Organization	Shelter Housing Corp. d/b/a The Bridge Home
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Duplication of Benefits-CARES
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In Person, Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
7	Agency/Group/Organization	Central Iowa Community Services
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Duplication of Benefits-CARES
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In Person, Via Emails, Zoom and/or Micro-Soft Office Teams. To work in coordination and to reduce the possibility of the duplication of benefits
8	Agency/Group/Organization	Central Iowa Regional Housing Authority (CIRHA)
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Board Meetings, emails and request for information regarding Section 8 Households in Ames

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to reach agency types throughout the city. Additional outreach included: Neighborhood Associations, Businesses (Chamber of Commerce); Iowa Workforce Development, area churches and food pantries and citizens in general.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Two Rivers	Work to coordinate services being provide to citizens in Ames/Story County to reduce Duplication of services and coordinate gaps in services

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Broadband:

In a September 2017 online survey conducted by the city, over 70 percent of participants graded their internet service as “fair” or “poor.” Comments detailing wide-scale dissatisfaction with lack of speed and unreliability. In response to the survey’s results, Ames City Council set a goal to make improvements to its existing internet infrastructure with a focus on six key objectives— availability, reliability, cost, speed, customer service, and neutrality and broadband privacy policies. During this this time there were only two major internet providers in the community. The council also considered creating a city-owned and operated internet service, or just helping to fill the gaps not filled by the companies.

However, in 2020, a third major broadband provider invested 1.2 million feet of fiber-optic infrastructure in the community that serves both residences and businesses. The goal of this provider was to address "underserved broadband speeds" in nearly all residential area of Ames. While other companies use cable TV infrastructure and fiber to connect to the neighborhood, this company will use fiber-optics that connect their office to each home. The fiber-optics not only help maintain speeds as entire families work and learn from home due to the pandemic, but as new technology arises, the same fiber can be used.

Also, the FCC created a temporary Emergency Broadband Benefit (EBB) program to help households struggling to afford internet service during the pandemic. As of May 12, 2021, eligible households will be able to enroll in the program to receive a monthly discount off the cost of broadband service from an approved provider. In Ames, several local internet providers are participants in the EBB program. The City of Ames has joined the FCC to help raise awareness about the EBB opportunity. Section 8 households living in Ames will be sent information directly along with residents living in low-income housing.

Additionally, as part of the housing development that is being created in the City's Neighborhood Revitalization Strategy Area (NRSA), the public improvement infrastructure plans are include the installation of broadband to each lot. Staff has been in communication with each of the three companies to again their interest in providing this service to the development. In the near future staff will be soliciting public feedback regarding providing internet services to low-income households and/or census tracts.

Resilience

In the area of Resilience, the City of Ames has in active in the following:

1. Developed a comprehensive Climate Vulnerability Assessment was developed in conjunction with a Citywide Greenhouse Gas Inventory 2018 project that includes a Population Vulnerability portion that describes how climate affects the region/city. The report is available at www.cityofames.org/sustainability.
2. Manages and regulates a Flood Plan Development program as outlined in Chapter 9 of the Ames Municipal Code that includes flood and firm maps and participates in the National Flood Insurance Program. The program is managed by the Planning Division.
3. Manages and regulates a Flood Mitigation Program that includes a comprehensive Flood Mitigation Study in 2013 that included work with the IDOT, Army Corps of Engineers, Iowa DNR, FEMA to prevent, reduce future flooding following the floods of 2010. The program is managed by the Public Works Department.

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

On April 14th, City staff hosted **in-person and virtual** public forums to gather input regarding possible projects for consideration for the 2022-23 CDBG/HOME Annual Action Plan as part the City’s Entitlement Program. Nine (9) persons attended and participated in the **in-person forum** discussion, which include representatives from The Bridge Home (formerly the Emergency Residence Project (ERP), Good Neighbor, HOME Allies, Chamber of Commerce, AMOS (A Mid-Iowa Organizing Strategy) and an Ames resident. Three (3) persons attended and participated in the **virtual public forum** discussion (hosted through Zoom, which included representatives from HOME Allies, Ames Historic Preservation Commission (HPC) and an Ames resident.

The following agenda was presented, and the forum attendees were given the opportunity to participate in a group discussion regarding the agenda items:

1. Basic overview of the CDBG, HOME and CARES-CV Programs
2. Review of the Consolidated Planning Requirements.
3. Overview of the Five-year Goals and Priorities created for 2019-23
4. Proposed 2022-23 Annual Action Plan Projects
5. Group feedback and
6. Tentative Timeline for next steps

The public feedback was centered around the need to continue to address affordable housing and neighborhoods. Staff has summarized the public comments and primary questions about funding options as follows:

- Seek new proposals for the HOME Program LIHTC project in the Baker Subdivision.
- Prefers funds to be spent on brick and mortar.
- Good to continue with current developer for LIHTC project.
- Need a variety of bedroom sized units.

Staff's takeaway from the public input was that there still seems to be a continued consensus that affordable housing and neighborhood investment is needed in the community. However, at the time of the public forums, although the President signed the 2022 omnibus appropriations bill on March 15th, the 2022-23 CDBG and HOME funding allocations for entitlement cities **had not yet been announced**. HUD advised entitlements to project their current 2021-22 CDBG/HOME allocations for budgeting for the purposed 2022-23 Action Plan projects for notifications to the public. Entitlements were told that announcements would be made on or by May 13th. On May 18th, HUD had announced the 2022-23 funding allocations for the City of Ames' CDBG/HOME programs. Due to this delay, and timeframe available to complete the proposed 22-23 Annual Action Plan Projects, the Ames City Council approved adjustments to the proposed budgets for CDBG/HOME projects and directed staff to proceed with preparing the Annual Action Plan for the 30-day public comment period. It is anticipated that a public forum will be held to inform the community of the budgetary changes made to the projects during the public comment period.

HUD still had not announced the 22-23 CDBG/HOME funding allocations for the City of Ames. The Plan was made available for public comment from July 1st through August 1st.

Additionally, in conjunction with the State Avenue Housing Subdivision, the City is communicating with three major internet providers regarding providing internet connections to each potential lot for both residential and multi-family. Also, in conjunction with the FCC's new temporary Emergency Broadband Benefit (EBB) program, the city will be partnering to help promote this internet assistance to low-income households.

Also, the City of Ames Planning and Public Work Departments are actively educating the public regarding the City's Flood Plain Management and Flood Mitigation Programs throughout the City in regard to any CDBG/HOME programming along with other city initiatives.

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	Persons with disabilities Residents of Public and Assisted Housing	0 1	No Comments	N/A	
2	Facebook, Twitter: Press Releases, Zoom	Minorities Persons with disabilities	all major media in central Iowa (radio, newspaper, TV) approximately 25,000 followers for all four	No Comments	N/A	www.cityofames.org ; @cityofames ; Instagram; Twitter
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	Reach of The Sun distribution through Story County over 30,000	No Comments	N/A	www.amestribune.com
4	Correspondence Sent	Residents of Assisted Housing	1	0	0	Correspondence
5	Public Comment Period	Non-targeted/broad community	0	No Comments	N/A	www.cityofames.org/Housing
6	Public Hearing	Non-targeted/broad community	0	No Comments	TBD	www.cityofames.org

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Ames anticipates that the following resources will be available in the community for the second year of its 2019-23 Consolidated Plan that will cover the 2022-23 Program year as outlined under Section SP-35. These grant funds will be leveraged 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.

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	569,187	50,938	600,000	1,220,125	\$0	This is the last of the 2019-23 5-year period of the CDBG funds will be used to address the need for affordable housing for low-income households in the designated NRSA, address Slum and Blighted Properties,

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	\$405,511	0	0	\$405,511	\$0	<p>This is the last year of the 2019-2023 5-year cycle that these CDBG funds will be used to address the need for affordable housing for low-income households in the designated NRSA.</p> <p>A new Consolidated Plan will be created and needs, and goals identified for the 2023-2028 5-year cycle.</p>
Other	public - local	Public Improvements	\$0	0	0	\$0	0	

Other	public – local	Public Services Other	\$4,771,222	0	0	\$4,771,222	\$0	Through a collaborative process called Analysis of Social Service Evaluation Team (ASSET). ASSET provides a large portion of its funding to various Ames/Story County human service agencies to assist with housing (shelters & transitional) and basic needs to help families avoid becoming homeless. This level of service is well-known outside of the City of Ames service delivery area and thereby attracts more persons of need to the jurisdiction. Since its inception in the early 1980s, the City contributed portion is approximately 40 million dollars. The Team is
	ASSET	City' Share	\$1,717,528			\$1,717,528		

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: \$		
								comprised of the City of Ames, Story County, United Way of Story County, and ISU Government of Student Body (GSB).

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

If appropriate, describe publicly 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 varies parcels of land or other types of property within its jurisdiction; however, most is not suitable for residential redevelopment due to its location in a floodway or floodplain area, being too small in size for development, or is already designated for a future purpose. In the 2018-19 program year the City began the process of updating its Comprehensive Plan (former Land Use Policy Plan LUPP), now referred to the Ames Plan 2040. The intent of the Ames Plan 2040 is to guide the growth and change of the Community over the next 20 years. The Plan addresses the Vision for the City related to **Land Use** & Growth, Mobility, Community Character, Environment, Parks and Recreation, and Neighborhoods, Housing, and Sub-areas. With this vision underway, current parcels of land deem undevelopable may now result in usable land which could be rezoned to meet the needs of the community (view: <https://www.cityofames.org/government/departments-divisions-i-z/planning/comprehensive-plan>) Additionally, there are a few lots that have been identified to possibly be used for affordable housing and will be considered during this upcoming 2023-2028 5-year Consolidated Plan update.

In 2015-16, using CDBG funds, the City did acquire approximately 10 acres of land in West Ames that can and will be utilized to address the needs for more affordable housing for low and moderate-income families. It is anticipated that possibly the housing development will consist of both affordable and market rate single-family housing units. Phase 1 of installing as connector street through the property has been completed, and for Phase II, the site has been platted and 27 lots created. Phase III (Program year 2020-2022)- the infrastructure improvements (water, sewer, electrical, streets, geothermal) to each lot will be completed, and construction of homes anticipated to start in the fall of 2022 and throughout 2022-23.

In over the past seventeen years, the amount of CDBG funds received on average has decreased, this does not include the upcoming 2022-23 years, which was a decrease of approximately \$29,000. The need for leveraging dollars from partnerships and other local, state, and federal resources is becoming increasingly critical. Over the next five-year period (2023-2028), leveraging dollars with non-profit and profit organizations and seeking local and state funding will have a greater priority as we address the needs of the community.

Discussion

- 1) Continuing to work closely with non-profit agencies funded through the ASSET process to not duplicate or double fund basic need services already being provided in the community, but rather to provide gap assistance for needs not being addressed.
- 2) When implementing public facilities programs, agencies requesting assistance will be required to provide a match through other funding sources (local, state, or federal).
- 3) When implementing public infrastructure or housing rehabilitation programs, other City departments like Public Works and Parks and Recreation cover the administrative costs and CDBG provides the project costs.
- 4) When implementing housing programs, participants are required to repay the cost of the down payment; non-profits such as Habitat for Humanity contribute to the cost of the purchase of a home to be rehabilitated.
- 5) Non-profit organizations are encouraged to seek other state funding sources such as HOME, Emergency Shelter Funds, 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 or low and moderate-income, first-time homebuyers in conjunction with the City's Homebuyer Assistance Program.
- 7) Partner with a developer to apply to the Iowa Finance Authority (IFA) to construct Low-Income Housing Tax Credit (LIHTC) multi-family housing units in the 321 State Avenue Housing Subdivision.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create & expand Affordable Housing for LMI Persons	2019	2023	Affordable Housing	CITY-WIDE LOW-INCOME CENSUS TRACT; NRSA; City wide	Homebuyer Assistance; Single-family Housing Rehabilitation Assistance; Provision for Public Facilities in NRSA; Acquisition/Slum & Blight Removal; Public Service Needs; New Home Construction; Low Income Housing Tax Credit (LIHTC) Multi-family units	CDBG: \$913,115 HOME: \$405,511 ASSET-Local Government and Non-Profits: \$1,727,528	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2310 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1980 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 1200 Households Assisted Rental units constructed: 30 Household Housing Unit Homeowner Housing 7 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Address Needs of Non-LMI Persons	2019	2023	Non-Homeless Special Needs	State Avenue NRSA	Single-Family Market Rate Units; Provision for Public Infrastructure	CDBG: \$205,549 City- General Obligations Bonds: \$106,716	Public Facility, Infrastructure Activities, or market rate single-family housing other than Low/Moderate Income Housing Benefit: 13 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create & expand Affordable Housing for LMI Persons
	Goal Description	<p>Goals to be accomplished in conjunction with the 2019-23 Consolidated Plan:</p> <ul style="list-style-type: none"> • Increase supply of single family or two-family housing for ownership in the Neighborhood Revitalization Strategy Area (NRSA) along State Avenue; • 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 <p>In addition, the proposed project activities are consistent with the Updated 2019-23 Consolidated Plan goals and priorities which cites the “cost of housing” for both renters and home buyers as #1 and “lack of available, decent rental units in affordable price ranges” as #2.</p> <ul style="list-style-type: none"> • The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS data for the City of Ames. • The proposed project activities are consistent with the needs outlined in the updated 2019 Analysis to Impediments Fair Study for 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 2020-21. • All the activities proposed would be of 100% benefit to low- and moderate-income persons. • Additionally, funding has been received to assist low-income households impacted by the COVID-19 pandemic. <p>Additionally, focusing on these activities will help address the impact on the need outlined in the above data sources. 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.</p>

2	Goal Name	Address Needs of Non-LMI Persons
	Goal Description	The goal established is to address the needs of Non LMI Persons in the 2019-23 Consolidated Plan is to address and provide for market rate single-family housing in the Neighborhood Revitalization Strategy Area (NRSA) along State Avenue will be developed as part of a mixed-use residential subdivision. No HOME funds will be utilized for this project; CDBG funds are limited to no more than 50% for infrastructure improvements only.

Projects

AP-35 Projects – 91.220(d)

Introduction

Based on the above goals and objectives identified in the 2013-19 Five Year Action Plan and the 2019 Impediments to Fair Housing Study, the following 2022-23 Activities for both CDBG, HOME and CARES funding are being proposed to address the affordable housing for homebuyer assistance, public facilities, acquisition of slum and blight, and single-family rehabilitation needs of the community, with a special emphasis to concentrated activities in the City's Neighborhood Revitalization Strategic Area (NRSA).

Projects

#	Project Name
1	General Administration-CDBG
2	Acquisition/Reuse for Slum & Blight/Demolition-CDBG
3	Homebuyer Assistance Program (Down payment & Closing Cost)-CDBG
4	Single-family Housing Improvements Program-CDBG
5	Infrastructure Pocket Park Facilities Improvement Program-CBG
6	General Administration-HOME
7	HOME New Single-Family Home Construction Units-HOME
8	HOME Multi-family LIHTC Assistance New Construction Program-HOME
9	CHDO Set Aside
10	CARES (COVID-19) Program Administration-CV CARES
11	CARES (Rent, Mortgage & Utility) Relief Assistance-CV-CARES
12	CARES (Public Services Assistance-Mental Health -CV CARES

Table 7 - Project Information

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

In addition to the projected project budgets for the acquisition/reuse for slum/blight/demolition, park public facilities, single-family housing rehabilitation and homebuyer assistance (down payment and closing costs), approximately \$50,938 is being projected to be used from the 2022 projected program income budget.

The proposed project activities are consistent with the Updated 2019-23 Consolidated Plan goals and priorities which cites the **“cost of housing” for both renters and home buyers** as #1 and “lack of available, decent rental units in affordable price ranges” as #2.

- The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS data for the City of Ames.
- The proposed project activities are consistent with the needs outlined in the updated 2019 Analysis to Impediments Fair Study for 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 2022-21.
- All the activities proposed would be of 100% benefit to low- and moderate-income persons.
- Additionally, funding has been received to assist low-income households impacted by the COVID-19 pandemic.

Additionally, focusing on these activities will help address the impact on the need outlined in the above data sources. 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.

AP-38 Project Summary

Project Summary Information

1	Project Name	<u>General Administration</u>
	Target Area	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Program Administration for all 2022-23 and rollover projects to be implemented.
	Funding	CDBG: \$113,837
	Description	Under this activity salaries, benefits and overall program administration will occur for these activities
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	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, HOME and CARES funds and none of the beneficiaries would be able to be served.
	Location Description	Overall day to day program administrative activities and expenses for CDBG through the city limits
	Planned Activities	Overall day to day program administrative activities and expenses for CDBG

2	Project Name	<u>Acquisition/ Reuse Program for Slum/Blight/Demolition</u>
	Target Area	Neighborhood Revitalization Strategy Area (NRSA) or City Wide
	Goals Supported	Removal and Dangerous and/or dilapidated properties or buildings and reuse land for housing and/or other public or private purposes
	Needs Addressed	Removal of Slum and Blight, and Demolition
	Funding	CDBG: \$260,284
	Description	Under this activity, the following activities may occur acquisition of slum and blighted properties; acquisition of properties for public facilities use (shelters, recreational use, etc., or infrastructure improvements such as sidewalks, street improvements, shared use bike paths, etc.) Also, funds may be used to: Purchase vacant in-fill lots for redevelopment into non- affordable housing, for public facilities use or public infrastructure. This activity may include demolition and clearance; The goal is to address the needs of non-LMI populations or other community needs, which may include addressing needs of LMI Persons.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	One (1) to Two (2) slum and blighted property purchase or public facility or public infrastructure improvement
	Location Description	See Target Area
Planned Activities	Purchase of infill lots (vacant or with properties needing to be demolished and cleared or rehabilitated);	

3	Project Name	Homebuyer Assistance for First-time Homebuyers
	Target Area	Neighborhood Revitalization Strategy Area (NRSA)
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Down payment and Closing costs Assistance
	Funding	CDBG: \$501,999
	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 newly constructed single-family housing in the Baker Subdivision in 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, 2023
	Estimate the number and type of families that will benefit from the proposed activities	Potentially 5 LMI Households at 80% or less of the Ames MSA
	Location Description	See Target Area
	Planned Activities	see above
4	Project Name	Single-Family Housing Rehabilitation Improvement Program
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Housing Improvement Rehabilitation Programs
	Funding	CDBG: \$212,004
	Description	The Housing Improvement Program objective will be to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single-family homes in residentially zoned areas. The overall goal of the Single-family Housing Rehabilitation Improvement Program is to allow qualified low- and moderate-income homeowners to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability.
	Target Date	June 30, 2023

	Estimate the number and type of families that will benefit from the proposed activities	Possibly up to 3-5 properties
	Location Description	City wide and NRSA
	Planned Activities	See project description above
5	Project Name	Public Facilities Improvements Program for Pocket Park
	Target Area	NRSA-Baker Subdivision-Tripp Street Ext.
	Goals Supported	Maintain Development Services in the Community
	Needs Addressed	Public Facilities Improvement Program
	Funding	CDBG: \$130,000
	Description	Under this project activity funds will be utilized to create a pocket park in the affordable housing development in the Baker Subdivision at 321 State Avenue. The purpose of the smaller size park is to provide a recreational enhancement for the immediate low- and moderate-income families that will be residing in the newly created subdivision. The overall goal of the Public Facilities Improvement Program is to preserve and enhance public facilities in low-income census tracts, or housing area being developed from low- and moderate-income households.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	Under this activity it is anticipated that playground equipment, shelters, grills, etc., for approximately 26 single-family homes and owners to utilize. It is anticipated that a maximum for the 26 single-family homes to be constructed on this site, of which the bedroom make-up will be three-bedroom units. That could equate to approximately 65-78 households (2.5 or 3.0 average household @ 26 units)
	Location Description	See Target
	Planned Activities	See project description above.

6	Project Name	General Administration-HOME
	Target Area	State Avenue NRSA-Baker Subdivision;
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Program Administration
	Funding	HOME: \$142,752
	Description	Under this activity salaries, benefits and overall program administration will occur for these activities
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	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, HOME and CARES funds and none of the beneficiaries would be able to be served.
	Location Description	Overall day to day program administrative activities and expenses for projects in Census Tract 13.01 Block Group 2
	Planned Activities	Overall day to day program administrative activities and expenses for HOME
7	Project Name	New Construction of LIHTC Multi Family Units
	Target Area	State Avenue NRSA-Baker Subdivision
	Goals Supported	Create & expand Affordable Housing Low Income Housing Tax Credit (LIHTC) units for low-income households
	Needs Addressed	Low Income Multi-family Rental Housing Units
	Funding	HOME: \$1,801,000
	Description	The goal of this project is work with a partner developer to apply for LIHTC funds through the State, to construct no more than 50 multi-family rental housing units for low-income families and households.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that a maximum of 50 units can be constructed on this site, of which the bedroom make-up will be two- and three-bedroom units. That could equate to approximately 125-150 households (2.5 or 3.0 average household @ 50 units)
	Location Description	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue (Baker Subdivision)

	Planned Activities	See above
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8	Project Name	CHDO Set Aside
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$-60,827
	Description	Funds are being set aside for as required for the creation of a possible CHDO Organizations, which will be occurring in the fiscal year.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	None at this time
	Location Description	City wide
	Planned Activities	No plans to create a CHDO's at this time.

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

Neighborhood Revitalization Strategy Area (NRSA) for affordable housing, public facilities, and public infrastructure projects and City wide for public services (CARES, ASSET, Slum and Blight and Rehabilitation).

Geographic Distribution

Target Area	Percentage of Funds
CITY-WIDE	40
LOW-INCOME CENSUS TRACT	0
State Avenue NRSA	60

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for targeting 60% of the investment of CDBG & HOME 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 (ownership and rental) 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 40% 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 2019-23 Consolidated Plan, the data is based on the 2013-2017 ACS, 5-Year Estimates (See Table NA25 of the 2019-23 Consolidated Plan). The highest concentration low- and moderate-income persons and minority concentration was in Census Tract 5. This tract has an 93.1% low/moderate population and 37.7% 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, six (43%) of the census tracts contain 51% or more of person who are of low and moderate incomes, and three of 14 tracts (21%) census tracts contain minority populations between 3 to 6%.

The census tract of the NRSA designation contains 74% of low- and moderate-income households and a 20.1 % percent of minority population. Therefore, distributing the allocation of least 60% of the investment of CDBG funds in the NRSA and 40% 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 above

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As outlined under Section AP 35 (Table AP3) of the 2020-21 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. In the implementation of the various CDBG, HOME and CARES programs, the qualified households will be defined as households whose gross family incomes does not exceed the 80% or less income limits per family size as established by HUD for the HOME Program for the Ames Metropolitan Statistical Area, and meet the definition as outlined in Section 92.252 (rental) and Section 92.254 (homeownership).

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	50
Special-Needs	3
Total	53

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	3
The Production of New Units	5
Rehab of Existing Units	5
Acquisition of Existing Units	1
Homebuyer Assistance	3
Total	31

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

See 2019-23 Consolidated Plan Sections SP 10. The rental assistance numbers are for the remaining CARES-COVID-19 Rent Relief Assistance Programs. The production of new multi-family LIHTC units and would include future single-family homes for LMI households (likely to be after Spring 2023).

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 and Low Income Housing Tax Credit (LIHTC) housing units are available that are owned and managed by non-profit housing organizations:

- Keystone Apartments with 56 elderly units of which 15 (0-bedroom) and 41 (1-bedroom units)
- Stonehaven Apartment with 54 elderly units of which 15 (0-bedroom) and 39 (1-bedroom units)
- Regency V Apartments with 64 elderly units, all are 1-bedroom units.

- Laverne Apartments with 62 units, two- and 3-bedroom units (LIHTC)
- Windsor Pointe Apartments 145 units, of which 29 (1-bedrooms units); 80 (2-bedrooms units); 36 (3- bedrooms units)- LIHTC
- 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 three 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. As of June 2022, based on federal funding for the lease-up of Vouchers for the six-county area was 933 (93%) out of that number the lease-up for Story County was 302 (32%) and out of that number the lease-up for Vouchers for the City of Ames was 253 (84%). Additionally, as part of the American Rescue Program, CIRHA received 76 “Emergency Vouchers” to help household impacted by the pandemic, as of June 2022, 35 (46%) are leased up.

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 into 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

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. For more information regarding the Two Rivers Policies and Procedures see www.cityofames.org/housing.

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

The Two Rivers Collaboration group goal for 2022 is to continue with working with three (3) sub-committees to address high priority needs for the region as follows:

- 1) **Point In Time Committee:** Will be working on gathering location information, supplies and volunteers to participate in the Statewide Homeless Count for each of the participating counties.
- 2) a. **Landlord Engagement/Recruitment:** To recruit, education participation from property owners/property managers to partner in providing decent, safe, and affordable housing for clients in each county. Create a Landlord Education program.

b. **Advertising/ Community Awareness Committee:** Create a marketing campaign and materials to educate and ensure that communities aware of the Coordinated Entry System and how it can benefit families in their communities.
- 3) **Training Committee:** Will identify when and where required trainings will be located and identify other trainings or educational opportunities that would benefit the group.

In addition to the above information, Ames/Story County has a long history of a funding collaboration between the four organizations (City of Ames, Story County, United Way, 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 any of the City's Renter Affordability Programs, staff works closely with the Story County Continuum of Care Group (Two Rivers) 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 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 2022-23 the ASSET partners' recommendations have planned for the investment of \$4,771,222 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	\$ 1,675,919
United Way	\$ 1,117,500
ISU/GSB	\$ 260,275
City of Ames	\$ <u>1,717,528 (36%)</u>
Total	\$ 4,771,222

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 - 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 continuing for 2022-23, these agencies will have access to an additional a funding source through the Story County Trust Fund (SCTF). SCTF provides assistance in addressing the needs of homeless persons as well. For 2022-23, the Story County Trust Fund will be eligible to receive approximately \$270,00 from the Iowa Finance Authority, along with approximately \$52,000 in pledges from various cities in Story County, of the \$52,000, the City of Ames has pledge \$38,000 (73%). The funds will be used to administer an owner-occupied repair program, emergency shelter repair assistance for non-profits, rental/deposit/utility assistance program to Ames/Story County residents and other programs as determined by the SCTF Board.

The City of Ames has been one of several cities in Story County to contract with SCTF to provide assistance to low- and moderate-income residents in the City of Ames. Additionally, Story County Emergency Funds may become available through the Ames Cluster DCAT Board to assist families with children with one-time assistance for rent, utilities, or other needs families are facing. For 2021, approximately \$ 18,295 was spent serving families in Ames/Story County.

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 for 2021.

see <https://www.iowafinance.com/content/uploads/2021/10/ICH-Strategic-Plan-2021-Final-Plan.pdf>

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

There are two 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.

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.

Discussion

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 are addressed in the 2019-23 Consolidated Plan at <https://www.cityofames.org/government/departments-divisions-a-h/housing/cdbg/cdbg-consolidated-plans>

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

As outlined in Section MA-05 of the 2019-23 Consolidated Plan, the housing situation in Ames is atypical for most of Iowa. Additionally, the large student population increases competition for affordable rental units. As of 2017 there were 26,277 housing units in Ames (including student housing), among which 9,877 units (or 39%) were owner occupied and 15,082 units (or 61%) were renter occupied. The city of Ames has historically had low housing vacancy rates. In 2017, the vacancy rate in Ames was the same five years ago (4% rate in 2012). However, the present (2018) vacancy rate for the homeowners was 0.8%, 1.8% for renters. The number for homeowner households in this category more than doubled (from 13.5 % in 2012 to 30% in 2017).

Less than half (46%) of units in Ames were single-family homes, either detached or attached units. The rest (54%) were rental units.

The majority of owner-occupied units (81%) had three or more bedrooms, and 33% of rental units had three or more bedrooms. The most common type for rental units is the 2-bedroom (43% or 6,498 units).

Of the total rental units (including occupied, vacant for rent, and rented but not occupied), 544 units (5%) are low-income

housing (233 units as HUD low-income/subsidized housing, 311 units under HUD low-income housing tax credit housing).

The number of building permits issued in Ames, between 2005 and 2018, was 1,476 units in single-family structures and 4,328 units in multi-family structures. The development of multi-family rental units continues to grow much faster than that of single-family units. This is also very evident in the type building permits issued in the last 5 years (2014-2018). Out of the 2,736 building permits issued, 82% were for multi-family units. Only 18% was for single family units.

According to the 2011-2015 CHAS data, there were 5,895 extremely low-income renter households* in the city of Ames with only 1,874 rental units affordable to 30% HAMFI. This gives a housing gap of 4,021 affordable rental housing units. **(Households in this report include students living off-campus and in on-campus housing, excluding dormitories).**

Of those 1,874 affordable rental units, none were vacant and only 1,185 units (62%) were occupied by extremely low-income households. The rest (37% or 689 rental units) were occupied by households other than extremely low-income households.

Looking at the city as a whole, there is no housing gap for renter and owners (+1,799 units for renter households and +6,747 units for owners). However, there was a big housing gap for extremely low-income renters (-4,021 rental units for extremely low-income renters) and moderate-income owners (-430 units for homeowners).

Based on the survey done in 2019 on the impediments to fair housing choices in Ames, cost of housing was the 1st perceived barrier to fair housing the housing consumers (homeowner and renters). It was rated as 4.1 by both groups (on a scale of 1 to 5 (1 being strongly disagree to 5 strongly agree)). "Cost of housing" was only housing barrier perceived by homeowners.

The second barrier perceived by renters was lack of available decent units in affordable prices. These was echoed by general renters and students. However, it was ranked 1st by subsidized low-income renters including the elderly.

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 2019-23 Consolidated Plan, local land use policy and regulations can be seen as barrier to developing housing. The City of Ames requires new development to comply with its Comprehensive Plan, subdivision, zoning, and building/fire code ordinances. The City's zoning allowances permit a mix of housing choices in new growth areas consisting of a mix of attached or detached housing with a minimum density standard of 3.75 du/acre to help ensure a variety of housing types are built efficiently in new areas. The City also allows for development of apartments, senior living facilities, and attached single family as a mix of uses with a minimum density of 10 du/acre. The City has seen a variety of housing built within the past five years to meet the needs of growing community, but very little of the new housing is affordable to low- and moderate-income housing in these new growth areas.

Within the City's regulations we do not require a specific mix of housing types or affordability levels. Development of affordable housing is subject to the same development standards as market rate housing. Although parking requirements are reduced in certain targeted infill areas of Campustown, Downtown, and Downtown Gateway area that would benefit affordable housing development, we have not seen affordable housing proposals for projects in these areas. As part of a 2021

Zoning Text Amendment for Planned Unit Developments, the City of Ames created an option for reduced apartment parking requirements for low-income apartments. One project was approved with reduced parking in conjunction with their application for 4% LIHTC through the State of Iowa.

The City provides no direct incentives for affordable housing, but development in targeted areas would be eligible for property tax abatement programs consistent with market rate housing eligibility. These types of programs could be expanded to support targeted affordable housing opportunities. The City Council intends to discuss an affordable housing strategy in FY22/23 and part of that discussion will include priorities for affordable housing incentives.

The City has **adopted** its Comprehensive Plan entitled **Ames Plan 2040** with a goal to accommodate additional growth in population of 15,000+ people. Growth is permissible in four general areas of the City with the intent of making substantial land resources available for developers to acquire and construct new housing. The newly adopted Comprehensive Plan has analyzed potential infrastructure constraints that would limit growth identified in the Plan. Implementation of the Plan includes water and sewer improvements that are included as part of our 5-year Capital Improvements Program (CIP).

The Ames Plan 2040 growth expectations are for a mix of infill medium and high-density housing options with expansion of growth areas with low and medium density housing. However, the land use plan also emphasizes cores and corridors of higher density in select locations where higher density can be more readily served by transit. With policies supporting development options the City has not created a barrier to a specific type of housing choice within the community.

See plan details at: <https://www.cityofames.org/government/departments-divisions-i-z/planning>

Discussion:

Building Code, Fees & Charges –

The City applies building and fire codes to all new buildings and alterations to buildings. The City Codes are intended to promote general health and safety of the occupants of the structures. The City updates codes typically on a three cycle. The City currently applies 2015 Codes for most building and fire related requirements and is in the process of updating codes. The City also requires accessibility for covered units per the ICC A1117.1-2009 code. Although there are higher costs associated with meeting building code requirements, they are necessary for the general health, safety, and welfare of the residents of the City.

The City also applies a Rental Housing Inspection program for the purpose of ensuring existing structures and properties are maintained as safe and decent housing. There are over 15,573 registered rental units in the City between single-family homes and apartments. Certain improvements of buildings and sites are required for a property to be registered with the City as rental housing. The license process may require older buildings and sites that are nonconforming to improve their properties to receive a license. Because of property owner costs associated with the Rental Inspections program, it may be viewed as constraint to housing within existing buildings. Current annual license fees are less than \$50.00 per unit.

In regard to group living environments, the City does control for the number of occupants allowed per building type, with the exception of small family homes. The City limits the occupancy of a residential dwelling based upon the number of bedrooms, but in no event more than five adults (excluding dependents) are allowed within a dwelling unit. While this may

be viewed as a constraint on use of existing buildings, it is a common issue within communities that have large universities to balance the neighborhood housing issues and student housing needs.

Tax Policies

In Iowa, property tax policies are set by the state; the City has no control over either the cap on taxes or the rollback set annually by the state. The City does not set individual use classifications or tax rates for classifications. The City is financially dependent upon property taxes as its main source of revenues. The City through a voter approved initiative collects a one penny local option sales tax with approximately half of its revenue directed to reducing local property taxes and the remainder of revenue is available for community benefit activities.

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 Two Rivers Collaboration Committee (aka 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).

In December 2017, the Story County Trust was created and received its first allocation of funds from IFA. To date, the Story County Trust Fund continues to award grants to various organizations for owner home repairs, and to agencies to provide for rental housing, with other projects as determine to be needed in the county.

Actions planned to address obstacles to meeting underserved needs

The City has been working with ASSET, the Two Rivers Collaboration, Homelessness Prevention Team, and the Story County Human Services Council, to discuss the creation of a data software system where all agencies can coordinate service delivery and to continue to identify further obstacles to meeting the underserved for the community. In July 2021, Story County Community Services, in conjunction with Good Neighbor Emergency Assistance, and The Salvation Army, began a Centralized Intake process for applications for rent and utility assistance. The Centralized Intake concept began with conversations between the City of Ames (Housing Division), Good Neighbor Emergency Assistance, The Salvation Army, The Bridge Home, and Story County Community Services as a way to work together to streamline the application process for rent and utility assistance, enhance the ability of the agencies involved to better serve the community and save time for the applicants and their landlords. In addition to coordinating an individual's application for rent and utility assistance with the involved agencies, service coordination will be available to assist applicants in connecting to other community resources, services, and supports.

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. However, because of COVID-19, obstacles have been escalated. In spite of the pandemic the above agencies continue to partner together to provide assistance to citizens in Ames/Story County utilizing both federal and state CARES funds in the areas of rent, utility, mortgage, and shelter. Through this partnership, the goal is to reduce a duplication of benefits while providing much needed assistance.

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. More details will be examined when updating the 2023-2028 Five-year Consolidated Plan.

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. The City will be investigating seeking Lead Grant funding to help determine and address any needs in the community.

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 property owner 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 a continued partnership with the Iowa Finance Authority (IFA) to solicit and encourage property owners and managers to participated in www.iowaHousingSearch.org.

The 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 providers 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 relationship 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(l)(1,2,4)

Introduction:

The City of Ames continues to receive funding from two main Federal grant program, Community Development Block Grant Program and HOME. The City's 2022-23 allocation of CDBG funding is \$569,187. It is anticipated that there will be a CDBG rollover balance of approximately \$600,000 from 2021-22, an anticipated program income for 2022-23 of approximately \$50,938. This will allow for a total anticipated budget of \$1,220,125. For the CDBG 2022-23 allocation 20% (\$113,837) will be for program administration, \$455,350 plus \$50,938 of 2022-23 anticipated program income, totaling approximately \$506,288 will be used for programming. The remaining \$600,00 will be for any 2021-22 roll over project activities that will continue to support affordable housing and community development for in the community.

The City's 2022-23 allocation of HOME funding is \$405,511. From this amount, approx. \$60,827 (15%) is being reduced and set-aside for a potential Community Housing Development Organization (CHDO) organization (s). This will leave a 2022-23 budget balance of approximately \$344,684. All of the \$344,684 (100%) is for programming and no amount will be used for administration for 2022-23. HOME also requires a \$25% local match of which \$250,00 of City General Obligation Bonds has been used for the infrastructure improvements at the Baker Subdivision that will be counted towards this match requirement.

Additionally, through ASSET, approximately \$4,771,222 (City share is \$1,717,528) 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.

Also, in 2020 the City received \$710,970, of CDBG-CV CARES funding, of which approximately \$143,000 remains for 2022-23 to address public services for LMI households to help prevent, prepare for, and respond to coronavirus.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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
Total Program Income:	0

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.	90.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(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 committed and expensed a beginning allocation of \$250,000 of General Obligation Bonds as the 25% local match for HOME funds. Also, The City of Ames has plans to partner with a multi-family housing Developer to apply for State Low-Income Housing Tax Credit (LIHTC) financing to construct low-income housing multi-family rental units (maximum number that can be constructed is fifty (50). on the south parcel of the Baker subdivision. The City will be setting aside \$1,801,000 of HOME dollars to contribute towards this project if awarded the credits.

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:

When created and ready for implementation, 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. Direct Subsidy is defined as the greater of (1) the aggregate of all down payment assistance, closing cost assistance, or other HOME assistance provided directly to the homebuyer; or (2) 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

The City of Ames will reduce the amount of direct HOME subsidy for recapture on a percentage basis equal to the number of months that that homebuyer has owned and occupied the home measured against the total number of months in the affordability period. For example, with a five- year affordability period (60 months), the amount of recapture will be reduced by twenty percent for each year (12 months) of occupancy. The amount of recapture cannot exceed the amount that is available from the buyer's net proceeds. To determine the amount forgiven, divide the number of full and complete months the homebuyer occupied the home by the number of months in the period of affordability and multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer.

Additionally, if the City elects to partner with a subrecipients/CHDO to administer the homebuyer programs, the selected subrecipients/CHDO will be required to contractually sign to an agreement to implement these guidelines requirements. Any changes to these guidelines must first be submitted and approved by the HUD field office before implementation.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

See #2 above

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not at this time attend to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

- A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

-See #2 above

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

- There are no plans to use the HOME funds to refinance an existing debt secured by multi-family housing that is rehabilitated.

- **APPENDIX A Legal Notice & Proof of Publication**

Proof Of Publication in
THE AMES TRIBUNE

CITY OF AMES
515 CLARK AVENUE
AMES, IA 500100811

STATE OF WISCONSIN, BROWN COUNTY

I, Maria Verhagen, on oath depose and say that I am the Legal Clerk of THE AMES TRIBUNE, a daily newspaper, published at ; Ames, Story County, Iowa that the annexed printed:

CITY OF AMES
Proposed 2022-23 CDBG/Home Annual Action Plan

was published in said newspaper 1 time(s) in issues dated:

July 01, 2022

the last day of said publication being the
1st day of July, 2022

Maria Verhagen
Legal Clerk

Amy Kokott
Notary Public, State of Wisconsin, County of Brown

6/30/2025
My commission expires

sworn to before me and subscribed in my presence by this the 1st day of July, 2022

FEE: \$44.89
AD #: 0001457687
ACCT: 33408

AMY KOKOTT
Notary Public
State of Wisconsin

#1457687
LEGAL NOTICE

NOTICE OF PUBLIC COMMENT
AND PUBLIC HEARING ON
PROPOSED
2022-23 CDBG/HOME
ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the City of Ames is seeking public comments on the proposed 2022-23 CDBG/HOME Annual Action Plan to be funded pursuant to the Housing and Community Development Act of 1974, as amended. The Annual Action Plan is a portion of the City of Ames' five-year (2019-2023) Consolidated Plan.

The proposed 2022-23 CDBG/HOME Annual Action Plan will include information on the proposed use of Community Development Block Grant (CDBG/HOME) funds for low-moderate income persons. The 2022-23 Annual Action Plan will outline proposed activities, project locations, budgets, and the scope of activities being funded. Copies of the 2022-23 Annual Action Plan 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>. The Proposed Annual Action Plan describes the federally funded activities to be undertaken by the City and its recipients during the 2022 fiscal year (July 1, 2022, to June 30, 2023).

Comments may be submitted to the Department of Planning & Housing at the above address or by e-mail to vanessa.bakerlatimer@cityofames.org. The thirty (30)-day public comment period will end on August 1, 2022.

Additionally, NOTICE IS HEREBY GIVEN that the Ames City Council will conduct a public hearing to receive comments on the 2022-23 Annual Action Plan Projects on August 9, 2022, at 6:00 p.m., in the City Hall Council Chambers, located at 515 Clark Avenue, 2nd Floor, Ames, Iowa.

Persons wishing to comment on the 2022-23 CDBG/HOME Annual Action Plan Projects 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 or by e-mail at vanessa.bakerlatimer@cityofames.org at least three (3) business days (August 5, 2022), 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.

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,
July 1, 2022 (1T)

- **APPENDIX B City Council Minutes and Resolution**

RESOLUTION NO. 22-458

RESOLUTION APPROVING THE PROPOSED DRAFT 2022/23 ANNUAL ACTION PLAN PROGRAM PROJECTS AND BUDGET IN CONNECTION WITH THE CITY'S CDBG/HOME PROGRAMS AND DIRECTING STAFF TO SUBMIT THE PLAN FOR APPROVAL BY HUD ON OR BEFORE AUGUST 16, 2022 FOR THE CITY OF AMES, IOWA

WHEREAS, at the March 22, 2022 meeting, City Council reviewed the draft CDBG and HOME Programs for the upcoming 2022/23 Annual Action Plan and directed staff to proceed with public outreach regarding the draft programs and budget; and,

WHEREAS, on April 14, 2022, City staff hosted in-person and virtual public forums to gather input regarding possible projects for considerations for the 2022/23 CDBG/HOME Annual Action Plan as part of the City's Entitlement Program; and,

WHEREAS, nine people attended the in-person forum, and three attended the virtual forum; and,

WHEREAS, the attendees included representatives from The Bridge Home, Good Neighbor, Home Allies, Chamber of Commerce, AMOS, and three residents from Ames; and,

WHEREAS, on May 18, 2022, staff was notified that the Department of Housing and Urban Development (HUD) had announced the 2022/223 funding allocations and that the City of Ames would be receiving CDBG funding in the amount of \$569,187 (a \$29,990 decrease) and HOME funding in the amount of \$405,511 (a \$54,968 increase); and,

WHEREAS, to adjust for the \$29,990 decrease in CDBG funding, the single-family housing rehabilitation program and the Acquisition/Slum and Blight activities were reduced by \$14,995 each; and,

WHEREAS, the Single-Family Housing Rehabilitation Program will now be at \$210,005 and the Acquisition/Slum and Blight Program will now be \$260,284; and,

WHEREAS, to adjust for the \$54,968 increase in the HOME funding, the HOME Multi-family LIHTC Assistance New Construction Program was adjusted down to \$1,801,000; a single-family new home construction program in the amount of \$82,000 was added; and the allocation for CHDOs was increased to \$60,827 based on HUD requirements; and,

WHEREAS, City Council directed staff to proceed with preparing the 2022/23 Proposed Annual Action Plan for the 30-day required public comment period, and the Proposed Plan was made available for public comment from July 1, 2022, through August 1, 2022; no comments were received during that time.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 9, 2022

HEARING ON PROPOSED 2022-23 CDBG ANNUAL ACTION PLAN PROGRAM PROJECTS AND BUDGET: Housing Coordinator Vanessa Baker-Latimer stated the Annual Action Plan was presented to the Council in June and July, 2022. City Council then directed staff to proceed with preparing the 2022/23 Proposed Annual Action Plan for the 30-day required public comment period. The Proposed Plan was made available to the public from July 1, 2022, through August 1, 2022. No comments were received during that time. Staff requested that the Council approve the submission of the Plan for approval by HUD on or by August 16, 2022.

Mayor Pro Tem Gartin opened the public hearing and closed it when no one came forward to speak.

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 22-458 approving Projects and Budget and directing staff to submit the Plan for approval by HUD on or by August 16, 2022.



Amy L. Colwell, Deputy City Clerk



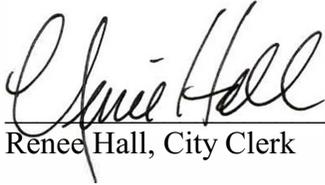
John A. Haila, Mayor



Renee Hall, City Clerk

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the Proposed Draft 2022/23 Annual Action Plan Program Projects and Proposed Budget in connection with the City's CDBG/HOME Programs and directing staff to submit the Plan for approval by HUD on or by August 16, 2022, is hereby approved.

ADOPTED THIS 9th day of August, 2022.



Renee Hall, City Clerk



John A. Haila, Mayor

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

Resolution declared adopted and signed by the Mayor this 9th day of August, 2022.

- **APPENDIX C Media Communications & Outreach**

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City of Ames is seeking public comments on the proposed draft 2022-23 CDBG/HOME Annual Action Plan to be funded pursuant to the Housing and Community Development Act of 1974, as amended. The Annual Action Plan is a portion of the City of Ames' five-year (2019-2023) Consolidated Plan.

The proposed draft 2022-23 CDBG/HOME Annual Action Plan will include information on the proposed use of Community Development Block Grant (CDBG/HOME) funds for low-moderate income persons. The 2022-23 Annual Action Plan will outline proposed activities, project locations, budgets, and the scope of activities being funded. **Copies of the 2022-23 Annual Action Plan is available for review at the Department of Planning & Housing, City Hall, 515 Clark Avenue, Room 214, and the Ames Public Library, 515 Douglas Avenue. The 2022-23 Annual Action Plan is also on the City's web site at: <http://www.cityofames.org/housing>.**

The Proposed Draft 2022-23 Annual Action Plan describes the federally funded activities to be undertaken by the City and its recipients during the 2022 fiscal year (July 1, 2022, to June 30, 2023).

Comments may be submitted to the Department of Planning & Housing at the above address or by e-mail to vanessa.bakerlatimer@cityofames.org. **The public comment period will begin on July 1, 2022 end on August 1, 2022.**

Additionally, **NOTICE IS HEREBY GIVEN** that the Ames City Council will conduct a public hearing to receive comments on the 2021-22 CDBG/HOME Annual Action Plan Projects on **August 9, 2022, at 6:00 p.m., City Hall Council Chambers, 515 Clark Avenue, 2nd Floor, Ames, IA.**

Persons wishing to comment on the 2022-23 CDBG/HOME Annual Action Plan Projects can also state their views at this Public Hearing or contact the City Clerk by emailing the City Clerk, Diane Voss at: diane.voss@cityofames.org.

For further information, contact Vanessa Baker-Latimer, City of Ames Housing Coordinator, Department of Planning and Housing. She can be reached at 515-239-5400, or by e-mail at vanessa.bakerlatimer@cityofames.org **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 (August 4th) 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.



PRESS RELEASE

Contact: Susan Gwiasda, Public Relations Officer, susan.gwiasda@cityofames.org, 515.239.5204
Vanessa Baker-Latimer, Housing Coordinator, vanessa.backerlatimer@cityofames.org,
515.239.5400

FOR IMMEDIATE RELEASE

July 1, 2022

Public Input Sought for CDBG/HOME Annual Action Plan

AMES, Iowa – The public is encouraged to provide input to the City of Ames on its 2022-23 Community Development Block Grant (CDBG) and HOME Annual Action Plan, which outlines the proposed activities, project locations, and proposed budgets being funded by the Housing and Community Development Act of 1974.

This funding would cover the program year beginning July 1, 2022, through June 30, 2023. CDBG and HOME funds can be used to implement a wide variety of community and economic development activities directed toward neighborhood revitalization, economic development, and the provision of improved community facilities and services.



The funded activities must meet the following three national objectives:

- Benefit persons of low and moderate income
- Aid in the prevention or elimination of slums or blight
- Meet other community development needs of particular urgency

Written comments or inquiries may be submitted from July 1 through Aug. 1 to the Planning and Housing Department at Ames City Hall, 515 Clark Ave., Ames, Iowa, or by email to vanessa.bakerlatimer@cityofames.org. The Ames City Council will also discuss the approval and submittal of the plan at 6 p.m. Tuesday, Aug. 9, at City Hall Council Chambers, 515 Clark Ave. The City of Ames has received an extension for submitting its plan to the U.S. Department of Housing and Urban Development (HUD) until Monday, Aug. 15.

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

###



PRESS RELEASE

Contact: Susan Gwiasda, Public Relations Officer, susan.gwiasda@cityofames.org, 515.239.5204
Vanessa Baker-Latimer, Housing Coordinator, vanessa.bakerlatimer@cityofames.org,
515.239.5400

FOR IMMEDIATE RELEASE

March 28, 2022

Community Development Block Grant Funding Public Forums Scheduled

AMES, Iowa – The City of Ames will host two public forums to educate the public on the status and the future of the City’s Community Development Block Grant (CDBG) and HOME programs and to gather public feedback for its 2022-23 Annual Action Plan projects.

- Thursday, April 14, 11:30 a.m. – 1 p.m., Lunch ‘n’ Learn (bring a sack lunch)
City of Ames Council Chambers, 515 Clark Ave.
- Thursday, April 14, 6 – 7:30 p.m.,
Virtual meeting via Zoom
<https://us02web.zoom.us/j/84230612937>
Or telephone: 888.475.4499 (Toll Free)
or 833.548.0276 (Toll Free)
Webinar ID: 842 3061 2937



The funding of Community Development Block Grant (CDBG) and HOME Programs for the fiscal year beginning July 1, 2022, has not been announced. The City of Ames is currently projecting its 2021-22 allocation of \$599,177 in CDBG and \$350,543 in HOME funds for Fiscal Year 2022-23. These funds can be used to implement a wide variety of community and economic development activities directed towards neighborhood revitalization, economic development, and the provision of improved community facilities and services. The funded activities must meet the following three national objectives: 1) benefit persons of low and moderate income, 2) aid in the prevention or elimination of slums or blight, and 3) meet other community development needs of particular urgency.

For more information, contact Vanessa Baker-Latimer, Housing Coordinator, at 515.239.5400 or vanessa.bakerlatimer@cityofames.org.

###



From: [Baker-Latimer, Vanessa](#)
To: [Abra Dougherty](#); [arcdirector@thearcstory.org](#); [banderames@aol.com](#); [cande21000@msn.com](#); [dablockaja@gmail.com](#); [Dan Culhane](#); [Debbie Carter](#); [deblee58@yahoo.com](#); [director@raising-readers.org](#); [dmorris@iastate.edu](#); [Erin Rewerts \(erin.rewerts@cicsmhds.org\)](#); [fjbmobl@aol.com](#); [habingcc@aol.com](#); [Habitat for Humanity of Central Iowa](#); [herbh@iastate.edu](#); [janssen.carolyn@gmail.com](#); [japaul@gmail.com](#); [jdzellweger@mainstreamliving.org](#); [jkolson@iastate.edu](#); [Joanne Pfeiffer](#); [Jodi Stumbo](#); [kathy.pinkerton@usc.salvationarmy.org](#); [kruempel@msn.com](#); [Lfeldman13@aol.com](#); [Lori Allen \(director@gnea.org\)](#); [Lynn Scarlett](#); [marhelland@aol.com](#); [Marilyn Clem](#); [mcedelson@gmail.com](#); [mkepolashek@msn.com](#); [mporter@iastate.edu](#); [namiofci@gmail.com](#); [nrboard@northridge-ames.us](#); [patbrowniowa@gmail.com](#); [peggyriecken@gmail.com](#); [phhallock@yahoo.com](#); [pleasant@iastate.edu](#); [pritchard912@msn.com](#); [somersetames@gmail.com](#); [ssavage@iastate.edu](#); [staceyleighbrown@gmail.com](#); [Terry Potter](#); [Tess Cody \(tess@assaultcarecenter.org\)](#)
Subject: Mark Your Calendars
Date: Monday, March 28, 2022 1:00:00 PM
Attachments: [image001.png](#)
[Public Forum Notice April 2022-3-28-2022.pdf](#)

Good Afternoon,

1. See the attached CDBG/HOME 2022-23 upcoming Public Forum Announcement. This is the annual CDBG/HOME educational overview of the program along with potential/proposed project activities. Feedback will go to City Council before creating the actual draft of the plan for public comment.

Thanks So Much...Stay Safe..Stay Well!

Vanessa Baker-Latimer
Housing Coordinator
vanessa.bakerlatimer@cityofames.org

Planning & Housing Department | Housing Division
Ames City Hall | 515 Clark Ave. | Ames, IA 50010-0811
515-239-5400-main | 515-239-5699-fax | 515-239-5133-TDD



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Ames™



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Help make the City of Ames even better!
Download the Ames on the Go app today!

March 29, 2022

You are Cordially Invited to Participate in a Public Forum

The City of Ames will be hosting two (2) opportunities to attend public forum sessions to educate the public on the status and the future of the City's Community Development Block Grant (CDBG) and HOME Programs and to gather public feedback for its 2022-2023 Annual Action Plan project(s).

Date	Time	Location
<p style="text-align: center;">Thursday, April 14, 2022</p>	<p style="text-align: center;">11:30 a.m. – 1:00 a.m. Lunch n Learn</p>	<p style="text-align: center;">City of Ames Council Chambers 515 Clark Avenue Ames, Iowa 50010</p>
<p style="text-align: center;">Thursday, April 14, 2022</p>	<p style="text-align: center;">6:00 p.m. – 7:30 p.m.</p>	<p style="text-align: center;">Virtual via Zoom Please click the link below to join the webinar: https://us02web.zoom.us/j/84230612937 Or Telephone: 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) Webinar ID: 842 3061 2937</p>

The funding of Community Development Block Grant (CDBG) and HOME Programs for the fiscal year beginning July 1, 2022, has **not been announced**. The City of Ames is currently projecting it's 2021-22 allocation of \$599,177 in CDBG and \$350,543 in HOME funds for Fiscal Year 2022-23. These funds can be used to implement a wide variety of community and economic development activities directed towards neighborhood revitalization, economic development, and the provision of improved community facilities and services. The funded activities must meet the following three national objectives: 1) benefit persons of low and moderate income; 2) aid in the prevention or elimination of slums or blight; and 3) meet other community development needs of particular urgency.

For further information, contact Vanessa Baker-Latimer, Housing Coordinator for the City of Ames, at (515) 239-5400 or by e-mail at vanessa.bakerlatimer@cityofames.org.

**Please Note: This is NOT
a Section 8 Housing Voucher Program meeting!**





Public Forum Scheduled on 2022-23 CDBG and HOME Annual Action Plan Projects

The public is invited to attend a public forum being held to provide information about the City of Ames' Community Development Block Grant (CDBG) and HOME Programs and to gather public input for its 2022-23 Annual Action Plan Projects.

Two public forums options are being offer for participation as outlined below:

Date	Time	Location
Thursday, April 14, 2022	11:30 a.m. – 1:00 a.m. Lunch n Learn (bring your own)	City of Ames Council Chambers 515 Clark Avenue Ames, Iowa 50010
Thursday, April 14, 2022	6:00 p.m. – 7:30 p.m.	Virtual via Zoom Please click the link below to join the webinar: https://us02web.zoom.us/j/84230612937 Or Telephone: 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) Webinar ID: 842 3061 2937

Please mark your calendars to attend either session.

The funding of Community Development Block Grant (CDBG) and HOME Programs for the fiscal year beginning July 1, 2022, **has not been announced**. The City of Ames is currently projecting it's 2021-22 allocation of \$599,177 in CDBG and \$350,543 in HOME funds for Fiscal Year 2022-23. These funds can be used to implement a wide variety of community and economic development activities directed towards neighborhood revitalization, economic development, and the provision of improved community facilities and services. The funded activities must meet the following three national objectives: 1) benefit persons of low and moderate income; 2) aid in the prevention or elimination of slums or blight; and 3) meet other community development needs of particular urgency.

For further information, contact Vanessa Baker-Latimer, Housing Coordinator for the City of Ames, at (515) 239-5400 or by e-mail at vanessa.bakerlatimer@cityofames.org.



- APPENDIX D Citizen Comments

The public comment period ran from July 1 through August 1, 2022. The public hearing will be held on August 9, 2022. The Citizen Participation Plan is available on the city's web site at: www.cityofames.org/housing/cdbg. No comments were received during the public comment period nor during the public hearing at the City Council meeting.

- **APPENDIX D SF424, 424 D and Program Certifications**

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 08/12/2022	4. Applicant Identifier: B-22-MC-19-0010	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: B-22-MC-19-0010	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Ames		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 42-6004218	* c. Organizational DUNS: 0613209170000	
d. Address:		
* Street1: 515 Clark Avenue	Street2: PO Box 811	
* City: Ames	County/Parish: Story	
* State: IA: Iowa	Province: <input type="text"/>	
* Country: USA: UNITED STATES	* Zip / Postal Code: 50010-0811	
e. Organizational Unit:		
Department Name: Planning and Housing	Division Name: Housing	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: Vanessa	Middle Name: <input type="text"/>
* Last Name: Baker-Latimer	Suffix: <input type="text"/>	
Title: Housing Coordinator		
Organizational Affiliation: City of Ames		
* Telephone Number: 515-239-5271	Fax Number: 515-239-5699	
* Email: vanessa.bakerlatimer@cityofames.org		

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 and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant/Entitlement Grants

*** 12. Funding Opportunity Number:**

n/A

* Title:

Entitlement Grant--Community Development Block Grant

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 Facilities, Slum/Blight Activities

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="569,187.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* 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="50,938.00"/>
* g. TOTAL	<input type="text" value="1,220,125.00"/>

* 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: 02/28/2022

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	DATE SUBMITTED 08/12/2022

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:

08/12/2022

4. Applicant Identifier:

M-22-MC-19-0010

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

M-22-MC-19-0010

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Ames

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

42-6004218

* 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 and Housing

Division Name:

Housing

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:

515-239-5271

Fax Number:

515-239-5699

* Email:

vanessa.bakerlatimer@cityofames.org

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 and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

n/A

* Title:

HOME Investment Partnership Program (PJ)--Entitlement Grant

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:**

General Administration to include New LIHTC Rental 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="405,511.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* 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="405,511.00"/>

*** 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: 02/28/2022

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	DATE SUBMITTED 08/12/2022

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

8-12-2022

Date

Mayor
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2022, 2023, 2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

8-12-2022
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OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

8-12-2022

Date

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Title

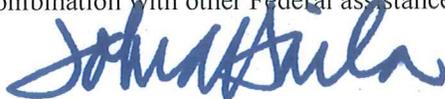
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

8-12-2022

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Mayor
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Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

8-12-2022
Date

Mayor
Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature of Authorized Official

8-12-2022

Date

Mayor

Title