



ADOPTED

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

2021-2022

CDBG/HOME

ANNUAL ACTION PLAN

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Executive Summary

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

1. Introduction

If characters are maxed out throughout this templated, please refer to the attached full version of this 2020 Action Plan.

Starting July 1, 2019, the City of Ames began its 4th Five-Year Consolidated Planning Program cycle, this 2021-22 Action Plan will represent the 2nd year of this Five-Year cycle. It will also represent the City's 3rd 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.

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 2021-22 Annual Action Plan will be the City's 17th Plan. Based on reviews and monitoring by the HUD Area Field Office of the City's performance over the last sixteen years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CDBG programs, but also more specifically the timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% 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 three monitoring reviews today by HUD, the City had no major or one significant findings or concerns.

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.

In prior years, the public was encouraged 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. 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 2021-22 program year, virtual meetings were still 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 were done through direct mailings, emails, Facebook, phone calls and zoom calls. Emphasis were also done through the public notice advertising area free newspaper, press releases, Facebook postings, and Twitter

announcements. For the 2021-22, the same types of outreach efforts will be made, however, City Council meetings are now being held in person, therefore, the CDBG Action Plan Public Hearing will be in person, but still will be shown through the City's media TV 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.

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 31 through August 3, 2021. The public hearing was held on August 10, 2021. The Citizen Participation Plan is available on the city's web site at: www.cityofames.org/housing/cdbg 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) to educate citizens on the process of developing the plans and to seek input regarding the Consolidated Plan needs and goals, and the proposed annual projects.

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

The City of Ames to create ample participation opportunities for all interested citizens including, but not limited to, minorities, non-English speaking persons, and persons with visual, mobility, or hearing impairments.

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

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

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

One citizen comment was received during the public comment period (see attachment below) and two citizen comments were given at the public hearing (those comments will be included in the City Council Minutes). All comments were accepted and noted for future consideration.

See attached public comment section and City Council Minutes

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	AMES	Planning & Housing Department/Housing Division
HOME Administrator	AMES	Planning & Housing Department/Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

In addition to the CDBG and HOME Funds, the City of Ames is also a recipient of 2019 CDBG-CV CARES (COVID-19) funding.

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 The Bridge (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 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 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?	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?	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?	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?	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?	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 Emergency Residence Project
	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?	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?	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.

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 May 12th and 13th, City staff hosted public forums to gather input regarding possible projects for consideration for the 2021-22 CDBG/HOME Annual Action Plan as part the City’s Entitlement Program. Four persons attended and participated in the forum discussions, that include representatives from The Bridge Home (formerly the Emergency Residence Project (ERP), Good Neighbor, and an Ames resident. Staff also received an email comment from a City 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 2021-22 Annual Action Plan Projects
5. Group feedback and
6. Tentative Timeline for next steps

The feedback provided was centered around the need to continue to address affordable housing and neighborhoods in the following ways*:

- If funding could be used to provide more affordable rental housing units Also, what is the City’s long-term plans for increasing the availability of affordable rental housing units for “families with children” (data suggest that Story County will be needing an additional 20,000 units to have units “available”)
- If funding could be used to contract with non-profits to help the City implement their programs and/or public service programs.
- If funding could be used to provide grants to private entities to help create affordable housing with by helping initial capital costs (i.e., down payment or fees and other upfront costs).
- If funding could be used to install a gazebo in a neighborhood.

There still seems to be a continued consensus that affordable and neighborhood investment is needed in the community.

At the May 25, 2021, City Council meeting, City Council reviewed feedback from Public Forums and directed staff to proceed with preparing a proposed 2021-22 Annual Action Plan for public comment. The Plan was made available for public comment from July 31st through August 3rd.

Due to this funding update, HUD announced that in order to address an error in the FY 2021 allocation, and to help grantees/entitlement cities expedite the submittal of their Annual Action Plans, HUD has reduced the required 30-day public comment period to a three-day comment period.

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	General Public Persons with disabilities Residents of Section 8 Assisted Housing	4	See Notes Above*	N/A	
2	Facebook, Twitter: Press Releases, Zoom	General Public Minorities Persons with disabilities	all major media in central Iowa (radio, newspaper, TV) approximately 25,000 followers for all four		all comments accepted	www.cityofames.org; @cityofames; Instagram; Twitter

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)
3	Newspaper Ad	Citywide; Residents of Section 8 Housing. Human Services Agencies 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	N/A	none	www.amestribune.com
4	Correspondence Sent	Residents of Section 8 Housing	none	none	none	
5	Public Comment Period	Non-targeted/broad community	1	see attached City Council minutes of August 10th	There were no comments not accepted	
6	Public Hearing	Non-targeted/broad community	1	see attached City Council minutes of August 10th	All comments were received, responded too and accepted for future consideration	

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 2020-21 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 Facilities Improvements Public Services	\$599,177	\$100,000	\$419,487	\$1,118,664	\$599,177	Over the next 2 remaining years in the 2019-23 Consolidated Plan period, CDBG funds will be used to address the need for affordable housing for low-income households in the designated NRSA or City wide, and/or address the need for Public Facilities, Public Infrastructure or Slum and Blight in either of these areas.

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	\$350,543	\$0	\$0	\$350,543	\$350,543	Over the next 2 remaining years in the 2019-23 Consolidated Plan period, HOME funds will be used to address the need for affordable housing for low-income households in the designated NRSA.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	ASSET (City of Ames Share)	\$1,586,291	0	0	\$1,586,291	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 comprised of the City of Ames, Story County, United Way of Story County, ISU Government of Student Body (GSB), and Central Iowa Community Services (CICS)

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: \$		
Other	public - local	Public Improvements GO Bond Funds	0	0	\$213,431	213,431	0	General Obligation Bonds (GO) Funds have been set aside specifically for the installation of public infrastructure improvement at 321 State Avenue-NRSA Area (Baker Subdivision). This will count towards the HOME Match requirements.

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

Federal:

-The City will continue the administration of the CDBG Program, with an anticipated 2021-22 budget (including administrative cost) of \$1,118,664. This amount is comprised of the following: \$599,177, is the 2021-22 CDBG allocation; \$100,000 is anticipated CDBG program income; \$419,487 is the anticipated 2020-21 CDBG rollover balance and there may be funds that will need to be returned to HUD for reprogramming. Of the \$1,118,664 anticipated budget, \$264,000 is being allocated to an Acquisition/Reuse Program for Affordable Housing and \$304,342 is being allocated to administer an Acquisition/Reuse for Slum/Blight or Public Facilities and Improvements program; \$419,487, will be allocated for the completion of installing the infrastructure improvements for the creation of a mixed income housing subdivision that will be located in our Neighborhood Revitalization Strategy Area (NRSA), including service delivery expenses for engineering and legal costs and \$11,000 is being allocated to complete the rehabilitation of a single-family property. The remaining \$119,835 (20%) will be for CDBG admn expenses. The City is reserving a rollover balance of approximately \$213,431 in local match funds (as part of the HOME requirements) through the issuance of General Obligation Bonds. The GO Bonds will assistance in completing the street infrastructure improvements for the mixed-income subdivision in our NRSA in the 2021-22 program year, therefore this amount will not show in AP-35.

The City will continue the administration of its HOME funding, with an anticipated 2021-22 budget (including administrative cost) of \$350,543. From this amount, \$52,581 (15%) is being reduced for the Community Housing Development Organization (CHDO) set aside. The City will not be utilizing these funds for the 2021-22 program year. This will leave an anticipated budget balance of approximately \$297,962. Of this amount approximately \$262,908 (75%) is allocated for programming, and \$35,054 (10%) is allocated for HOME admn expenses. The \$262,908 will be used to cover the costs for the new construction of single-family homes and/or provide down payment assistance in the NRSA mixed income housing subdivision. The 35,054 will be used to for salaries, and other administrative expenses. Also, roll over funds of approximately \$1,215,000 is available to assist with the above activities. Of the \$1,215,000 in roll over funds, \$350,000 is being set aside towards the cost of constructing Low Income Housing Tax Credit (LIHTC) units for multi-family housing in the NRSA housing subdivision if the developer's application to the state for these tax credits is awarded.

-For 2021-22, the Section 8 Housing Choice Voucher Program will continue to be administered by the Central Iowa Regional Housing Authority (CIRHA) for a six-county area (including Ames/Story County). It is anticipated that CIRHA will continue to receive this funding for the upcoming fiscal year. It is unknown what the specific dollar allocation will be at this time, however they anticipated that they will be received funding to serve approximately 905 vouchers out of their 1,008 based (91%). Additionally, for 201-22, CIRHA was granted an additional 76 vouchers, specifically for homeless individual and families who were affected by COVID-19 pandemic.

State:

-For 2021-22, it is anticipated that Emergency Shelter Grant (ESG) funding will again be available to at least three (3) area non-profit organizations (ACCESS, The Bridge Home and YSS) for the administration of this program. For 2020-21, these three agencies also received a special allocation of ESG-CV funding of in the amount of \$153,650. One agency (The Bridge Home) received \$295,913 in Regional Rapid Rehousing and Homelessness Prevention funds. Also, ACCESS and The Bridge Home received a second round of ESG-CV funding of approximately \$277,000.

-For 2021-22, it is anticipated that Shelter Assistance Funds (SAF) will again be available to area nonprofits for the administration of this program.

-For 2021-22, it is anticipated that administration of various privately-owned subsidized HUD Housing units will continue. There continues to be approximately 233 project-based units and approximately 208 low-income tax credit properties remaining in the community (tax credit units are low-income designated).

Local:

-Through the ASSET process for 2021-22, it was recommended that approximately \$4,606,017 (3.5% increase from 2020-21) be awarded to area human service agencies. Of that amount, the City's contribution is recommended to be approximately \$1,586,291 (4.0%), which is an increase of approximately \$61,441 from the 2020-2021 allocation.

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

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 2040 Plan (former Land Use Policy Plan LUPP) which may result in usable land which could be rezoned to meet the needs of the community. It is anticipated that the adoption of the Plan will occur in late fall 2021-22. Additionally, there are a few lots that have been identified to possibly be used for affordable housing and will be considered during this upcoming 2021-22 fiscal year.

In 2015-16, using CDBG funds, the City did acquire approximately 10 acres of land in West Ames that is being developed 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 2019-20, the site has been platted and 27 lots created. For 2021-22- it is anticipated that the completion of the infrastructure improvements (water, sewer, electrical, streets, geothermal) installed on each lot will be completed, along with the ally improvements and shared used bike path. In 2021-22 it is anticipated that the construction single family home will begin. Also, it is hope that if awarded the construction design for the LIHTC would begin as well.

In over the past seventeen years, the amount of CDBG funds received on average has decreased. The need for leveraging dollars from partnerships and other local, state, and federal resources is becoming increasingly critical. Over the next five-year period (2019-23), 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) Continue to seek partnerships with experienced developers to apply to the Iowa Finance Authority (IFA) to construct Low-Income Housing Tax Credit (LIHTC) multi-family housing units and/or other affordable housing units in our NRSA or city wide.

8) Partner with area nonprofit organizations who are HUD Certified Counseling Agencies who also have HUD certified counselors to provide the Homebuyer Education.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information:

See Charts below:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create & expand Affordable Housing for LMI Persons	2019	2023	Affordable Housing	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA	Homebuyer Assistance Provision for Public Infrastructure Public Service Needs New Home Construction Administration General Engineering, etc.	CDBG: \$913,115 HOME: \$350,543 ASSET-Local Government and Non-Profits: \$1,586,291 City- General Obligations Bonds: \$106,716	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: 1200 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Rental units constructed: 32 Household Housing Unit Homeowner Housing Added: 7 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted
2	Address Needs of Non-LMI Persons	2019	2023	Non-Homeless Special Needs	State Avenue NRSA	Provision for Public Infrastructure	CDBG: \$205,549 City- General Obligations Bonds: \$106,716	Public Facility or Infrastructure Activities 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 city wide. • 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 2021-22 Activities for both CDBG, HOME and CARES funding are being proposed to address the affordable housing, public services, public infrastructure, and public facilities 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 Affordable Housing Program
3	Acquisition/Reuse for Slum, Blight, Public Facilities/Improvements
4	General Public Infrastructure Improvements -Baker Subdivision
5	Street Public Infrastructure Improvements-Baker Subdivision
6	Electrical Public Infrastructure Improvements-Baker Subdivision
7	Utilities Public Infrastructure Improvements-Baker Subdivision
8	Engineering Inspections-Service Delivery-Baker Subdivision
9	Legal Service Delivery-Baker Subdivision
10	Rehabilitation/Acquisition for 241 Village Drive
11	General Administration-HOME
12	HOME New Single-Family Home Construction Units
13	HOME Down payment and Closing Cost Assistance
14	CHDO Set Aside
15	CARES (COVID-19) Program Administration

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 public infrastructure improvements, approximately \$53,184 is for infrastructure project retainage, \$89,000 of remaining program income, and \$213,431 will come from local match GO Bond funds, that are not included in the amounts above or under AP-38.

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 2021-22.
- All the activities proposed would be of a minimum of 75% 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-CDBG</u>
	Target Area	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Homebuyer Assistance Provision for Public Infrastructure Public Service Needs General Program Administration
	Funding	CDBG: \$119,835
	Description	Under this activity salaries, benefits and overall program administration will occur for these activities
	Target Date	6/30/2022
	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	Acquisition/ Reuse Program for Affordable Housing
	Target Area	Neighborhood Revitalization Strategy Area (NRSA) or Citywide
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Acquisition Reuse For Affordable Housing
	Funding	CDBG: \$264,000
	Description	Under this activity funds will be used to: a. Purchase vacant in-fill lots for redevelopment into affordable housing, which may include demolition and clearance; b. Purchase of properties for rehabilitation into affordable housing. The goal is to create, expand and maintain Affordable Housing for homeless and low-income households.
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	One (1) LMI Household/family at 80% or less of Ames MSA
	Location Description	See Target Area
Planned Activities	Under the implementation of the Acquisition/Reuse for Affordable Housing, which will consist of the purchase of infill lots (vacant or with properties needing to be demolished and cleared); the purchase of fore-closed or blighted properties for rehabilitation, or the purchase of single-family or multi-family units that can be rehabilitated; it is anticipated that one (1) property maybe acquired for reuse into either an affordable rental or owner-occupied unit for a household at 80% or less of the Story County median income limits. The activity may include demolition and clearance and/or Acquisition/Rehab.	

3	Project Name	<u>Acquisition/ Reuse Program for Slum/Blight/Public Facilities/Public Infrastructure</u>
	Target Area	Neighborhood Revitalization Strategy Area (NRSA) or City Wide
	Goals Supported	Create & expand Affordable Housing for Non LMI Persons or other City Use.
	Needs Addressed	Removal of Slum and Blight, Reuse/Rehabilitation
	Funding	CDBG: \$304,342
	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, that may include addressing needs of LMI Persons.
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	One (1) 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);
4	Project Name	<u>Street Improvements Public Infrastructure Improvements-Baker Subdivision</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Provision for Public Infrastructure
	Funding	CDBG: \$174,094

	Description	Under this activity Street Infrastructure Improvements will be installed for housing units; including alley/street, and bike path improvements to enhance the subdivision.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	Location Description	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	Planned Activities	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
5	Project Name	<u>Electrical Public Infrastructure Improvements-Baker Subdivision</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Provision for Public Infrastructure
	Funding	CDBG: \$17,233
	Description	Under this activity electrical Infrastructure Improvements will be installed for housing units
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	Location Description	Local NRSA
	Planned Activities	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
6	Project Name	<u>Utilities Public Infrastructure Improvements-Baker Subdivision</u>
	Target Area	State Avenue NRSA

	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Provision for Public Infrastructure
	Funding	CDBG: \$5,730
	Description	Under this activity Utility Infrastructure Improvements will be installed for housing units
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	Location Description	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	Planned Activities	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
7	Project Name	<u>General Public Infrastructure Improvements -Baker Subdivision</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Provision for Public Infrastructure
	Funding	CDBG: \$66,246
	Description	Under this activity General Infrastructure Improvements will be installed for housing units
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Potentially developing 26 single-family lots, of which 14 (51%) would be LMI Households at 80% or less of the Ames MSA and 12 (49%) would be market rate single-family homes. Additionally, lot 27, has been reserved for the construction of Low-Income Housing Tax Credit (LIHTC) units that will serve 90% LMI households
	Location Description	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue

	Planned Activities	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed-use residential subdivision of both low and moderate and market rate housing units. Located in the City's approved designated NRSA at 321 State Avenue.
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8	Project Name	<u>Engineering Inspections-Service Delivery-Baker Subdivision</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Provision for Public Infrastructure
	Funding	CDBG: \$100,000
	Description	Under this activity the engineering staff administrative cost to provide inspection services to oversee the installation of the public improvements to the Baker Subdivision
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NRSA has a universal LMI Population of 2,310 and a LMI population of 1,980
	Location Description	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	Planned Activities	N/A
9	Project Name	<u>Legal Service Delivery-Baker Subdivision</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Provision for Public Infrastructure
	Funding	CDBG: \$3,000
	Description	Under this activity staff costs will be covered to provide legal services to created saleable housing lots in the Baker Subdivision.
	Target Date	6/30/22
	Estimate the number and type of families that will benefit from the proposed activities	NRSA has a universal LMI Population of 2,310 and a LMI population of 1,980
	Location Description	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue
	Planned Activities	Legal Services to create platted lots and covenants

10	Project Name	<u>Rehabilitation/Acquisition for 241 Village Drive</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Homebuyer Assistance
	Funding	CDBG: \$11,000
	Description	Under this activity, funds will be used maintain and make repairs or improvements to the property purchased at 241 Village Drive under the Acquisition/Reuse Program in our NRSA, for use as affordable housing for low- and moderate-income households. The beneficiary data will be reported under the Disposition Activity for this property.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	One (1) LMI Household at 80% of the Ames AMI
	Location Description	241 Village Drive, Ames IA, NRSA
	Planned Activities	Under this activity the property will be sold to an eligible low-Income First-time Home Buyer after some rehabilitation has occurred on the property. Where feasible and accessible any rehabilitation completed will address the capacity (wiring) for broadband utilities in the home.
11	Project Name	<u>General Program Administration-HOME</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	New Home Construction
	Funding	HOME: \$35,054
	Description	Under this activity salaries, benefits and overall program administration will occur for these activities
	Target Date	6/30/2022

	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	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue (Baker Subdivision)
	Planned Activities	Legal Services to create platted lots and covenants and other General Administration
12	Project Name	<u>HOME New Single-Family Home Construction</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Increase Affordable Housing Supply
	Funding	HOME: \$131,454 (Also, \$89,000 of roll over funds of approximately \$1,215,000 is available to assist with the above activity).
	Description	Under this activity three single family homes are anticipated to be construction in 2021-22
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that three (3) LMI household will be assisted
	Location Description	The homes will be constructed in our NRSA, Census Track 13.01, Block Group 2; Baker Subdivision
	Planned Activities	Construction of three (3) single-family homes
13	Project Name	<u>HOME Down Payment and Closing Cost Assistance</u>
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Assist in Affordable Housing Supply
	Funding	HOME: \$131,454 (Also, roll over funds of approximately \$1,215,000 is available to assist with the above activity).
	Description	Assist LMI First time Homebuyers with Financing

	Target Date	06/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that three (3) LMI household will be assisted
	Location Description	Local NRSA, Census Tract 13.01, Block Group 2; 321 State Avenue (Baker Subdivision)
	Planned Activities	Down payment and closing cost assistance for up to 3 LMI Homebuyers
14	Project Name	<u>CHDO Set Aside</u>
	Target Area	State Avenue NRSA
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$70,287
	Description	Funds are being set aside for as required for the creation of a possible CHDO Organizations, that will be occurring in the fiscal year.
	Target Date	6/26/2021
	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)

Geographic Distribution

Target Area	Percentage of Funds
CITY-WIDE	20
LOW-INCOME CENSUS TRACT	0
State Avenue NRSA	80

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for targeting 97% of the investment of CDBG funds that will be targeted in the NRSA area, is that it contains a large parcel of land that can be used to development housing for affordable and market-rate homes. No other area in the City limits contains this size of land for addressing this housing need. Additionally, the rationale for allocating the remaining 3% of the investment of CDBG funds on a city-wide basis is mostly based on the distribution of low- and moderate-income persons by census tracts and minority populations.

As outlined in the 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 Schilletter Village, University Village and Fredericksen Court apartment dormitories, owned and operated by Iowa State University for both single students and students with families only.

Recently updated data from the 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 95% of the investment of CDBG funds in the NRSA and 5% 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 2021-22 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	100
Special-Needs	3
Total	103

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	3
Rehab of Existing Units	2
Acquisition of Existing Units	1
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 in for the CARES-COVID-19 Rent Relief Assistance Programs. The production of new units would include future single-family homes for LMI households (likely to be after July 2021).

AP-60 Public Housing – 91.220(h)

Introduction

Although there are no public housing units owned or operated by the City of Ames, the following project-based subsidized housing units are available that are owned and managed by non-profit housing organizations:

- Keystone Apartments with 56 elderly units of 15 (0-bedroom) and 41 (1-bedroom units)
- Stonehaven Apartment with 54 elderly units of 15 (0-bedroom) and 39 (1-bedroom units)
- Regency V Apartments with 64 elderly units, all are 1-bedroom units.
- Eastwood Apartments with 60 family units is also a Low-Income Housing Tax Credit (LIHTC) property- 16 (1-bedroom), 32 (2-bedroom) and 12 (3-bedroom units)

The above projects have in-house programs and activities for the residents and encourage residents to become involved. Over 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. For 2020-21, based on federal funding for the average lease-up of Vouchers for the six-county area was 899 (89%) out of that number the average lease-up for Story County was 280 (31%) and out of that number the average lease-up for Vouchers for the City of Ames was 224 (80%).

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 2021 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 landlord/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.

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 2021-22 the ASSET partners' recommendations have planned for the investment of \$4,606,017 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	\$ 1,585,721
United Way	1,176,764
ISU/GSB	257,241
City of Ames	<u>1,586,291 (66%)</u>
Total	\$4,606,017

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 2021-22, 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 2021-22, the Story County Trust Fund will be eligible to receive approximately \$270,813 from the Iowa Finance Authority, along with approximately \$52,356

in pledges from various cities in Story County, of the \$52,356, the City of Ames has pledge \$35,000 (67%). 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.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Although the City of Ames does not receive or provide funding for the homeless activities other than programs in which homeless and other special needs activities are eligible to apply for and participate in, the City does support the goals, objectives and strategies in the State of Iowa's Homeless Strategic Plan.

(see [http://www.iowafinanceauthority.gov/home/searchresults?q=homeless strategic plan](http://www.iowafinanceauthority.gov/home/searchresults?q=homeless%20strategic%20plan))

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

There are two 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 in the 2019-23 Consolidated Plan.

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. The City could consider making lower cost land available outside of residential areas for additional rental housing options and consider reducing the parking requirement for affordable housing in recognition of workforce housing near transit and jobs potentially needing less parking than our typical standard. The City did respond to market based high density housing requests over the past five years to approve approximately 3,000 apartment units.

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 is in the initial stages of updating its Comprehensive Plan to the year 2040 with a goal to

accommodate additional growth in population of 15,000 people. The expectations are for a mix of infill medium and high-density housing options with expansion of growth areas with low and medium density housing, in select location support higher densities 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.

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 15,000 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.

Growth Limits

One of the major components of the City of Ames' comprehensive plan – the Land Use Policy Plan (LUPP) is the inclusion of a targeted growth strategy. The LUPP, and supporting legislation, provide incentives for growth within a “growth priority area” – defined as a corridor adjacent to and south and west of the existing urbanized area. The incentives for growth in this area include City participation for extension of infrastructure such as streets, sewer, and water. The LUPP does not preclude development in other areas of the City; however, development costs within the other areas must be borne by the developer.

The incentives to development have placed a premium on the land within the growth priority area. Landowners within the growth priority area have inflated the cost of the land, understanding that the City

of Ames encourages and provides incentives for growth in this area. This has made the land difficult for the development community to acquire. It could be argued that this has also led to increased land value, translating into fewer affordable housing opportunities.

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). This program is being updated and reevaluated in 2020-21. 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 has awarded grants to various organizations for owner home repairs, for 2020 has awarded funds to agencies to provide for rental housing needs and for 2021 will continue to fund the above programs along 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, The Salvation Army, and The Bridge Home, 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 the

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.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

The City will seek to continue to work closely with the Area Housing Authority to explore ways to insure landlord participation in the Section 8 Voucher Program. The City will seek to dialogue the property owners and managers to find ways to address to the needs of both families and students. The City has 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 provides to include information such as: low income or subsidized housing acceptance, rent range, smoking, pets, accessibility, etc. The site also contains helpful tools on affordability calculations, moving costs, rental checklist, budget worksheets and more. It also provides resources regarding scams for renters and foreclosure alert. This information is also being provided to human services agencies to share with clients seeking housing units. It is a very useful one stop shopping site.

Actions planned to develop institutional structure

The City of Ames has a well-established institutional structure. However, now that the City has established a Neighborhood Revitalization Strategy Area (NRSA) in West Ames, the opportunity to address and impact the housing, infrastructure, and economic development needs in area for both low and non-

low-income households will involve expanding partnerships with the area neighborhood associations, businesses, non-profit organizations, financial institutions, human service agencies and community groups in determining the best needs to be addressed in the area.

The City will continue to work with the community to expand the partnership to including Rental Property Managers, Realtors, Financial Institutions, neighborhood groups and other business and related partnerships to foster relationships around housing needs of low- and moderate-income persons in the community.

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

See response under obstacles to meeting underserved needs.

Discussion:

See responses under introduction and answers to each question above.

Program Specific Requirements

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

Introduction:

The City of Ames continues to receive funding from two main Federal grant program, Community Development Block Grant Program and HOME. The City's 2021-22 allocation of CDBG funding is \$599,177. It is anticipated that there will be a CDBG rollover balance of approximately \$419,487 from 2020-21, an anticipated program income for 2021-22 of approximately \$100,000. This will allow for a total anticipated budget of \$1,118,664. For the CDBG 2021-22 allocation 20% (\$119,835) will be for program administration, \$479,342 plus \$89,000 of 2021-22 anticipated program income, totaling approximately \$688,177 will be used for programming. The remaining \$430,478 will be for 2020-21 roll over project activities that will continue to support affordable housing and community development for in the community.

The City's 2021-22 allocation of HOME funding is \$350,543. From this amount, approx. \$52,581 (15%) is being reduced and set-aside for a potential Community Housing Development Organization (CHDO) organization (s). This will leave a 2021-22 budget balance of approximately \$297,962. Of this amount \$262,908 (75%) is for programming and \$35,054 (10%) is for admn. HOME also requires a \$25% local match of which \$213,482 of City General Obligation Bonds has is remaining for that purpose is not being expensed in the 2021-22 fiscal year.

Additionally, through ASSET, approximately \$4,606,017 (City share is \$1,586,291) 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, the City has received \$710,970 of CDBG-CV CARES funding specially 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.	100.00%

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 has committed to dedicate a beginning allocation of \$250,000 of General Obligation Bonds as the 25% local match for HOME funds. Also, roll over funds of approximately \$1,215,000 is available to assist with the new housing construction and down payment and closing cost assistance activities. Of the \$1,215,000 in roll over funds, \$350,000 is being set aside towards the cost of constructing Low Income Housing Tax Credit (LIHTC) units for multi-family housing in the NRSA housing subdivision if the developer's application to the state for these tax credits is awarded.

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

The City of Ames will invest HOME resources to benefit qualified first-time, low-income homebuyers through direct acquisition assistance, supplemental rehabilitation activities, and new construction/sale of single-family housing when appropriate to further the city's housing goals. In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, the City of Ames will adopt the recapture provision for its HOME-assisted homeownership projects.

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

A mortgage secured through a receding forgivable loan will be recorded at the time of closing for the amount of direct subsidy that enabled the homebuyer to purchase the property. 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 32 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 IOWA, STORY COUNTY

I, Sarah Bertelsen, 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
CDBG 21-22 Action Plan

was published in said newspaper 1 time(s) on

July 30, 2021

the last day of said publication being the
30th day of July, 2021

Sarah Bertelsen

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
30th day of July, 2021

FEE: \$43.34
AD #: 0001416371
ACCT: 33408

AMY KOKOTT
Notary Public
State of Wisconsin

#1416371
LEGAL NOTICE

NOTICE OF PUBLIC COMMENT AND
PUBLIC HEARING ON PROPOSED
2021-22 CDBG/HOME
ANNUAL ACTION PLAN PROJECTS

NOTICE IS HEREBY GIVEN that the City of Ames is seeking public comments on the proposed 2021-22 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 2021-22 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 2021-22 Annual Action Plan will outline proposed activities, project locations, budgets, and the scope of activities being funded. Copies of the 2021-22 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 2021 fiscal year (July 1, 2021 to June 30, 2022). Comments may be submitted to the Department of Planning & Housing at the above address or by e-mail to vanessa.bakerlatimer@cityofames.org. The three (3)-day public comment period will end on August 3, 2021. Additionally, **NOTICE IS HEREBY GIVEN** that the Ames City Council will conduct a public hearing to receive comments on the 2021-22 Annual Action Plan Projects on August 10, 2021, 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 2021-22 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 4, 2021 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 on
July 30, 2021 (1T)

AMY KOKOTT
Notary Public
State of Wisconsin

- APPENDIX B City Council Minutes and Resolution

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 10, 2021

HEARING ON THE PROPOSED 2021/22 CDBG ANNUAL ACTION PLAN PROGRAM PROJECTS AND BUDGET: Housing Coordinator Vanessa Baker-Latimer stated that before the Council was the 2021/22 Proposed Action Plan for the Community Development and HOME Programs. On May 12, 2021, and May 13, 2021, City staff hosted online public forums to gather input regarding possible projects for consideration for the 2021/22 CDBG/HOME Annual Action Plan as part of the City's Entitlement Program. Those comments were reviewed by City Council at its May 25, 2021, meeting, and staff was directed to proceed with preparing the proposed 2021/22 Annual Action Plan for public comment. The Plan was made available for public comment from July 31, 2021, through August 3, 2021. The Department of Housing and Urban Development (HUD) had reduced the required 30-day public comment period to a three-day comment period.

The CDBG allocation had increased to \$599,177 for FY 2021/22 and the HOME funds were \$350,543, which was considerably down from previous years. Ms. Baker-Latimer brought to the Council's attention the acquisition for Slum and Blight. She noted that when looking at the Program guidelines she wanted to expand the Slum and Blight to include public facilities and public infrastructure. Some examples of public facilities would be improvements that the City can acquire, reconstruct, rehabilitate, or install public improvements. She explained that the City had previously purchased Heartland Senior Services, bought a home for ACCESS, and purchased other properties acquired under the Program. Ms. Baker-Latimer mentioned that she wanted to expand the Program in case the City wanted to do something else and would not be locked into only Slum and Blight properties.

Ms. Baker-Latimer pointed out corrections on Page 21 of the Proposed Annual Action Plan to the amount of funds for the upcoming budget. She had said in the Plan that \$250,000 was going to be set aside for the Acquisition/Reuse Program for Affordable Housing; however, that amount has been adjusted to \$264,000. Ms. Baker-Latimer explained for the Acquisition/Reuse for Slum/Blight or Public Facilities and Improvements she had listed \$229,342, but this amount had been adjusted to \$304,342 to match all the anticipated Program income and anticipated Program roll-over to match HUD's numbers. She advised that the Staff Report shows the proposed correct budget for each project. There are still CARES funds available, and it was noted that they are starting to get more applications again. Staff is continuing to work on the Baker Subdivision to get that area up and running.

Council Member Gartin asked with, the eviction moratorium ending if there had been an increase in requests for rental assistance. Ms. Baker-Latimer noted that in the City of Ames most leases end at the end of July and they did not have a rush of people asking for help. She said the problem she is seeing is that a tenant's lease would be ending, but they didn't have anywhere to go. Ms. Baker-Latimer stated that with the CARES funding it is hard to tie those non-renewals to COVID. Staff has been working with families to see how they could tie the leases not being renewed to COVID and still find a way to help families with six months' rent and deposit at a new location. She explained they are working with the Iowa Finance Authority as they have a program that will pay

a tenant's previous 12 months rent and Story County has a "pot of money" to help with these types of situations as well. It is the hope that between these organizations they can help families that are struggling.

Council Member Gartin asked for an update on the Baker Subdivision. Ms. Baker-Latimer stated that right now all the geo-thermal wells have been dug on each lot and they are now working on getting the alley and the bike path improvements done. She had a meeting, a couple weeks ago with HUD and is now in the process of working with a local lender. Ms. Baker-Latimer explained that the City used to do its own First Time Homebuyer Program, but HUD had changed the regulations and now you have to be a certified HUD counseling agency and have a certified counseling person on staff. The City does not meet those requirements, and Ms. Baker-Latimer had to meet with an agency that is willing to partner with the City to provide the requirements. She is hoping to get a proposal from the agency soon that she can present to the Council. Hopefully, once an Agreement is signed, the City can start offering classes and get buyers on board for the Baker Subdivision development. It is the hope that by fall of this year at least one or two houses will have been started.

Council Member Betcher noted that the census data is going to be released on August 12. The City has been concerned, with the students being gone, that the numbers will come back lower than anticipated. She wanted to know if the lower census numbers would affect the amount of money received from HUD. Ms. Baker-Latimer mentioned the funding would depend on the City of Ames staying at the 50,000 person threshold for CDBG funds. It was mentioned that the census data is reviewed to determine the formula on what each City gets. She felt this is what happened with the decrease in HOME funds. Assistant City Manager Brian Phillips mentioned that the City is concerned about what the census data is going to show as it not only impacts funding for the City's housing programs, but also the City's portion for road-use tax revenue and other revenues. He noted that the City will scrutinize the data when it comes out to determine what options the City may have.

The public hearing was opened by Mayor Pro Tem Corrieri.

Jodi Stumbo, 225 South Kellogg Avenue, Ames, stated she works for The Bridge Home. She mentioned that she is aware the Council had received her previous letter that addressed some of her concerns with the proposed Plan. Ms. Stumbo reiterated that the Plan, moving forward, is focusing on entry-level housing for middle-income families. She noted this is an important demographic that needs to be taken care of, but it doesn't take care of the people who come to The Bridge Home. It was stated that more than likely The Bridge Home clients will never own a home, and what she is not seeing is affordable rental units. Ms. Stumbo explained that Ames is the fourth most expensive place to live in Iowa. To rent a two-bedroom apartment in Ames a family must earn \$16.48 an hour, but when looking at the estimated hourly mean renter wage, it is only \$11.89. In order for a family to afford a two-bedroom apartment they would need to have the rent be around \$600 a month. The average market rate to rent a two-bedroom unit in Ames is more than \$900 per month. Ms. Stumbo commented that this is why so many families are struggling. She stated that out of the 2,500 individuals The Bridge Home served in the last fiscal year, 34% of the individuals are children under the age of 18. The most common housing problem in Ames is housing cost burdens, and Ms. Stumbo noted that 50% of renters in Ames are overburdened or severely

overburdened. It was pointed out that the majority of people asking for help are “your next-door neighbors,” not ISU students. Ms. Stumbo mentioned when looking to the future, there are going to be roughly 19,435 renter households in 2050, and 60% of those will be overburdened. She understood this was a problem where the City of Ames will probably never be able to meet all the needs, but felt the City needed to focus on how it could do better. She understood that Baker Subdivision will have some rental units, but only 36 units. Ms. Stumbo mentioned that The Bridge Home filled ten units in less than two months, and they have over 60 people on a waiting list. She asked the City to look at the demographic that is often overlooked; the City can no longer put “band-aids” on this problem as there is a homeless crisis in the community. She encouraged the Council Members to spend a day at The Bridge Home to see what is really happening in the community and asked the Council to think creatively on how to get more affordable rental units in Ames. Ms. Stumbo commented that she was disappointed that the area that was formerly set aside for affordable housing is now going to be turned into a parking lot for the Downtown Plaza. She wanted to know why developers were not willing to build in that location. Council Member Gartin inquired if The Bridge Home collected racial demographics on its clients. Ms. Stumbo explained that they do; the majority of its clients are white.

Lauris Olson, 1705 Buchanan Drive, Ames, said she is the President of Home Allies, Inc., which is a new non-profit organization. Its mission is to create and manage affordable and attainable housing for people whose incomes and life experiences prevent them from entering into the Ames and Story County market. She wanted to echo what Ms. Stumbo had said and she felt she had communicated to all the Council Members and the Mayor about what she was doing. Ms. Olson mentioned that the proposed Plan does not address people in the 50% or lower LMI (low-and moderate-income). She had read through the draft Plan and it was pointed out that the City spent a lot of money to meet the requirement of HUD for the 70%, but there is a crisis, and the Plan seemed to be oriented to housing in the Baker Subdivision. Ms. Olson mentioned that the Baker Subdivision is a huge project and desperately needed; however, those houses are for individuals that are at 80% LMI. She noted that she is still working on getting eight studio apartments placed on a vacant lot on Duff Avenue. Her project would not be included in the proposed Plan because of all the specifics. Ms. Olson advocated for the Council to approve Option 2, which was to approve the proposed 2021-22 Annual Action Plan Program Projects and proposed budget in connection with the City’s CDBG/HOME programs with modifications, and direct staff to submit the Plan for approval by HUD on or by August 16, 2021. She stated that when she went through the proposed Plan there was nowhere to include her project or to add something else that someone might want to bring forward. She indicated that in the Acquisition/Reuse Program for Affordable Housing amount that was adjusted to \$264,000, she would recommend adding an additional \$39,200 to the amount as that is how much she would be asking for from the City. Ms. Olson mentioned that the City needs to look at the people who will never own a home or the people who will need to be subsidized in some fashion. She asked that a modification be made to add \$40,000 to the Acquisition/Reuse Program for Affordable Housing. Ms. Olson also mentioned on Page 21 of the proposed Plan, in the second paragraph that discussed HOME funding, there was \$52,581 that has to be set aside for a Community Housing Development Organization (CHDO), and the City of Ames does not have an official CHDO. Ms. Olson commented that there are now three (Habitat for Humanity, Community Housing Corp., and Home Allies, Inc.). She asked that the Council postpone the approval of the proposed Plan and bring it back in two weeks and direct staff to consider other projects.

The public hearing was closed by Mayor Pro Tem Corrieri when no one else came forward to speak.

Council Member Gartin asked Ms. Baker-Latimer if there was anything else she wanted to add in response to the questions that were brought up by Ms. Stumbo and Ms. Olson. Ms. Baker-Latimer explained that under the CDBG Acquisition/Reuse Program for Affordable Housing, it can include the purchase of units that can be converted to use as rentals, but there has to be interested and qualified developers or non-profits that would be able to run the rentals. She explained that the City has previously purchased rental units, but was unable to find anyone who wanted to own and maintain the building. Ms. Baker-Latimer further explained that the CDBG funds are to be used to acquire properties, do infrastructure, or do rehabilitation, not to build housing. The City has set aside all the HOME funding for the Baker Subdivision, and 15% of that can be used for CHDO; however, there is not any qualified CHDO within Ames or Story County. The money has been set aside until the Baker Subdivision is completed and then staff can look to see if any non-profits in the area would qualify for CHDO. Ms. Baker-Latimer stated the City is focused on moving forward on the Baker Subdivision that has been in process since 2015. There is the possibility that units could be bought, or a duplex could be bought as low-income rental units, but the City would need to have an experienced non-profit available to run the rentals. It was pointed out that the City did buy a duplex a few years ago, but was unable to find a non-profit to help and ended up selling the property to Habitat for Humanity. All the City can do is buy the property and then the non-profits have to do everything else. Ms. Baker-Latimer explained that the City had tried to do a rental rehab program, but because you had to rent to 50% or less LMI, the City was unable to get any property managers who wanted to restrict themselves to that income level.

Council Member Gartin asked if there was anything regarding Ms. Stumbo's data that should be taken into consideration. Ms. Baker-Latimer stated that the data given is in the City's 2019/23 Consolidated Plan that comes directly from HUD. There is also the ongoing subsidized housing (Section 8) Program, which the City does not administer, but is a big help to people who can't afford housing. The City can buy a property, get it ready, and have it become a rental, but not able to go any further.

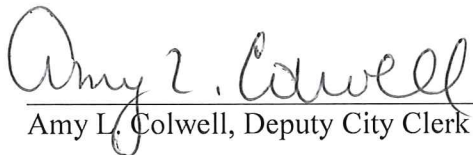
Council Member Martin wanted to know what the difficulty was with developing the properties on Sixth Street for affordable housing. Ms. Baker-Latimer explained that a Request for Proposals (RFP) was sent out to developers; however, none of the developers were qualified for the project. The developers did not have the capacity or financial ability to make the project happen. As the City moved forward with the Baker Subdivision, the City was hoping to find a developer that would be willing to develop at the Baker Subdivision, and the Sixth Street lots. The developers were not interested in the Sixth Street lots as they were not contiguous for them and they would not score with IFA points. Ms. Baker-Latimer noted that the Baker Subdivision started off as all single-family homes, but at the Council's direction, staff had applied for low-income housing tax credits to add an additional 36 units to the area. She understands that is not a lot of units, but it is hard to find ten acres of undeveloped land in the City that is close to all the points that will score high with IFA. She pointed out that some families even with low-incoming tax credits still need Section 8 to make it affordable. Currently, the City partners with CIRHA to administer the Section 8 vouchers and are working to get as many vouchers as possible. Ms. Baker-Latimer mentioned

that there is now a requirement that landlords do not have to take/participate in the Section 8 program. It is a challenge to get landlords to participate in the program.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-450 approving the Proposed 2021/22 CDBG Annual Action Plan Program Projects and Budget and directing staff to submit the Plan for approval by HUD on or by August 16, 2021.

Council Member Beatty-Hansen stated she understood that the City needs more than the 36 units it is going to provide, but even to get those it was hard. She commented that the Council decided to go through the process as they understand the need for affordable housing. Ms. Beatty-Hansen explained that the money received from the federal government has a lot of strings attached and a lot of qualifiers as to how the funding can be used. She noted that she is trusting staff to know how to use those funds. The Baker Subdivision is a big project that needs to be completed.

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



Amy L. Colwell, Deputy City Clerk



John A. Haila, Mayor



Diane R. Voss, City Clerk

RESOLUTION NO. 21-450

**RESOLUTION APPROVING THE PROPOSED 2021/22 ANNUAL ACTION PLAN
PROGRAM PROJECTS AND PROPOSED BUDGET IN THE CONNECTION WITH
THE CITY'S CDBG/HOME PROGRAMS
FOR THE CITY OF AMES, IOWA**

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

WHEREAS, on May 12 and May 13, 2021, staff hosted online public forums to gather input regarding possible projects for consideration for the 2021/22 CDBG/HOME Annual Action Plan as part of the City's Entitlement Program; and,

WHEREAS, four people attended and participated in the forum discussions, including representatives from The Bridge Home, Good Neighbor, and an Ames resident; and an email comment was received from a City resident; and,

WHEREAS, on May 13, 2021, HUD notified the City of a correction being made to its 2021/22 CDBG allocation, which resulted in an increase to \$599,177; the allocation for HOME funds for FY 2021/22 remain in the amount of \$350,543; and,

WHEREAS, due to the funding update, HUD announced that in order to address an error in the FY 2021 allocation, and to help grantees/entitlement cities expedite the submittal of their Annual Action Plans, HUD had reduced the required 30-day comment period to a three-day comment period; and,

WHEREAS, at its May 25, 2021, City Council meeting, the Council had reviewed feedback from the Public Forums and directed staff to proceed with preparing a proposed 2021/22 Annual Action Plan for public comment; and,

WHEREAS, the Plan was made available for public comment from July 31, 2021, through August 3, 2021; and,

WHEREAS, staff is recommending approval of the programs that were initially outlined to City Council in March, except that the description for the Acquisition for Slum and Blight will be expanded to include acquisition/use for public facilities and/or public infrastructure type projects; and,

WHEREAS, with the overarching need to expand the supply of affordable housing for low- and moderate-income households, staff believes that this can best be accomplished through the implementation of the Homebuyer Assistance Program, New Home Construction Program, Public Infrastructure Improvements Programs, and Acquisition/Reuse Programs for housing and slum/blight/public facilities/public infrastructure areas; the City will continue to administer the

CARES funding; and,

WHEREAS, of the \$599,177 in CDBG funding, approximately \$119,835 (20%) has been allocated for administration, and the anticipated proposed budget also includes 2020/21 rollover funds and anticipated program income; and,


WHEREAS, the \$350,543 HOME funds has approximately \$35,054 (10%) allocated for administration and includes the rollover administration and program funding from previous years; the budget has been reduced by approximately \$52,581 (15%) for a CHDO set aside that is required by HUD; and,

WHEREAS, the Action Plan budget will also include an anticipated rollover balance of Round 3 CARES (COVID-19) funds of approximately \$225,256, including administration; and,

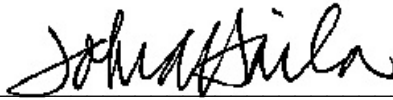
WHEREAS, the total recommended budgets for all three Federal programs is projected to be approximately \$3,001,699.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the proposed 2021/22 Annual Action Plan 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, 2021, is hereby approved.

ADOPTED THIS 10th day of August, 2021.



Diane R. Voss, City Clerk



John A. Haila, Mayor

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

Resolution declared adopted and signed by the Mayor this 10th day of August, 2021.

- **APPENDIX C Media Communications & Outreach**



PRESS RELEASE

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

FOR IMMEDIATE RELEASE

July 28, 2021

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 2021-22 CDBG and HOME Annual Action Plan, which will outline 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, 2021, through June 30, 2022. Community Development Block Grant (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 people 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 to the Department of Planning & Housing at Ames City Hall, 515 Clark Ave., Ames, Iowa, 50010, or by email to vanessa.bakerlatimer@cityofames.org from **July 31 through August 3**. The Ames City Council will also discuss the approval and submittal of the plan at 6 p.m. **Tuesday, Aug. 10**, at City Hall, Council Chambers, 515 Clark Ave.

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



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Flag Day ceremony



Boy Scout Troop 196 conducts a flag ceremony to observe Flag Day with Ames Elks Lodge 1626. CONTRIBUTED PHOTO

NATURALLY SPEAKING

Post-derecho tree issues persist

Steve Lekwa

Special to Story County Sun
USA TODAY NETWORK

The derecho that devastated trees, buildings and infrastructure across a wide swath of Iowa is almost a year past, but its effects continue to be felt by trees that survived the storm. Few trees in the storm area were totally unaffected. Branches were broken, split and twisted. Some were blown out of the trees completely, but others, though damaged, hung on.

Removal and corrective pruning of obviously damaged branches has been ongoing since the storm. Less visible damage to other branches in the form of small splits and tears has often gone undetected, but they were left in an injured and weakened state.

This year's winds are finishing the work that the derecho began, and many of those weakened branches are breaking. Tears in the bark and splits at

branch forks are an open invitation to disease and insect problems. Close inspection after storms, and particularly after leaf drop this fall, will reveal where additional work is needed to help our precious survivor trees heal themselves.

Physical breakage isn't the only ongoing problem our survivor trees face. Limb removal, whether by the storm itself or a pruning saw, reduces a tree's ability to feed itself. Some survivors now have significantly less leaf surface with which to capture sunlight for photosynthesis. It's only through photosynthesis that trees can produce sugars their cells need for new growth and wound-covering callous tissue. The reduced leaf canopy has left trees on what amounts to a crash diet.

In addition, many damaged surviving trees were already older, mature trees. Not so unlike humans, old trees are more likely to break when stressed instead of bending and springing back

like their younger neighbors.

Older trees, again not so unlike people, are less resistant to disease. Those diseases can be viral, bacterial or fungal in origin. Many of those diseases are carried by insects that are attracted to wounded, stressed trees. Young trees possess something called seedling vigor that slowly is lost as they mature. That vigor is lost even if they're in otherwise good shape and weather conditions are benign.

Combined stresses of broken limbs, reduced leaf canopy, disease and (at least in some areas) the possibility of continued drought will likely cause accelerated decline in already less vigorous older trees. They may not sicken and die right away, but many of them are likely to succumb to something over the next several years.

The only answer is to keep planting more trees to replace those that have been, and will be, lost. Nature will be doing the same, and some of the trees that

are planted will have a better chance to survive because of last year's derecho. Sparser leaf canopies are letting more sunlight reach the lower levels of our forests.

There hasn't been much natural oak-hickory forest regeneration in at least a century due to the once common practice of pasturing livestock in wooded areas. Livestock ate and trampled new seedlings. Thicker shade has developed in more recent times in those old timber pastures. Sun-loving trees might have been able to take root and grow beyond the old pasture fence, but those areas are under cultivation in most places.

Only shade-tolerant trees like maples and basswoods were able to grow inside the fence, under the shade of old forest trees that the derecho damaged so badly. Young oaks and hickories may now get enough light to grow in forest areas where only shade tolerant trees could grow before.

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AT-0001415049-01

**CITY OF
Ames**

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City of Ames is seeking public comments on the proposed draft 2021-22 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 2021-22 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 2021-22 Annual Action Plan will outline proposed activities, project locations, budgets, and the scope of activities being funded. **Copies of the 2021-22 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 2021-22 Annual Action Plan is also on the City's web site at: <http://www.cityofames.org/housing>.**

The Proposed Draft 2021-22 Annual Action Plan describes the federally funded activities to be undertaken by the City and its recipients during the 2021 fiscal year (July 1, 2021 to June 30, 2022).

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 31, 2021 end on August 3, 2021.**

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 10, 2021, at 6:00 p.m., City Hall Council Chambers, 515 Clark Avenue, 2nd Floor, Ames, IA.**

Persons wishing to comment on the 2021-22 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.

AT-0001417243-01

Baker-Latimer, Vanessa

From: Baker-Latimer, Vanessa
Sent: Friday, July 30, 2021 6:51 AM
To: Abra Huffaker (abra.huffaker@micaonline.org); arcdirector@thearcstory.org; banderames@aol.com; cande21000@msn.com; Cari.McPartland@USC.salvationarmy.org; dablockaia@gmail.com; Dan Culhane; Debbie Carter; deblee58@yahoo.com; dmorris@iastate.edu; fjbmobl@aol.com; habingcc@aol.com; Habitat for Humanity of Central Iowa; herbh@iastate.edu; janssen.carolyn@gmail.com; japauill@gmail.com; jdzellweger@mainstreamliving.org; jkolson@iastate.edu; Joanne Pfeiffer; Jodi Stumbo ; kruempel@msn.com; Lfeldman13@aol.com; Lori Allen (director@nea.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; szilber@catalystcounseling.com; Terry Potter; Tess Cody (tess@assaultcarecenter.org)
Subject: News2Use

Hello,

Just to let you know that the Proposed Draft 2021-22 CDBG/HOME Annual Action Plan is available for review/comment on our website at www.cityofames.org/housing.

The comment period will be July 31st to August 3rd. Also on the website is the public forum power point presentation of overview of the 2021-22 CDBG/HOME Program.

Thanks So Much...Be 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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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

April 28, 2021

Forums Scheduled to Educate Public On Community Development Block Grants

AMES, Iowa – Due to the pandemic, the City of Ames will host two public forums on Zoom 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 2021-22 Annual Action Plan projects.

Date	Time	Location
Wednesday, May 12, 2021	11:30 a.m. – 1 p.m. Lunch n Learn	https://us02web.zoom.us/j/86707466135 Meeting ID: 867 0746 6135 888.475.4499 (toll-free); ID: 867 0746 6135
Thursday, May 13, 2021	6 p.m. – 7:30 p.m.	https://us02web.zoom.us/j/84255903357 Meeting ID: 842 5590 3357 888.475.4499 (toll-free); ID: 842 5590 3357

The funding of Community Development Block Grant (CDBG) and HOME Programs for the fiscal year beginning July 1, 2021, has been announced. The City of Ames has been allocated \$590,475 in CDBG and \$350,543 in HOME funds. 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 for the City of Ames, at 515.239.5400 or by e-mail at vanessa.bakerlatimer@cityofames.org

###



April 29, 2021

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 2021-2022 Annual Action Plan project(s). **Due to the Pandemic the forums will be held virtually as outlined below:**

Date	Time	Location
<p>Wednesday, May 12, 2021</p>	<p>11:30 a.m. – 1:00 p.m. Lunch n Learn</p>	<p>Virtual via Zoom https://us02web.zoom.us/j/86707466135 Meeting ID: 867 0746 6135 Dial by your location 888 475 4499 (US Toll-free) 867 0746 6135</p>
<p>Thursday, May 13, 2021</p>	<p>6:00 p.m. – 7:30 p.m.</p>	<p>Virtual via Zoom https://us02web.zoom.us/j/84255903357 Meeting ID: 842 5590 3357 Dial by your location 888 475 4499 (US Toll-free) 842 5590 3357</p>

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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!

- **APPENDIX D Citizen Comments**

Baker-Latimer, Vanessa

From: Hauptman, John M [PHYSA] <hauptman@iastate.edu>
Sent: Tuesday, August 03, 2021 2:03 PM
To: Baker-Latimer, Vanessa
Subject: Ames neighborhoods

[External Email]

Dear Vanessa,

please accept these several suggestions; you can contact me for any further comments or clarifications. I have lived in Ames (as a professor at ISU) for 40 years, in one house, in one neighborhood, and I have seen many changes in Ames.

Let me preface everything with the comment that healthy neighborhoods beget higher valued homes and a better tax base for Ames. Also, neighborhood schools allow students to walk and bike to school, reducing overall costs to the school district, which comes from tax funds, by eliminating the expensive buses and their drivers. Obviously, it is better for the students, too.

1. There are many neighborhoods in Ames that once had an elementary school, but the schools were closed, people moved out, and the neighborhoods have become industrial: the area between Lincoln and the railroad tracks, between Lincoln and S. Fourth. I could supply a map of Ames to be more precise. Loan sharks and pay-day sharks and pawnbrokers line Lincoln in this area. It is not a good sight for people coming into Ames.

2. Crawford elementary school was closed many years ago. The south of campus area is now, it seems to me, to be slated for student apartments. This may look good to local developers and maybe even to the city, but it will not be a healthy neighborhood.

3. A good solution is to reopen Crawford as a two-unit elementary school, one unit as magnet school, the second unit as a regular elementary school. Faculty who work at ISU can drop off and pick up their kids easily. Neighborhood children can walk and bike to school. Every winter, I see children huddled together at school bus stops, in the snow and sleet and rain, with one parent as security.

4. The Crawford apartments can be a magnet school with small rooms (former apartments) for music, geography, mathematics, science experiments, etc. The playground can easily be enlarged by taking the railroad right-of-way (now used for apartment parking), the small sports equipment building (unused and unchanged for 40 years, as far as I can tell), and the three old houses on the corner of Stanton and Knapp. The underground parking is sufficient for teachers and parent pick-up and drop-offs.

5. There are many sizes and styles of homes in this neighborhood, and restoring the elementary school will return the whole area, Welch and the student areas, Country Club Dr., the sports complex, as far West as State Ave, South beyond Mortensen, East beyond ISU Center, etc., into a healthy higher-valued area of Ames. It might even be a showcase for a healthy Iowa city.

6. It seems to me that Ames has gone in the direction of huge schools, and closing the small schools. This may make sense for a budget, but I would like to see the costs of buses compared to any economy of scale. Not every elementary school needs a full-time principal, half-time is enough. And the costs to students and parents in time and scheduling of moving kids around every day.

7. The middle school used to be what is now City Hall. It became the cheaply-built middle school on State St. (which rained indoors when it rained outdoors, and was demolished), and the middle school is now a huge building far out on Mortensen to which nearly everyone is bussed in, driven in, every day. I cannot see this as leading to a healthier city.

8. There is more to be said, but I need to talk with a map.

Scientific American magazine published an article on healthy cities. This involves many things, and requires foresight by city manager. Simply going for single-year budget savings, and losing more in the long run, is not the way to form a good and proud city.

best regards,
John Hauptman
2328 Donald St.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 10, 2021

HEARING ON THE PROPOSED 2021/22 CDBG ANNUAL ACTION PLAN PROGRAM

PROJECTS AND BUDGET: Housing Coordinator Vanessa Baker-Latimer stated that before the Council was the 2021/22 Proposed Action Plan for the Community Development and HOME Programs. On May 12, 2021, and May 13, 2021, City staff hosted online public forums to gather input regarding possible projects for consideration for the 2021/22 CDBG/HOME Annual Action Plan as part of the City's Entitlement Program. Those comments were reviewed by City Council at its May 25, 2021, meeting, and staff was directed to proceed with preparing the proposed 2021/22 Annual Action Plan for public comment. The Plan was made available for public comment from July 31, 2021, through August 3, 2021. The Department of Housing and Urban Development (HUD) had reduced the required 30-day public comment period to a three-day comment period.

The CDBG allocation had increased to \$599,177 for FY 2021/22 and the HOME funds were \$350,543, which was considerably down from previous years. Ms. Baker-Latimer brought to the Council's attention the acquisition for Slum and Blight. She noted that when looking at the Program guidelines she wanted to expand the Slum and Blight to include public facilities and public infrastructure. Some examples of public facilities would be improvements that the City can acquire, reconstruct, rehabilitate, or install public improvements. She explained that the City had previously purchased Heartland Senior Services, bought a home for ACCESS, and purchased other properties acquired under the Program. Ms. Baker-Latimer mentioned that she wanted to expand the Program in case the City wanted to do something else and would not be locked into only Slum and Blight properties.

Ms. Baker-Latimer pointed out corrections on Page 21 of the Proposed Annual Action Plan to the amount of funds for the upcoming budget. She had said in the Plan that \$250,000 was going to be set aside for the Acquisition/Reuse Program for Affordable Housing; however, that amount has been adjusted to \$264,000. Ms. Baker-Latimer explained for the Acquisition/Reuse for Slum/Blight or Public Facilities and Improvements she had listed \$229,342, but this amount had been adjusted to \$304,342 to match all the anticipated Program income and anticipated Program roll-over to match HUD's numbers. She advised that the Staff Report shows the proposed correct budget for each project. There are still CARES funds available, and it was noted that they are starting to get more applications again. Staff is continuing to work on the Baker Subdivision to get that area up and running.

Council Member Gartin asked with, the eviction moratorium ending if there had been an increase in requests for rental assistance. Ms. Baker-Latimer noted that in the City of Ames most leases end at the end of July and they did not have a rush of people asking for help. She said the problem she is seeing is that a tenant's lease would be ending, but they didn't have anywhere to go. Ms. Baker-Latimer stated that with the CARES funding it is hard to tie those non-renewals to COVID. Staff has been working with families to see how they could tie the leases not being renewed to COVID and still find a way to help families with six months' rent and deposit at a new location. She explained they are working with the Iowa Finance Authority as they have a program that will pay

a tenant's previous 12 months rent and Story County has a "pot of money" to help with these types of situations as well. It is the hope that between these organizations they can help families that are struggling.

Council Member Gartin asked for an update on the Baker Subdivision. Ms. Baker-Latimer stated that right now all the geo-thermal wells have been dug on each lot and they are now working on getting the alley and the bike path improvements done. She had a meeting, a couple weeks ago with HUD and is now in the process of working with a local lender. Ms. Baker-Latimer explained that the City used to do its own First Time Homebuyer Program, but HUD had changed the regulations and now you have to be a certified HUD counseling agency and have a certified counseling person on staff. The City does not meet those requirements, and Ms. Baker-Latimer had to meet with an agency that is willing to partner with the City to provide the requirements. She is hoping to get a proposal from the agency soon that she can present to the Council. Hopefully, once an Agreement is signed, the City can start offering classes and get buyers on board for the Baker Subdivision development. It is the hope that by fall of this year at least one or two houses will have been started.

Council Member Betcher noted that the census data is going to be released on August 12. The City has been concerned, with the students being gone, that the numbers will come back lower than anticipated. She wanted to know if the lower census numbers would affect the amount of money received from HUD. Ms. Baker-Latimer mentioned the funding would depend on the City of Ames staying at the 50,000 person threshold for CDBG funds. It was mentioned that the census data is reviewed to determine the formula on what each City gets. She felt this is what happened with the decrease in HOME funds. Assistant City Manager Brian Phillips mentioned that the City is concerned about what the census data is going to show as it not only impacts funding for the City's housing programs, but also the City's portion for road-use tax revenue and other revenues. He noted that the City will scrutinize the data when it comes out to determine what options the City may have.

The public hearing was opened by Mayor Pro Tem Corrieri.

Jodi Stumbo, 225 South Kellogg Avenue, Ames, stated she works for The Bridge Home. She mentioned that she is aware the Council had received her previous letter that addressed some of her concerns with the proposed Plan. Ms. Stumbo reiterated that the Plan, moving forward, is focusing on entry-level housing for middle-income families. She noted this is an important demographic that needs to be taken care of, but it doesn't take care of the people who come to The Bridge Home. It was stated that more than likely The Bridge Home clients will never own a home, and what she is not seeing is affordable rental units. Ms. Stumbo explained that Ames is the fourth most expensive place to live in Iowa. To rent a two-bedroom apartment in Ames a family must earn \$16.48 an hour, but when looking at the estimated hourly mean renter wage, it is only \$11.89. In order for a family to afford a two-bedroom apartment they would need to have the rent be around \$600 a month. The average market rate to rent a two-bedroom unit in Ames is more than \$900 per month. Ms. Stumbo commented that this is why so many families are struggling. She stated that out of the 2,500 individuals The Bridge Home served in the last fiscal year, 34% of the individuals are children under the age of 18. The most common housing problem in Ames is housing cost burdens, and Ms. Stumbo noted that 50% of renters in Ames are overburdened or severely

overburdened. It was pointed out that the majority of people asking for help are “your next-door neighbors,” not ISU students. Ms. Stumbo mentioned when looking to the future, there are going to be roughly 19,435 renter households in 2050, and 60% of those will be overburdened. She understood this was a problem where the City of Ames will probably never be able to meet all the needs, but felt the City needed to focus on how it could do better. She understood that Baker Subdivision will have some rental units, but only 36 units. Ms. Stumbo mentioned that The Bridge Home filled ten units in less than two months, and they have over 60 people on a waiting list. She asked the City to look at the demographic that is often overlooked; the City can no longer put “band-aids” on this problem as there is a homeless crisis in the community. She encouraged the Council Members to spend a day at The Bridge Home to see what is really happening in the community and asked the Council to think creatively on how to get more affordable rental units in Ames. Ms. Stumbo commented that she was disappointed that the area that was formerly set aside for affordable housing is now going to be turned into a parking lot for the Downtown Plaza. She wanted to know why developers were not willing to build in that location. Council Member Gartin inquired if The Bridge Home collected racial demographics on its clients. Ms. Stumbo explained that they do; the majority of its clients are white.

Lauris Olson, 1705 Buchanan Drive, Ames, said she is the President of Home Allies, Inc., which is a new non-profit organization. Its mission is to create and manage affordable and attainable housing for people whose incomes and life experiences prevent them from entering into the Ames and Story County market. She wanted to echo what Ms. Stumbo had said and she felt she had communicated to all the Council Members and the Mayor about what she was doing. Ms. Olson mentioned that the proposed Plan does not address people in the 50% or lower LMI (low-and moderate-income). She had read through the draft Plan and it was pointed out that the City spent a lot of money to meet the requirement of HUD for the 70%, but there is a crisis, and the Plan seemed to be oriented to housing in the Baker Subdivision. Ms. Olson mentioned that the Baker Subdivision is a huge project and desperately needed; however, those houses are for individuals that are at 80% LMI. She noted that she is still working on getting eight studio apartments placed on a vacant lot on Duff Avenue. Her project would not be included in the proposed Plan because of all the specifics. Ms. Olson advocated for the Council to approve Option 2, which was to approve the proposed 2021-22 Annual Action Plan Program Projects and proposed budget in connection with the City’s CDBG/HOME programs with modifications, and direct staff to submit the Plan for approval by HUD on or by August 16, 2021. She stated that when she went through the proposed Plan there was nowhere to include her project or to add something else that someone might want to bring forward. She indicated that in the Acquisition/Reuse Program for Affordable Housing amount that was adjusted to \$264,000, she would recommend adding an additional \$39,200 to the amount as that is how much she would be asking for from the City. Ms. Olson mentioned that the City needs to look at the people who will never own a home or the people who will need to be subsidized in some fashion. She asked that a modification be made to add \$40,000 to the Acquisition/Reuse Program for Affordable Housing. Ms. Olson also mentioned on Page 21 of the proposed Plan, in the second paragraph that discussed HOME funding, there was \$52,581 that has to be set aside for a Community Housing Development Organization (CHDO), and the City of Ames does not have an official CHDO. Ms. Olson commented that there are now three (Habitat for Humanity, Community Housing Corp., and Home Allies, Inc.). She asked that the Council postpone the approval of the proposed Plan and bring it back in two weeks and direct staff to consider other projects.

The public hearing was closed by Mayor Pro Tem Corrieri when no one else came forward to speak.

Council Member Gartin asked Ms. Baker-Latimer if there was anything else she wanted to add in response to the questions that were brought up by Ms. Stumbo and Ms. Olson. Ms. Baker-Latimer explained that under the CDBG Acquisition/Reuse Program for Affordable Housing, it can include the purchase of units that can be converted to use as rentals, but there has to be interested and qualified developers or non-profits that would be able to run the rentals. She explained that the City has previously purchased rental units, but was unable to find anyone who wanted to own and maintain the building. Ms. Baker-Latimer further explained that the CDBG funds are to be used to acquire properties, do infrastructure, or do rehabilitation, not to build housing. The City has set aside all the HOME funding for the Baker Subdivision, and 15% of that can be used for CHDO; however, there is not any qualified CHDO within Ames or Story County. The money has been set aside until the Baker Subdivision is completed and then staff can look to see if any non-profits in the area would qualify for CHDO. Ms. Baker-Latimer stated the City is focused on moving forward on the Baker Subdivision that has been in process since 2015. There is the possibility that units could be bought, or a duplex could be bought as low-income rental units, but the City would need to have an experienced non-profit available to run the rentals. It was pointed out that the City did buy a duplex a few years ago, but was unable to find a non-profit to help and ended up selling the property to Habitat for Humanity. All the City can do is buy the property and then the non-profits have to do everything else. Ms. Baker-Latimer explained that the City had tried to do a rental rehab program, but because you had to rent to 50% or less LMI, the City was unable to get any property managers who wanted to restrict themselves to that income level.

Council Member Gartin asked if there was anything regarding Ms. Stumbo's data that should be taken into consideration. Ms. Baker-Latimer stated that the data given is in the City's 2019/23 Consolidated Plan that comes directly from HUD. There is also the ongoing subsidized housing (Section 8) Program, which the City does not administer, but is a big help to people who can't afford housing. The City can buy a property, get it ready, and have it become a rental, but not able to go any further.


Council Member Martin wanted to know what the difficulty was with developing the properties on Sixth Street for affordable housing. Ms. Baker-Latimer explained that a Request for Proposals (RFP) was sent out to developers; however, none of the developers were qualified for the project. The developers did not have the capacity or financial ability to make the project happen. As the City moved forward with the Baker Subdivision, the City was hoping to find a developer that would be willing to develop at the Baker Subdivision, and the Sixth Street lots. The developers were not interested in the Sixth Street lots as they were not contiguous for them and they would not score with IFA points. Ms. Baker-Latimer noted that the Baker Subdivision started off as all single-family homes, but at the Council's direction, staff had applied for low-income housing tax credits to add an additional 36 units to the area. She understands that is not a lot of units, but it is hard to find ten acres of undeveloped land in the City that is close to all the points that will score high with IFA. She pointed out that some families even with low-incoming tax credits still need Section 8 to make it affordable. Currently, the City partners with CIRHA to administer the Section 8 vouchers and are working to get as many vouchers as possible. Ms. Baker-Latimer mentioned

that there is now a requirement that landlords do not have to take/participate in the Section 8 program. It is a challenge to get landlords to participate in the program.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-450 approving the Proposed 2021/22 CDBG Annual Action Plan Program Projects and Budget and directing staff to submit the Plan for approval by HUD on or by August 16, 2021.

Council Member Beatty-Hansen stated she understood that the City needs more than the 36 units it is going to provide, but even to get those it was hard. She commented that the Council decided to go through the process as they understand the need for affordable housing. Ms. Beatty-Hansen explained that the money received from the federal government has a lot of strings attached and a lot of qualifiers as to how the funding can be used. She noted that she is trusting staff to know how to use those funds. The Baker Subdivision is a big project that needs to be completed.


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



Amy L. Colwell, Deputy City Clerk



John A. Haila, Mayor



Diane R. Voss, City Clerk

- **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: 08/13/2021	4. Applicant Identifier: M-21-MC-19-0010	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: M-21-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, Public Improvements, 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="599,177.00"/>
* 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="419,487.00"/>
* f. Program Income	<input type="text" value="100,000.00"/>
* g. TOTAL	<input type="text" value="1,118,664.00"/>

*** 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 08/12/2021

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): _____ * Other (Specify): _____
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* 3. Date Received: 08/13/2021	4. Applicant Identifier: M-21-MC-19-0010
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5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: M-21-MC-19-0010
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State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
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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 Housing Construction, Down Payment and Closing Cost Assistance

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="350,543.00"/>
* 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="350,543.00"/>

*** 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.
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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 08/12/2021

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

8.12.21
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) 2019, 2020, 2021 [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.

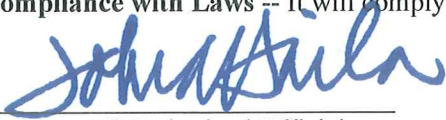
Excessive Force -- It has adopted and is enforcing:

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



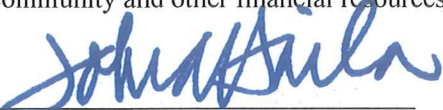
Date


Title

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

8-12-21
Date

Mayor
Title

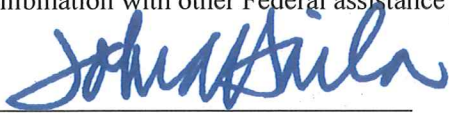
Specific HOME Certifications

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

8-12-21

Date

Mayor

Title