



PROPOSED/DRAFT

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

2023-2024

CDBG/HOME

ANNUAL ACTION PLAN

Comment Period:

July 5, 2023 to

August 4, 2023

Table of Contents

Executive Summary	2
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b)	6
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	7
AP-12 Participation – 91.105, 91.200(c)	14
Expected Resources.....	16
AP-15 Expected Resources – 91.220(c)(1,2).....	16
Annual Goals and Objectives	20
Projects	25
AP-35 Projects – 91.220(d)	25
AP-38 Project Summary.....	27
AP-50 Geographic Distribution – 91.220(f).....	35
Affordable Housing.....	37
AP-55 Affordable Housing – 91.220(g)	37
AP-60 Public Housing – 91.220(h)	38
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	40
AP-75 Barriers to affordable housing – 91.220(j).....	44
AP-85 Other Actions – 91.220(k).....	48
Program Specific Requirements	51

Executive Summary

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

1. Introduction

Starting July 1, 2019, the City of Ames began its 4th Five-Year Consolidated Planning Program cycle. This 2023-24 Action Plan will represent the 5th and final year of this Five-Year cycle. It will also represent the City's 5th year to receive HOME Partnership Investment Program funding. Based on the data for the City of Ames outlined in the American Community Survey (ACS), the Comprehensive Housing Affordability Strategy (CHAS), the Census, the 2019 Fair Housing Impediments Analysis, along with other pertinent City documents and resources, the groundwork for how the City should continue to address the housing and community development needs and priorities for the community has been defined for this final 5th-year cycle.

If characters are maxed out throughout this template, please refer to the attached full version of this 2023 Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

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

The data shows the household characteristics based on the 2011-2015 CHAS data. By 2015, a total of 13,665 (56.9%) households in Ames were considered to be in the low-income category, including 6,430 (26.8%) households with 0-30% of HAMFI, 3,200 (13.3%) households with 30-50% of HAMFI, and 4,035 (16.8%) households with 50-80% of HAMFI. There were 2,410 (34.3%) households in Ames that were small family households (2-4 persons), and 160 (22.5%)

were large family households in 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 rent 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, the cost of housing was the major issue for both renters and owners. 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 a 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% had 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 2023-24 Annual Action Plan will be the City’s 19th Plan. Based on recent (2022) monitoring by the HUD Area Field Office of the City’s performance over the last eighteen years, the City has been very successful in meeting the regulatory and statutory requirements of the CDBG/JOME programs, and also more specifically, 99% timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% average cumulative benefit to low- and moderate-income persons for each of the three 5–year periods, which exceeds the regulatory standard of 70%. Additionally, as a result of four monitoring reviews by HUD, the City had no major findings.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Ames has a Citizen Participation Plan that details the public involvement process. The Plan is available at www.cityofames.org/housing. Public participation is an annual ongoing process, not only in preparation of the Consolidated or Action Plans but as an ongoing part of the City of Ames’s commitment to solicit community involvement and participation. The City continues the solicitation to encourage Ames’ citizens to participate in “open public forums” along with conversations directly with human service agencies each year to be educated about the program and to give input on the activities

being proposed to address the needs of the community. Even during the 2020-21 program year, due to the pandemic face to face, gathers were postponed and replaced with virtual meetings. For the Public Forums for the 2023-24 program year, both in-person and virtual meetings were and will be held. However, efforts to receive input from human service agencies, neighborhood associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses notifications will still occur through direct mailings, emails, social media platforms, phone calls, and Zoom calls, where possible. Emphasis will continue through press releases and public radio stations. For 2023-24, the same types of outreach efforts were made, despite the fact that the “free” area newspaper to every household in Ames/Story County was discontinued as of June 30, 2022; we have and will continue to discuss and find ways to reach low- and moderate-income households. This year, the use of creating videos of the public forums PowerPoint presentation was placed on the city’s housing webpage for those who were unable to attend the in-person or -virtual forums. City Council meetings are being held in person, and broadcast on the City’s media YouTube Channel is another opportunity.

5. Summary of public comments

This could be a brief narrative summary or reference to an attached document from the Citizen Participation section of the Con Plan.

The public comment period will run from July 5 through August 4, 2023. The public hearing will be held on August 8, 2023. The Citizen Participation Plan is available on the city's website at: www.cityofames.org/housing

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 throughout 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.

Public 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 Area Housing Authority: The Area 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.

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

TBD

7. Summary

See the notes above regarding the overall response content.

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 the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Ames	Planning & Housing Dept./Housing Division
HOME Administrator	City of Ames	Planning & Housing Dept./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 CDBG-CV CARES (COVID-19) and HOME American Rescue Program (ARP) funding. NOTE: HOME ARP programming will be added to the 2021-22 Annual Action Plan as a substantial amendment.

Consolidated Plan Public Contact Information

Department of Planning & Housing
 P.O. Box 811
 515 Clark Avenue
 Ames, Iowa 50010-0811
www.cityofames.org/housing
 Vanessa Baker-Latimer, Housing Coordinator
vanessa.bakerlatimer@cityofames.org
 (515) 239-5400 (office)
 (515) 239-5699 (fax)
 (515) 239-5133 (TDD)

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

1. Introduction

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))

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 advocacy groups are very participatory in engaging the City regarding the needs, problems, concerns, and solutions of the community.

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.

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, which 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 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 City of Ames continues to actively participate with the Two Rivers Collaboration (aka Continuum of Care Group), which now has expanded to a regional consortium that includes (Boone, Marshall, Greene, and Story Counties) to share information on programs, services, and gaps, and also plan activities and events to educate the public regarding the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk

of homelessness in the community. Additionally, a Homelessness Prevention Team that consists of The Bridge (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 serve clients through a coordinated entry point best. The City staff worked closely with the COC agencies via Zoom, especially in regard to the Duplication of Benefits for ESG, CARES, and other federal and/or state funding.

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

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 The Bridge Home
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Duplication of Benefits-CARES
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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, and request for information regarding Section 8 Households in Ames.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide the 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 provided 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 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 areas 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 on 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 include the installation of broadband to each lot. The staff has been in communication with each of the three companies to gain 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. Development of a comprehensive Climate Vulnerability Assessment was commissioned in conjunction with a Citywide Greenhouse Gas Inventory 2018 project that includes a Population Vulnerability portion that describes how climate affects the region/city was adopted by City Council on June 13, 2023. The report is available at <https://www.cityofames.org/living/sustainability-in-ames/climate-action-plan>. The development and implementation of a community-wide Climate Action Plan (CAP) is a high priority of the City Council to help elevate the City's sustainability efforts. The CAP offers a well-reasoned tool designed to show a path forward by way of the Six Big Moves to meet the City Council's sustainability goals. The following factors will influence the success of achieving the various action steps reflected in the CAP: 1) advancements in technology, 2) availability of goods and services, 3) obtainability of grants, and 4) other outside funding, legal feasibility of Council mandates, an opportunity for achievement, and 5) affordability of the action steps. As indicated in the CAP, the City Council will have to make decisions regarding how far and how fast to implement the proposed action steps based on these factors on an annual basis with the approval of an Annual Sustainability Work Plan. It is the staff's intent to present to the City Council at a future meeting the seven initial action steps noted earlier for approval as the first Annual Sustainability Work Plan.

2. Manages and regulates a Flood Plan Development program outlined in Chapter 9 of the Ames Municipal Code that includes flood and firm maps and participates in the National Flood Insurance Program. The Planning Division manages the program.

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, and FEMA to prevent and reduce future flooding following the floods of 2010. The Public Works Department manages the program.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

On April 26, and 27, City staff hosted in-person and virtual public forums to gather input regarding possible projects for consideration for the City's 2023-24 CDBG/HOME Annual Action Plan Program.

Seven (7) persons attended the in-person forum, and six (6) attended the virtual forum. Attendees included representatives from The Bridge Home, Primary Health Care, ACCESS, The Salvation Army, Electric Department, Community and Family Resources (CFR), Central Iowa Regional Housing Authority (CIRHA), and five (5) citizens from Ames.

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, HOME-ARP, 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 2023-24 Annual Action Plan suggestions
5. Group feedback and
6. Tentative Timeline for next steps

The PowerPoint presentation of the 2023-24 Annual Action Plan will also be available on the Housing Division's website at www.cityofames.org/housing.

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

- Need for assistance with Deposits (Rent and Utilities)
- Need for assistance with short-term rental assistance (TBRA).
- Assistance in buying groceries for Food Pantries

The takeaway from the public input was that there is a continued consensus that affordable housing for lower-income households, such as Deposit and 1st Month's Rental Assistance, Homebuyer Assistance and Education, and creating a Tenant Based Rental Assistance (TBRA) Program for 2023-24, and rollover and continue the 2022-23 projects: Public Infrastructure Improvements in LMI Census Tracts, Pocket Park Installation in the Baker Subdivision, Acquisition/Slum and Blight Removal, Single-Family Housing Rehabilitation Program, HOME Multi-family LIHTC Program and HOME Single-Family Home Construction.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Forums	Persons with disabilities Residents of Public and Assisted Housing	7 in-person forum; 6 virtual	See notes above	all comments accepted	
2	Facebook, Twitter: Press Releases, Zoom	Minorities Persons with disabilities	all major media in central Iowa (radio, newspaper, TV) approximately 25,000 followers for all four	No comments	all comments accepted	www.cityofames.org ; @cityofames ; Instagram; Twitter
3	Correspondence Sent	Residents of Public and Assisted Housing	none	none	none	
4	Public Comment Period	Non-targeted/broad community			TBD	www.cityofames
5	Public Hearing	Non-targeted/broad community	TBD			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	Administration, Housing Programs, Public Improvement Programs Public Service	\$557,990	\$150,000	\$837,828	\$1,545,818	\$0.00	This is the 5 th year of the 2019-23, Five-year period of the CDBG funds that will be used to address the need for affordable housing for low-income households in the designated NRSA, address Slum and Blight, Public Infrastructure, etc.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	321,764	0	0	321,764	2,280,729	This is the fifth year of the 2019-23, 5-year period of the HOME funds used to address the need for affordable housing for low-income households in the designated NRSA. It is anticipated that \$1.8 million will be committed to a multi-family LIHTC Program.

Other	public - federal	Acquisition Homeowner rehab Housing Other	837,828	0	0	837,828	0	Anticipated 2022-23 Rollover CDBG Funds for Public Facilities Park Improvements, Slum and Blight, Maintenance, Public Infrastructure Improvements
Other	public - local	Public Services Other	1,766,672	0	0	1,766,672	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 the need to the jurisdiction. Since its inception in the early 1980s, the City has contributed portion is approximately 45 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). The total amount from all funders is \$5,547,221

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

The City of Ames does own various parcels of land or other types of property within its jurisdiction; however, most are not suitable for residential redevelopment due to their location in a floodway or floodplain area, being too small in size for development, or being already designated for a future purpose. In the 2018-19 program year, the City began updating its Comprehensive Plan (former Land Use Policy Plan LUPP), now referred to as the Ames Plan 2040. The intent of the Ames Plan 2040 is to guide the growth and change of the Community over the next 20 years. The Plan addresses the Vision for the City related to **Land Use & Growth, Mobility, Community Character, Environment, Parks and Recreation, Neighborhoods, Housing, and Sub-areas**. With this vision underway, current parcels of land deemed undevelopable may now result in usable land which could be rezoned to meet the needs of the community (view: <https://www.cityofames.org/government/departments-divisions-i-z/planning/comprehensive-plan>)

Additionally, there are a few lots that have been identified to be used for affordable housing possibly and will be considered during this upcoming 2023-2028 5-year Consolidated Plan update.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Discussion

In 2015-16, using CDBG funds, the City did acquire approximately 10 acres of land in West Ames that can and will be utilized to address the need for more affordable housing for low and moderate-income families. It is anticipated that the housing development will consist of affordable and market-rate single-family housing units. Phase I of installing a connector street through the property has been completed, and for Phase II, the site has been platted and 27 lots created. Phase III (The program year 2020-2022)- the infrastructure improvements (water, sewer, electrical, streets, geothermal) to each lot was completed, and Phase IV, the construction of homes, began in the Spring of 2023 and throughout 2023-25. Over the past eighteen years, the amount of CDBG funds received on average has decreased; this does not include the upcoming 2023-24 years, a decrease of approximately \$11,197. The need for leveraging dollars from partnerships and other local, state, and federal resources is becoming increasingly critical. Over the next five-year period (2023-2028), leveraging dollars with non-profit and profit organizations and seeking local and state funding will have a greater priority as we address the needs of the community.

Discussion

1) Continuing to work closely with non-profit agencies funded through the ASSET process not to 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 seeking partnerships with a developer to apply to the Iowa Finance Authority (IFA) to construct Low-Income Housing Tax Credit (LIHTC) multi-family housing units until an award occurs.

8) Continuing the acquisition and demolition of slum and blighted residential properties to create infill lots to construct multi-family and/or single-family units for LMI households.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Create & expand Affordable Housing for LMI Persons	2019	2023	Affordable Housing	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA	Homebuyer Assistance Provision for Public Infrastructure Public Service Assistance Public Facilities Improvements	CDBG: \$1,245,818 HOME: \$2,280,729 ASSET-Local Government and Non-Profits: \$1,766,672	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2310 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1980 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 1200 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acres. Rental units constructed: 30 Household Housing Units Rental units rehabilitated: 0 Household Housing Units Homeowner Housing Added: 7 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 7-Households Assisted.

2	Address Needs of Non-LMI Persons	2019	2023	Non-Homeless Special Needs	State Avenue NRSA	Provision for Public Infrastructure; Acquisition of Slum and Blight Removal	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13 Persons Assisted
---	----------------------------------	------	------	----------------------------	-------------------	---	-----------------	--

Table 6 – Goals Summary

Goal Descriptions

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 the supply of single-family or two-family housing for ownership in the Neighborhood Revitalization Strategy Area (NRSA) along State Avenue; • Reduce the cost burden for low-income households to access or maintain rental housing citywide; • Increase the affordability and availability of owner housing for homebuyers citywide. <p>In addition, the proposed project activities are consistent with the Updated 2019-23 Consolidated Plan goals and priorities, which cites the “cost of housing” for both renters and home buyers as #1 and “lack of available, decent rental units in affordable price ranges” as #2.</p> <ul style="list-style-type: none"> • The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS data for the City of Ames. • The proposed project activities are consistent with the needs outlined in the updated 2019 Analysis to Impediments Fair Study for the City of Ames. • The proposed implementation sequence for the project activities should help meet HUD’s timely expenditure requirements. • Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 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 of the need outlined in the above data sources. The primary obstacles to meeting the underserved needs continue to be the leveraging of other financial resources that will be needed to make each project a success and 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 2020-21 Activities for both CDBG, HOME, and HOME-ARP 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	2023-24 Proposed Programs
2	CDBG Deposits and 1 st Month Rental Assistance Program
3	CDBG Homebuyer Assistance Program (Down payment/ Closing Cost/Education)
3	HOME-Tenant-Based Rental Assistance Program (TBRA)
4	HOME-ARP-Non Congregate Shelters
6	2022-23 Rollover Programs
7	Public Infrastructure Improvement (LMI Census Tracts)
8	Infrastructure Pocket Park Improvements-Baker Subdivision
9	Acquisition/Slum and Blight Removal Program/Residential/Commercial
10	Single-Family Housing Rehabilitation Program for Homeowners
11	Maintenance for Baker Subdivision
12	HOME Multi-Family LIHTC Assistance New Construction
13	HOME Single New Home Construction@
14	General Administration for CDBG & HOME & HOME-ARP

Table 7 - Project Information

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

In addition to the projected project budgets for the acquisition/reuse of slum/blight/public facilities and public infrastructure improvements, approximately \$150,000 is being projected to be used from the 2023 projected program income budget.

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

- The proposed project activities are consistent with the needs outlined in the CHAS, ACS, and AIS data for the City of Ames.
- The proposed project activities are consistent with the needs outlined in the updated 2019 Analysis to Impediments Fair Study for City of Ames.
- The proposed implementation sequence for the project activities should help meet HUD’s timely expenditure requirements.
- Funds have been included to contract for additional staff to accomplish the proposed project activities in FY 2023-24.
- All the activities proposed would be of 80% 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	General Program Administration- for CDBG/HOME/HOME-ARP
	Target Area	CITY-WIDE LOW-INCOME CENSUS TRACT State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons Address Needs of Non-LMI Persons
	Needs Addressed	CDBG Activities HOME Activities HOME-ARP Activities
	Funding	CDBG: \$115,598 HOME: \$107,295 HOME-ARP: \$180,387
	Description	Under this activity, the cost to administer the various 2023-24 projects and any 2022-23 roll-over activities. This activity will include staff salaries and benefits.
	Target Date	6/30/2024
	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 HOME-ARP 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	Single-family Housing Improvement Rehabilitation Program for Homeowners
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Provision for Affordable Housing
	Funding	CDBG Rollover: \$150,000
	Description	The Housing Improvement Program objective will be to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single-family homes in residential zoned areas. The overall goal of the Housing Improvement Program is to allow qualified low- and moderate-income households to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities.	It is anticipated that during the program year that 6 households with incomes at or below 80% of the Ames Median Income Limits will be assisted.
	Location Description	This activity will be available to households living within the City limits of Ames.
	Planned Activities	The Housing Improvement Program objective will be to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single-family homes in residentially zoned areas. The overall goal of the Single-family Housing Rehabilitation Improvement Program is to allow qualified low- and moderate-income homeowners to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability.

3	Project Name	Renter Affordability Program/DFMR
	Target Area	CITY-WIDE & Neighborhood Revitalization Strategy Area (NRSA)
	Goals Supported	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community
	Needs Addressed	Renter Affordability Assistance
	Funding	2023-24 CDBG: \$125,000
	Description	Funds under this project will be used to provide Deposit and/or First month rent assistance to households with annual incomes at 50% or less of the area median income limits;
	Target Date	June 30, 2024
	Estimate the number and type of families that will benefit from the proposed activities	50 LMI Households at 60% or less of Ames MSA
	Location Description	Citywide
	Planned Activities	Activities under this program are to provide one-time funding to households and/or families with incomes at or below 60% of the Story County Median income limits by assisting them with Security Deposits and/or First Month's rent.
4	Project Name	Homebuyer Assistance Program
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Homebuyer Assistance
	Funding	2023-24 CDBG: \$246,196
	Description	Under this program, down payment and closing cost assistance will be available to first-time homebuyers at or below 80% of the AMI for homes built in the NRSA in the Baker Subdivision.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities.	It is anticipated that possibly 5 new first-time homebuyers with incomes at or below 80% of the Ames Area Median Income limits will be provided downpayment and closing cost assistance for a newly constructed home in the NRSA Baker Subdivision in partnership with Habitat for Humanity.
	Location Description	Assistance will be provided to homebuyers purchasing homes in the NRSA in the Baker Subdivision in West Ames, IA.

	Planned Activities	The objective of this program is to provide financial assistance to qualified low- and moderate-income first-time homebuyers with incomes at or below 80% of the AMI limits to purchase newly constructed single-family housing in the Baker Subdivision in the NRSA. The overall goal of the Homebuyer Assistance Program is to allow low- and moderate-income households to gain access to housing and/or improve their housing status.
5	Project Name	Public Facilities Pocket Park Improvements-Baker Subdivision
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons Address Needs of Non-LMI Persons
	Needs Addressed	Provision for Public Infrastructure
	Funding	CDBG Rollover: \$130,000
	Description	Under this activity, playground equipment, a shelter, etc., will be installed as part of the recreational enhancements in this newly developed housing subdivision in the NRSA.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities.	This activity will be created in the NRSA in West Ames. The census data indicates that approximately 2310 households. More specifically, it is anticipated that playground equipment, shelters, grills, etc., for approximately 26 single-family homes and owners to utilize. It is anticipated that a maximum of 26 single-family homes to be constructed on this site, of which the bedroom make-up will be three-bedroom units. That could equate to approximately 65-78 households (2.5 or 3.0 average household @ 26 units)
	Location Description	The location is the West Ames NRSA along State Ave and Tripp Street Extension.
Planned Activities	Under this project, activity funds will be utilized to create a pocket park in the affordable housing development in the Baker Subdivision at 321 State Avenue. The purpose of the smaller size park is to provide a recreational enhancement for the immediate low- and moderate-income families that will be residing in the newly created subdivision. The overall goal of the Public Facilities Improvement Program is to preserve and enhance public facilities in low-income census tracts or housing areas being developed for low- and moderate-income households.	

6	Project Name	Slum and Blight Removal Program
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons Address Needs of Non-LMI Persons
	Needs Addressed	Homebuyer Assistance for First-time LMI Homebuyers
	Funding	CDBG Rollover: \$234,024
	Description	Under this program, residential and/or commercial properties that have been abandoned, blighted, deteriorated, and/or have been tagged as dangerous buildings by the city will be targeted for acquisition, demolition, and clearance. The lots may be sold for affordable housing, market-rate housing, or other types of commercial development.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities.	Under this activity, it is anticipated that at least one (2) slum and blighted property will be acquired, cleared, and demolished.
	Location Description	The activity will target properties citywide.
	Planned Activities	Seek to find properties that are abandoned, deteriorated, neighborhood health hazards, or tagged as dangerous buildings.
7	Project Name	Public Infrastructure Neighborhood Improvements Program-
	Target Area	LMI Census 10, Ames, IA
	Goals Supported	Addressing the Needs of Non-LMI Persons
	Needs Addressed	Deteriorated public infrastructure systems in LMI Census
	Funding	CDBG Rollover-\$535,000
	Description	Under this activity, CDBG funds would be used to replace approximately 1,285 linear feet of old 4-inch mains with new 8-inch mains and install new water service with copper piping on the northern side of the tract at N Russell Avenue. The project area would include Lincoln Way to N. 4th Street. This project will improve water quality, reduce lead services, increase firefighting service capacity in this tract, and benefit a HUD-identified LMI population.

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities.	The LMI Population of Census Tract 10, Block Group 1, is approximately 82% (915 households). There are approximately 32 homes in the specific area that will have their lead services replaced with copper lines.
8	Project Name	HOME- Tenant-Based Rental Assistance Program (TBRA)
	Target Area	Citywide
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Monthly Rental Assistance
	Funding	2023 HOME: \$150,000
	Description	Under this program activity, monthly rental assistance will be provided to homeless and/or households at 30% or less of the Ames Income Limits for a limited period of time, not to exceed 12 months.
	Target Date	06/30/2024
	Estimate the number and type of families that will benefit from the proposed activities.	It is anticipated that approximately 1-3 families or individuals could qualify for rental assistance not to exceed 12 months.
	Location Description	City limits of Ames
9	Project Name	HOME New Construction-Low-Income Housing Tax Credit (LIHTC) Project
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	New Multi-family rental units
	Funding	HOME: \$1.8 million
	Description	Under this activity, the City has partnered with a Developer and applied for LIHTC through the Iowa Finance Authority to build up to potentially 38, 2,3, and 4 BR multi-family units for households with incomes at 60% or less of the Ames Area Income Limits.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that approximately 38 households will be assisted.

	Location Description	The units will be constructed in the NRSA area in West Ames in the Baker Subdivision.
	Planned Activities	Submit the application and wait on the State of Iowa award announcement to receive LIHTC financing construction of multi-family housing units for low-income households.
10	Project Name	HOME Single New Home Construction
	Target Area	State Avenue NRSA—West Ames
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	New Single Family Home Construction for LMI First-time Homebuyers
	Funding	HOME: \$222,434 Rollover Funds
	Description	Under this activity, a new single-family home will be constructed for an LMI household.
	Target Date	06/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that one (1) household will be assisted.
	Location Description	Baker Subdivision, Lot #1
	Planned Activities	New Home Construction
11	Project Name	CHDO Set Aside
	Target Area	LOW-INCOME CENSUS TRACT
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Future Housing and/or Public Service Needs
	Funding	2023 HOME: \$48,264
	Description	Funds are being set aside as required for the creation of a possible CHDO Organization. This will not be occurring in the 2023-24 fiscal year.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities.	No estimated number and type of families to benefit at this time

	Location Description	N/A
	Planned Activities	No activities are being planned for 2023-24
11	Project Name	Creation of Non-Congregate Shelter Assistance Program
	Target Area	Citywide
	Goals Supported	Create & expand Affordable Housing for Homeless, Near Homeless, Persons
	Needs Addressed	Affordable Housing
	Funding	2021 HOME ARP: \$1,078,861
	Description	This activity will solicit agencies that provide services to the Qualifying Populations to acquire/rehab/construct non-congregate shelters.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities.	It is anticipated that 3 properties can be produced to assist up to 20-25 individuals or families can be assisted.
	Location Description	City Limits of Ames
	Planned Activities	Solicit for partnerships non-profit organizations address the need.

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

Geographic Distribution

Target Area	Percentage of Funds
CITY-WIDE	30
LOW-INCOME CENSUS TRACT	20
State Avenue NRSA	50

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

The rationale for targeting 50% of the investment of CDBG & HOME funds that will be targeted in the NRSA area is that it contains a large parcel of land that can be used to develop housing (ownership and rental) for affordable and market-rate homes. No other area in the City limits contains this size of land for addressing this housing need. Additionally, the rationale for allocating the remaining 40% of the investment of CDBG funds on a city-wide basis is mostly based on the distribution of low- and moderate-income persons by census tracts and minority populations.

As outlined in the 2019-23 Consolidated Plan, the data is based on the 2013-2017 ACS, 5-Year Estimates (See Table NA25 of the 2019-23 Consolidated Plan). The highest concentration of low- and moderate-income persons and minority concentration was in Census Tract 5. This tract has a 93.1% low/moderate population and a 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's central campus. This area contains Schilleter Village, University Village, and Fredericksen Court apartment dormitories, owned and operated by Iowa State University for both single students and students with families only. Recently updated data from the HUD Qualified Census Tracts data, effective January 2015, reveals that based on the 14 Census Tracts in Ames, six (43%) of the census tracts contain 51% or more of persons 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 20.1 % percent of the minority population. Therefore, distributing the allocation of at least 60% of the investment of CDBG funds in the NRSA and 40% of the investment on a city-wide basis would allow a better opportunity to not only serve persons of low and moderate incomes overall, as well as an opportunity to increase the number of minority populations in the NRSA.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As outlined under Section AP 35 (Table AP3) of the 2020-21 Action Plan, the City of Ames has identified the following programs that will be implemented to address the needs of the Homeless, Non-Homeless, and Special Needs populations. In the implementation of the various CDBG, HOME, and HOME-ARP programs, the qualified households will be defined as households whose gross family incomes do 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	25
Non-Homeless	50
Special-Needs	5
Total	80

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

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	6
Rehab of Existing Units	2
Acquisition of Existing Units	3
Total	61

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

Discussion

See 2019-23 Consolidated Plan Sections SP 10. The rental assistance numbers will be through the implementation of a pre-pandemic Renter Affordability Program to assist with Deposits and 1st Month's Rent, along with the implementation of a HOME TBRA program. The production of new multi-family LIHTC units and would include future single-family homes for LMI households (likely to be after Spring 2023).

AP-60 Public Housing – 91.220(h)

Introduction

Although there are no public housing units owned or operated by the City of Ames, the following project-based subsidized 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 five 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 of 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 areas. As of June 2023, based on federal funding for the lease-up of Vouchers (including Emergency Vouchers and Portable Vouchers) for the six-county area was 1007 (99%). Out of that number, the lease-up for Story County was 359 (36%), and out of that number, the lease-up for Vouchers for the City of Ames was 309 (86%). Additionally, as part of the American Rescue Program, CIRHA received 76 “Emergency Vouchers” to help households impacted by the pandemic; as of June 2023, 51 (67%) are leased up. Of that number, 41 are under lease in Story County, and of the 41, 39 (95%) are leased in Ames.

Actions to encourage public housing residents to become more involved in the 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 (FSSP) that helps residents transition into homeownership. As of June 2023, there are 16 families enrolled in their FSSP, with an escrow balance of approximately \$52,450.

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 sections.

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 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 2023 is to continue 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 are aware of the Coordinated Entry System and how it can benefit families in their communities.

3) **Training Committee:** Will identify when and where required training will be located and identify other training 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 the fiscal year 2023-24, the ASSET partners’ recommendations have planned for the investment of \$5,547,221 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	\$ 1,663,854
United Way	\$ 1,124,963
ISU/GSB	\$ 268,541
City of Ames	\$ <u>1,766,672 (32%)</u>
Total	\$ 5,547,221

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 individuals and families, youths, and women who are victims of domestic violence. Also continuing for 2023-24, these agencies will have access to an additional funding source through the Story County Trust Fund (SCTF). SCTF provides assistance in addressing the needs of homeless persons as well. For 2023-24, the Story County Trust Fund is projecting to be eligible to receive approximately \$360,00 +/- from the Iowa Finance Authority, along with approximately \$90,000 in pledges from various cities in Story County of the \$90,000, the City of Ames has pledged \$40,778 (45%). The funds will be used to administer an owner-occupied repair program, emergency shelter repair assistance for non-profits, and rental/deposit/utility assistance program to Ames/Story County residents. The SCTF also received approximately \$470,00 in American Rescue Plan Act (ARPA) funding that will be dedicated to being used to expand affordable housing and workforce needs throughout the County. The Board will also be considering other programs as well.

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

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

Although the City of Ames does not receive or provide funding for the homeless activities other than programs in which homeless and other special needs activities are eligible to apply for and participate in, the City does support the goals, objectives, and strategies in the State of Iowa's Homeless Strategic Plan for 2021.

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

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

There are two boards and groups in Ames/Story County (the Two Rivers Coordinating Group aka Continuum of Care Group, the Story County Human Services Council, and just recently the Homelessness Prevention Team). The members 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 the 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

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 as five years ago (4% rate in 2012). However, the present (2018) vacancy rate for homeowners was 0.8% and 1.8% for renters. The number of 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 of 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, the cost of housing was the 1st perceived barrier to fair housing the housing consumers (homeowners and renters). It was rated as 4.1 by both groups (on a scale of 1 to 5 (1 being strongly disagreed to 5 being strongly agreed). “Cost of housing” was the only housing barrier perceived by homeowners.

The second barrier perceived by renters was the lack of available decent units at affordable prices. General renters and students echoed this. 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 a 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 the 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 a 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. The development of affordable housing is subject to the same development standards as market-rate housing. Although parking requirements are reduced in certain targeted infill areas of Campustown, Downtown, and Downtown Gateway area that would benefit affordable housing development, we have not seen affordable housing proposals for projects in these areas. As part of a 2021 Zoning Text Amendment for Planned Unit Developments, the City of Ames created an option for reduced apartment parking requirements for low-income apartments. One project was approved with reduced parking in conjunction with their application for 4% LIHTC through the State of Iowa.

The City provides no direct incentives for affordable housing, but development in targeted areas would be eligible for property tax abatement programs consistent with market-rate housing eligibility. These types of programs could be expanded to support targeted affordable housing opportunities. The City Council adopted a Council Goal in 2022 of Valuing Diverse Housing Options with a task-directed to staff for recommendations regarding a Low and Moderate Income Housing Strategy. The focus of the task is: 1) What standardized incentives to offer, 2) Address code impediments, and 3) Acquisition of land or existing housing.

Staff, in June 2023, began its first discussion with the City Council regarding this goal. Staff began first with background information on the City’s housing inventory, income levels, housing targets, and code

impediments. The report can be found at: <https://rb.gy/51j97>. Several more discussions are planned over the next several months to determine what policy direction should be implemented regarding affordable housing incentives.

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

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

Discussion:

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

The City also applies a Rental Housing Inspection program for the purpose of ensuring existing structures and properties are maintained as safe and decent housing. There are over 15,573 registered rental units in the City between single-family homes and apartments. Certain improvements of buildings and sites are required for a property to be registered with the City as rental housing. The licensing 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 a 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 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 the 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

See the adopted 2040 Comprehensive Plan regarding growth limits at: <https://tinyurl.com/5mzj4muv>

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 revenue. 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 the revenue is available for community benefit activities.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

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. Through these collaborative partnerships, 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 2022 has awarded funds to agencies to provide for rental housing needs and housing rehabilitation funds for single-family homeowners, and for 2023 they will continue to fund the above programs along with other projects as determine to be needed in the county. In addition to participating in quarterly meetings with the Two Rivers Collaboration Committee (which includes the counties of Boone, Greene, Hardin Marshall, and Story), starting in the spring of 2023, the Ames/Story County agencies that provide like housing services decided to reengage quarterly in meetings order to be more informed and collaborate with one another in identifying service gaps for the City/County housing needs.

The city will continue to 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. Now that we are in a somewhat post-pandemic period, the above agencies continue to partner together to provide assistance to citizens in Ames/Story County utilizing both federal and HOME-ARP funds in the areas of rent, utility, mortgage, and shelter. Through this partnership, the goal is the reduce 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 fostering and maintaining affordable housing opportunities. The City will also seek to establish a 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), HOME and HOME-ARP funds and also seek other federal and state-funded programs to help leverage these dollars in the community.

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

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

The City will seek to continue to work closely with the Area Housing Authority to explore ways to ensure landlord participation in the Section 8 Voucher Program. The City will seek to dialogue with the property owners and managers to find ways to address 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 participate in www.IowaHousingSearch.org.

IowaHousingSearch.org is a free rental housing locator to help citizens across the State to find a rental home that fits their needs and budget. Property providers can list apartments or homes for rent at any time. The site allows property providers to include information such as low-income or subsidized housing acceptance, rent range, smoking, pets, accessibility, etc. The site also contains helpful tools on affordability calculations, moving costs, rental checklists, budget worksheets, and more. It also provides resources regarding scams for renters and foreclosure alerts. 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 an 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 include Rental Property Managers, Realtors, Financial Institutions, neighborhood groups, and other business and related partnerships to foster relationships around the 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 above discussions.

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 programs, Community Development Block Grant Program, and HOME. The City's 2023-24 allocation of CDBG funding is \$557,990. It is anticipated that there will be a CDBG rollover balance of approximately \$837,000 from 2022-23, an anticipated program income for 2023-24 of approximately \$150,000. This will allow for a total anticipated budget of \$1,545,818. For the CDBG 2023-24 allocation, 20% (\$111,598) will be for program administration, \$446,392 plus \$150,000 of 2023-24 anticipated program income, totaling approximately \$596,392 will be used for programming. The remaining \$837,00 will be for any 2022-23 rollover project activities that will continue to support affordable housing and community development in the community.

The City's 2023-24 allocation of HOME funding is \$321,764. From this amount, approx. \$48,264 (15%) is being reduced and set aside for a potential Community Housing Development Organization (CHDO) organization (s). This will leave a 2023-24 budget balance of approximately \$273,500. Of the \$273,500 (90%), \$241,324 is for programming, and \$32,176 will be used for administration for 2023-24. HOME also requires a \$25% local match, of which \$263,00 of City General Obligation Bonds is being used for the infrastructure, site, and maintenance improvements at the Baker Subdivision that will be counted towards this match requirement.

Additionally, through ASSET, approximately \$5,547,221 (City share is \$1,766,672) 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.

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

In 2021, the City received just over \$1.2 million dollars in HOME-ARP funds. The funds will be used to increase Non-Congregate Shelter Housing to address the needs of the Qualifying Populations beginning in FY 2023-24.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year, and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate-income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate-income. Specify the years covered that include this Annual Action Plan.	90.00%

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

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

The City of Ames committed and expensed a beginning allocation of \$250,000 of General Obligation Bonds as the 25% local match for HOME funds. Also, an additional \$ 13,908 of GO Bond funds were committed and are being spent towards the local match for HOME. Additionally, for 2023 the City of Ames partnered with a Developer to apply for State Low-Income Housing Tax Credit (LIHTC) financing to construct thirty-five (35) low-income housing multi-family rental units on the south parcel of the Baker subdivision. The City will be setting aside \$1,801,000 of HOME dollars to contribute towards this project if awarded the credits.

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

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

The recapture provision is enforced through the 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):

- 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.

However, for 2023-24 in that the City of Ames has committed \$1.8 million of its HOME dollars towards a LIHTC multi-family application, a Homebuyer Assistance Program using HOME funds will be on hold until the awards have been announced.

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

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

See #2 above

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

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

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

-See #2 above

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

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