



Third Program Year CAPER

The CPMP Third Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 3 CAPER Executive Summary response:

The City of Ames Planning & Housing Department has prepared a Consolidated Housing and Community Development Plan for the five-(5) year plan period of 2009-14 that provides a continued strategic vision for the community. The Plan has been approved by the Department of Housing and Urban Development (HUD). Information regarding program rules, regulations, and other related information can be found on the HUD web site at www.hud.gov/offices/cpd/index.cfm. The Executive Summary and other materials regarding the program in the City of Ames can be found on the City of Ames web site at www.cityofames.org/housing. Please contact the City of Ames Planning & Housing Department at (515) 239-5400 for additional information.

As part of this Consolidated Plan and Annual Action Plan period, the City of Ames' strategies toward serving the needs of extremely low-income, low-income, and moderate-income families are to continue to seek public input, to continue to invest resources both physical and financial, and to continue to implement programs that will address the community's priority needs. The main areas of focus anticipated over the five (5) years is **to continue** to utilize CDBG and other local and/or state funds to address the following priority need categories listed below:

1. CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing;
2. CDBG funds should be used to promote "one community" by implementing programs that support a continuum of new or expanded housing and services targeted for the homeless, transitional housing clients, and persons with special needs; and

3. CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

Based on community input, and after examining the five priority needs that were created in the 2004-2009 strategic planning period, it was clear that the above priority needs provided the most positive impacts on addressing the needs of very low-, low- and moderate-income households in the community. The City, as a new entitlement community during that period, was very successful in implementing the program activities that led to having exceeded the 70% low- and moderate-income benefit expenditure requirement by approximately 25%. Therefore, over the next five-(5) year period (2009-14) the City will continue to administer and focus its programming in the above three priority need areas.

One of the City Council's goals as part of the three (3) priority needs is to **continue** to address the need to Strengthen Neighborhoods. Therefore, in 2011-12 the Action Plan projects set out to focus on various activities that would continue to **strengthen neighborhoods** by implementing housing-related activities (e.g., homeownership assistance, rehabilitation, slum and blight removal, etc.) and by implementing public infrastructure activities (e.g., sidewalks, street and curb repair, water, sewer improvements, etc.). Additionally, the City Council's priority is to continue to participate and fund the ASSET process. The ASSET process is a successful vehicle for providing financial assistance for the needs of and service delivery to persons with incomes at 50% or less of the Story County median income limit, and to the homeless.

The City of Ames' Consolidated Annual Performance and Evaluation Report (CAPER) will cover the progress in carrying out the City's Consolidated Plan three (3) priority goals and the Annual Action Plan project goals for the fiscal year 2011-12. The Action Plan was the third plan based on the five-(5) year Consolidated Plan for the fiscal years 2009-2014.

The following is a summary of the Annual Action Plan projects and expenditures that **were able to be accomplished** in conjunction with the priority goals for the July 1, 2011, to June 30, 2012, program year:

1. HOUSING ACTIVITIES OBJECTIVES: CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing.

The Neighborhood Sustainability Program is the umbrella program that contains the following core program components: Homebuyer Assistance, Acquisition/Re-use, Slum and Blight program and Neighborhood Home Improvement. For the 2011-12 program year \$686,762 was allocated to cover the implementation of **all or some** of the above component programs and/or component activities.

- a) The Homebuyer Assistance Program was designed to assist low- and moderate-income first-time homebuyers (80% or less of AMI) with the purchase of a single-family home. For the 2011-12 program year, \$100,000 was allocated for this activity. Although no funds were spent, the application phase was implemented during the program year.

b) The Acquisition/Reuse Program (ARP) was designed to acquire, rehabilitate, and/or demolish single-family properties for resale to low and moderate income, first-time homebuyers through programs implemented by the City of Ames, or sold to non-profit organizations. For 2011-12, no funds were allocated to this program. However, two (2) previously purchased properties were sold to Habitat for Humanity of Central Iowa. One (1) was sold by Habitat to a low-income, first-time homebuyer during the program year, and one (1) will be sold by Habitat to a low-income, first-time homebuyer during the 2012-13 program year.

c) The Slum and Blight Program was designed to acquire and demolish properties located in a flood zone area or have been identified by the Building Inspections Division as having severe code violations that has placed them in an unsafe and uninhabitable condition. For the 2011-12 program year under the "Dangerous Buildings" activity of this program, \$135,000 was allocated. Although three (3) properties were identified, the properties were sold and either demolished or rehabilitated prior to being cleared for demolition by the City.

d) The Neighborhood Housing Improvement Program was designed to cover the following activities: 1) The activity under the Home Improvement is 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, 2) Under the Operation and Repair of Foreclosed Property the activity is to maintain and repair properties purchased under the Acquisition/Reuse Program to be sold to first-time home buyers or sold to a non-profit organization which in turn would be sold to low income households, and 3) Under the Single-Family Conversion activity the intent is to provide financial assistance to property owners of single family conversion rental units to convert them back into single-family homes to be sold to low and moderate income first-time homebuyers.

For the 2011-12 program year \$426,762 was allocated for the above three (3) activities. Under the Home Improvement activity \$340,466 was allocated; however, the activity was unable to be implemented during the year. Under the Operation and Repair of Foreclosed Property activity \$86,296 was allocated, of which approximately \$39,832 was spent on property maintenance and repair of five (5) houses purchased under the Acquisition/Reuse Program over the last several years. Under the Single-Family Conversion activity \$25,000 was allocated; however, no eligible properties were identified during the program year.

2. PUBLIC FACILITIES OBJECTIVE: CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

The Public Facilities Program is the umbrella program that contains the following core program activities: the Public Facilities Improvement Program and the Neighborhood Public Infrastructure Program.

a) The Facilities Improvement activity was designed to assist non-profit organizations with financial assistance to make repairs to their facilities that house and/or provide services to homeless, very-low, and low-income residents. For the 2011-12 program year no funds were allocated for the Public Facilities Program.

b). The Neighborhood Infrastructure Improvement Program was designed to improve and enhance the viability and aesthetics of our core existing neighborhoods by replacing the deteriorated infrastructure such as streets, curbs and gutters, driveway approaches, and installing handicapped accessible sidewalks and dome pads. For the 2011-12 program year, \$406,297 was allocated, of which approximately \$407,400 was spent installing approximately 1,264 linear feet (lf) of curb and gutter, 6,319 lf of new street paving, 224 square yards of driveway approaches, 88 square yards of sidewalk ramps, 222 lf of storm sewer pipe and 136 square feet of truncated domes.

Amended 2011-12 Action Plan Expenditure Budget:

<u>Programs</u>	<u>Budget</u>
Dangerous Building Program (Slum & Blight)	135,000
Neighborhood Housing Improvement Program*	340,466
Operation and Repair of Foreclosure Property	86,296
Single-Family Conversion Project	25,000
Homebuyer Assistance Program	100,000
Neighborhood Infrastructure Improvements Program	406,297
2011-12 Program Administration	<u>110,648</u>
Total	\$1,203,707

The 2011-12 activity expenditures were as follows:

<u>Programs</u>	<u>Budget</u>
Operation and Repair of Foreclosure Property	\$ 39,832
Neighborhood Infrastructure Improvements Program	407,400
2011-12 Program Administration	<u>93,229</u>
Total	\$ 540,461

Approximately \$22,759 of program income was generated in 2011-12, as follows: under the Homebuyer Assistance Program from down payment loan repayments in the amount of \$4,718.40, under the Acquisition/Reuse Program from the sale of two (2) properties to Habitat for Humanity of Central Iowa in the amount of \$18,024.00, and a payroll reimbursement from the City of Ames in the amount of \$16.89.

Of the \$447,232 (not including administration costs) that was able to be spent on the above programs during the program year, \$39,832 was spent on housing-related activities and \$407,400 was spent on Neighborhood Sustainability Infrastructure-related activities.

In addition to the above programs, in 2011-12 the City contributed approximately \$230,219 to the ASSET Program to support the local Human Service Agencies' shelter and preventive needs of homeless and low income families in the community.

AMI=Area Median Income

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
 - a. Identify progress in obtaining "other" public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Program Year 3 CAPER General Questions response:

In addition to the responses below, a summary of the accomplishments in attaining the goals and objectives for the reporting period can be found in Appendix I as follows:

- The Activity Summary (GPR03) lists each CDBG activity that was open during the year. For each activity, the report shows the status, accomplishments, program narrative, and program year expenditures.
- The Summary of Consolidated Plan Projects (GPPR06) outlines progress in implementing projects identified in the Action Plan. This report lists all projects for the plan year. Disbursements are summarized by program for each project's activities.
- The Summary of Accomplishments Report (GRP23) presents data on CDBG activity counts and disbursements by priority need categories. It also provides data on CDBG accomplishments by various units of measure and housing units by racial/ethnic categories.
- The CDBG Financial Summary Report (GRP26) provides CDBG program indicators. This report shows the obligations and expenditures that were made.

Also see Appendix IV for Project Workbook Sheets on each Program Activity.

1a. During this program year, the City of Ames was not able to fully implement all program project activities as outlined in the 2011-12 Action Plan. However, the program activities that were implemented addressed the following two (2) goals and objectives for the reporting period:

1. CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing;

Under the Neighborhood Sustainability Program, the implementation of the Acquisition/Reuse and the Operation and Repair of Foreclosure Property Activities meet the above goals and objectives;

2. CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

The implementation of the Neighborhood Infrastructure Improvements Program met the above goals and objectives;

1b. A breakdown of the percentage of funds expended is as follows: 8% on housing-related activities, 75% on public facilities activities, and the remaining 17% on program administration.

An outline of the 2011-12 activity expenditures is as follows:

<u>Programs</u>	<u>Budget</u>
Operation and Repair of Foreclosure Property*	\$ 39,832
Neighborhood Infrastructure Improvements Program	407,400
2011-12 Program Administration	<u>93,229</u>
Total	\$ 540,461

* Under the Neighborhood Sustainability umbrella program.

1c. This is the City's eighth year as an entitlement community. Although the activities outlined for 2011-12 are continuing and well-established activities, the lack of staffing resources to fully implement the program activities greatly impacted being able to assist a larger number of low- and moderate-income households, or targeted low-income areas. Additionally, due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for these activities was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division. However, the City was not awarded the funding and therefore had to amend the program budget, which required a re-submittal of the plan and approval from HUD, which did not go into effect until January 2012 and greatly impacted the implementation of program activities.

2. The City is still in the process of addressing staffing needs and will continue to adjust and/or expand its programming as a result of being able to fill the needed position, as well as rely on customer feedback, check market conditions, and receive citizen input during this next five-(5) year plan cycle. Despite not being fully staffed,

activities were implemented that would have the greatest impact on the goals and objectives, especially in the areas of direct benefit to extremely low-, very low-, and low-income households.

3a. As outlined in the data in the City's 2009-14 Consolidated Plan, impediments to fair housing choices that were identified in the City are as follows:

- Lack of knowledge about fair housing laws and enforcement
- Lack of affordable housing and/or gap in obtaining affordable housing in both rental and homeownership markets
- Lack of knowledge about mortgage products, credit, and income affordability
- Lack of financial capacity to maintain and update the housing stock and/or service buildings
- Need to increase and/or improve accessibility to public facilities (sidewalks, curbs, etc.), and to other facilities, both public and non-public
- Lack of dollars to address all of the needs of an increasing community population

Additionally, during the 2007-08 program year, an Analysis of Impediments to Fair Housing Choice study was conducted and completed just prior to the end of the program year. The study was concluded by outlining six (6) perceived impediments, with recommended actions, as outlined below:

- Lack of available decent rental units in affordable price ranges
- Excessive application fees and/or rental deposits
- Attitudes of landlords
- Cost of housing
- Job status
- Lack of knowledge of how to file a fair housing complaint

The City prepared a response, and during the 2010-11 Action Plan year sought to address each recommendation where feasible. The Impediment Study is being updated in the 2012-13 program year.

3b. For the program year 2011-12, due to staffing constraints and financial limitations, the City did not implement the Renter Affordability Program and no longer administers the Section 8 Housing Choice Voucher Rental Assistance Program. However, the City made efforts towards addressing the impediments above through the event/activities annually. The City recognizes the month of April as Fair Housing Month, with a public proclamation, followed by an event where the general public, families in low-income housing programs, human service agencies, religious organizations, neighborhood associations, property owners and managers, and realtors are invited to attend in order to become educated about Fair Housing issues and concerns in the community. These events have been held in partnership with the Ames Human Relations Commission, the Ames Board of Realtors, and the Ames Rental Property Managers Association. The City of Ames also connects with the area religious organizations, city and county human service organizations and the local continuum of care group to discuss and to update and share program information to refer to families needing various types of service and/or assistance.

4. Other actions that the City continued to take to address obstacles to meeting underserved needs in the community are through educating the community by participating in dialogs with other community groups (e.g. Continuum of Care Agencies and Neighborhood Associations), participating in and/or sponsoring diversity celebrations (e.g., FACES), and sponsoring Community Forums (e.g.

Impediments Study, Public Awareness events, Hunger and Homelessness Awareness events, etc.). The City, through the ASSET process, funds human services agencies to address economic and housing needs, and through its Economic Development Program funds businesses to create jobs for low- and moderate-income persons.

5a. The City as one of four (4) partners, continues to help fund various human services agencies that provide housing and basic services for low- and moderate-income households. Some of the various human services agencies that received funding through this process, which helped address obstacles for low- and moderate-income and homeless persons, are as follows:

- ACCESS-Women’s Assault Care Center
- ACPC-Ames Community Pre-School
- American Red Cross
- The ARC of Story County
- Big Brothers/Big Sisters of Central Iowa
- Boys and Girls Club
- Boy Scouts
- Campfire Boys and Girls
- ChildServe
- Center for Creative Justice
- Center for Childcare Resources
- Community & Family Resources
- ERP-Emergency Residence Project
- Girl Scouts
- Good Neighbor
- Heartland Senior Services
- Homeward
- Legal Aid Society
- Lutheran Social Services in Iowa
- Mainstream Living Employment & Learning
- MICA-Mid-Iowa Community Action Agency
- Mid Iowa Foster Grandparent Program
- National Alliance for the Mentally Ill of Central Iowa
- RSVP-Retired and Senior Volunteer Program
- Richmond Center
- Story Time Child Care Center
- University Childcare
- The Volunteer Center
- Youth and Shelter Services
- YWCA Ames-ISU

5b. Through the administration of CDBG and other City programs, both public and private resources were utilized to address the needs as follows:

- Through the administration of the Neighborhood Public Infrastructure Program, the City leveraged financial resources by covering the engineering cost for the administration of the project that allows 100% CDBG dollars to go directly to the project to serve that LMI Census tract.
- Various human services agencies were utilized for referrals of households with needs and the city provided referrals from citizens needing various forms of assistance and services.
- Through the ASSET process, funds were used to provide administrative support services to various human services agencies.

5c. For 2011-12 Under the Neighborhood Sustainability Program, specifically under the Operation and Repair of Foreclosure Property activity, non-profit organizations and low and moderate income, first time home buyers have and will be able to purchase properties bought by the City at a reduced rate. Non-profits can pass on the savings to low income families and homebuyers by contributing a percent towards the down payment assistance.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 3 CAPER Managing the Process response:

The City of Ames administrative staff continues to actively attend and/or participate in the various training opportunities that HUD and/or professional organizations have sponsored regarding the administration and implementation of the CDBG Program regulations. City staff actively participates in quarterly conference calls with HUD field staff and other entitlement communities in Iowa and Nebraska. City staff has actively utilized the various tools and templates that have been made available and are suggested to be used by HUD to comply with all the reporting requirements. The City actively communicates with other experienced entitlement communities for guidance about implementing various CDBG-eligible programs. City staff works closely with other City departments (e.g. Finance Department, City Attorney, Inspections, Public Works, etc.).

Also, on a program level, through the administration of the various programs, City staff continues to utilize various area human services agencies, etc. to advertise the program availability to their clientele. This continues to be the main source for all of the assistance that has been provided to date. City staff continued to attend the local Continuum of Care meetings throughout the year and conducted public forums to disseminate and receive feedback about the City's CDBG Programs and requirements. The City had partnerships with local commissions, realtors, and area non-profit organizations to help identify and address housing needs. The City now partners with the new Housing Authority that administers the Section 8 Housing Choice Voucher Program for the Ames jurisdiction to disseminate information regarding CDBG Forums, Homelessness Hunger Events, etc.

Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 3 CAPER Citizen Participation response:

1. No comments were received during the public comment period and at the public hearing.

2. See Appendix II for maps and budgets.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 3 CAPER Institutional Structure response:

2011-12 was the first program year that the City of Ames did not administer the Section 8 Housing Choice Voucher Rental Subsidy Program (which is the largest federally funded subsidized housing program to assist very low-income families in the community). However, the City of Ames maintains a good partnership with the new Housing Authority administrator by providing meeting rooms to conduct name up sessions, briefings, etc. so that citizens of Ames will continue to have access to the service. Through the ASSET process, the City continues to work cooperatively with the County, Iowa State University and United Way to fund an array of social services agencies (including Continuum of Care agencies) for the community and its citizens.

Throughout the reporting period, the City of Ames continued to invite neighborhood associations, the Ames and Gilbert School Districts; Story and Boone Counties, Iowa State University, area developers and builders, community organizations, business leaders, the Chamber of Commerce, citizens, etc., to participate in various public forums, workshops, and citizen panels to create this vision for the community. For 2011-12, in addition to regularly scheduled council meetings, the City Council continued to conduct a third City Council Workshop meeting each month specifically set aside for discussions on various issues and concerns expressed by the community. The topics included the following agenda items:

- Workshop on Sustainability Task Force
- Workshop on Landscaping Requirements
- Workshop on Fats, Oils and Grease Program
- Joint meeting with Mary Greeley Medical Center Board of Trustees
- Discussion of the Hospital/Medical Zone
- Discussion of the Waste-to-Energy Feasibility Study
- Discussion of the "Flat Space" Plan
- 2012-2017 Capital Improvements Plan
-Staff presentation on recommended five-year Capital Improvement Plan Budget
- Joint Meeting with Planning & Zoning
- Joint Meeting with Ames Area Metropolitan Planning Organization
- Workshop on Airport Protection Planning

- Joint Meeting with the Human Relations Commission
- Workshop on determination of questions to be answered regarding extension of utilities along East Lincoln Way to 590th Street.
- Discussion of Electric Energy Resource Options study
- Briefing on property insurance coverage

The City also continued to conduct public forums and other meetings to gain public input for the CDBG Programs.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.
 - e. Describe how activities and strategies made an impact on identified needs.
 - f. Identify indicators that would best describe the results.
 - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
 - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
 - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 3 CAPER Monitoring response:

1. On a program level, the staff continues to monitor the program guidelines of the various CDBG programs on a monthly basis to ensure that they are efficient and effective. The overall financial program and administrative expenditures continue to be monitored monthly by the Finance Department. Staff regularly communicates with various field representatives to ensure that the programs implemented are in compliance with the various HUD regulations.

2. Program guidelines are frequently updated and/or clarified to accommodate unforeseen situations regarding determining applicant eligibility, documentation of necessary information, staff time for the various programs, and/or requiring administrative budget adjustments. Also, staff continues to work closely with the Finance Department, reviewing and adjusting our processes so that the reporting of the financial data to both HUD and outside auditors will ensure reports and other information are completed in a timely and efficient manner.

3a. Through community forums, agency contacts, and programs administered to date, neighborhood and community problems have been solved by enhancing education and improving accessibility, affordability, and sustainability regarding housing choices throughout the community for both rental and homeownership. Becoming an Entitlement Community has also brought about the opportunity to educate the public about the program requirements, fair housing, and how federal dollars are allocated and spent in the community. It also has allowed for more feedback and input from citizens regarding the process.

The Neighborhood Public Infrastructure Improvement Program was the only program that was successfully implemented and completed. The program objective was to repair and/ or replace street improvements (paving, curbs, gutter, sidewalks, driveway approaches, etc.) in a HUD designed low and moderate-income census tracts. The program has made a positive impact in addressing the City's goal of Neighborhood Sustainability by maintaining the infrastructure in our viable core neighborhoods that contain the most affordable housing stock in the community.

3b. Through the implementation of at least one of the various programs outlined during the 2011-12 program reporting period, two (2) of the three (3) priority needs outlined in the City's 2009-14 Consolidated Plan for addressing the low- and moderate-income households have been met and are directly tied to the City Council's past and current priorities and to all of its vision statements.

3c. Through the Neighborhood Public Infrastructure Program, families living in the low- and moderate-income census tracts will benefit from a stable living environment by having deteriorated streets, curb, gutter and sidewalks installed and or repaired.

3d. Due to an unforeseen flooding event that occurred in the City of Ames in August 2010, the budget allocated for a majority of the activities was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division. At the beginning of the 2011-12 program year the City was notified that it was unsuccessful in receiving the matching grant funds to implement the Flood Buy-Out Program, and therefore had to amend its 2011-12 program budget during the first quarter of the program year. This further delayed program implementation since the program amendment was not approved and finalized until January of 2012.

The loss of program months along with the loss of essential staff resources, caused the following programs to fall behind schedule or be postponed and/or delayed from being implemented: the Neighborhood Housing Improvements Program and the Homebuyer Assistance Program, which reduced the number of low and moderate-income households that could have been assisted.

3e. Through the Neighborhood Public Infrastructure Program, families living in the low- and moderate-income census tracts will benefit from a stable living environment by having deteriorated streets, curb, and gutter repaired, and households with disabilities will be able to better access their neighborhood through the installation of handicapped accessible sidewalks with dome pads.

3f. The indicators that best describe the results of the program is that 76.9 % of the households living in the Census Tract which are low and moderate income households now have a much improved driving surface of their streets, sidewalks

with handicap access, less flooding and drainage onto their properties, and better connection throughout the neighborhood, and overall this has preserved and enhanced the viability and aesthetics of this core neighborhood.

3g-h. The only barriers to fulfilling the strategies and overall vision, and why the major goals were not on target, were the unsuccessful funding of the Flood Buy-out Program, that lead to having to amend the program and the timeframe for the amendment to be finalized along with the shortfall in staffing resources to fully implement all of the programs. Over the last seven (7) years, the number of households that have greatly benefited from the implementation of these programs has had a positive impact on addressing the goals outlined in the Consolidated Plan.

3i. One (1) continued adjustment/strategy that has been identified which might meet the needs more effectively is to reduce the number of program activities to be implemented each year. While this approach may not spread the dollars over all of the goals outlined in the Consolidated Plan, it will continue to benefit and concentrate on addressing the greatest impacts and needs in our community.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 3 CAPER Lead-based Paint response:

For 2011-12, no specific actions or programs were implemented utilizing CDBG funds to evaluate and reduce lead-based paint hazards.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 3 CAPER Housing Needs response:

The City was unable to implement the Neighborhood Housing Improvement Program, which was designed to foster and maintain affordable housing to low and moderate-income households in the community. The program objective was designed 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 goal was to assist 15 single-family homeowners.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-

income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Program Year 3 CAPER Specific Housing Objectives response:

1a. The 2011-12 program year has been a transition year due to the following circumstances occurring: 1) Adjusting to the loss of staffing resources after transferring of the administration of the Section 8 Housing Choice Voucher Rental Assistance Program. The City no longer has a direct resource of being able to connect to extremely low-income families. 2) Having to amend our 2011-12 Action Plan in mid-year (because we were not successful in receiving matching funds from the Iowa Homeland Security Emergency Management Division to implement our Flood Recovery Buy-Out Program). 3) Having a shortage of staff resources that reduced our ability to implement any of our Housing Programs (e.g. Renter Affordability, Homebuyer Assistance Program and our Neighborhood Housing Improvement Program, Acquisition/Reuse).

1b. Under the Neighborhood Sustainability Program (Acquisition/Reuse Component) one (1) property was sold to Habitat for Humanity of Central Iowa during the program year that will be sold to a Habitat low-income, first-time homebuyer family in the 2012-13 program year.

2. The progress made in providing affordable housing that meets the Section 215 definition of affordable housing for rental households has been extremely effective through the implementation of the Renter Affordability Program. Since the inception of the program in 2004, the number of households assisted over the last eight (8) years (2004-12) was 650 households compared to the proposed goal to assist 185 households over the same time period. Although for the program year 2011-12, the program was not implemented, the number of households assisted exceeds the number proposed to date. As noted above, due to the staff shortage and that the City is no longer the local Housing Authority, the City is in the process of re-evaluating how and if it will re-implement the Renter Affordability Program, in particular, since it targeted households at 50% or less of the area median income limits.

Under the Homebuyer Assistance Program during the 2004-12 program period the goal was to assist 19 low- and moderate-income, first-time homebuyer households. During this timeframe, four (4) households have been assisted. The housing market crisis has sufficiently affected the City's ability to implement this program; however, during the 2011-12 program year the City began soliciting for applications and anticipates assisting households in 2012-13.

Under the Acquisition/Reuse Program during the 2004-12 program period the goal was to purchase and rehabilitate/resell seventeen (17) properties. During that timeframe, fifteen (15) properties were purchased, and eight (8) of the fifteen (15) were sold to Habitat for Humanity of Central Iowa that were then re-sold to first-time

homebuyers at 60% or less of the AMI, and two (2) were from the above inventory and a total of four (4) were sold to first-time homebuyers at 80% or less of the AMI, through the City's Homebuyer Program. For the 2011-12 program year, the proposed number to purchase was one (1); however, the program was not implemented for the program year, instead the City concentrated on getting some of the remaining properties rehabilitated to be sold in the 2012-13 program year. Additionally, for the 2011-12 year, a new test activity was implemented called the Single-family Conversion Program. The goal of the activity was to provide financial assistance to owners of single-family units that were converted into two (2) or more rental housing units in order to convert them back into single-family homes and sell them to low and moderate income, first-time homebuyers. The City solicited applications for interested property owners; however, no interest was received during the program year.

Under the Minor Repair Program for Non-Profit Organizations during the 2004-11 program period, the goal was to assist fifteen (15) organizations with loan/grant funds to make repairs (e.g. roofs, furnaces, water heaters, siding, windows, etc.) to their facilities (shelters and/or offices) that will allow use by a limited clientele that have incomes at or below 30% of the AMI to access and utilize decent, safe, and handicapped-accessible shelters or office space for services. The actual number assisted in this time period has been ten (10). The program was not scheduled to be implemented in 2011-12.

Under the Neighborhood Housing Improvements Program that was not introduced as a program until 2008, the objective of this activity is to provide grants to low and moderate-income, single family homeowners to make repairs to their homes to maintain decent and safe and affordable housing stock in the community. There have been several obstacles that have caused the City to postpone implementing this activity. The most critical are 1) creating a pool of eligible contractors who have their Lead Safe Renovator Certifications. In 2009 CDBG funds were used to provide training for contractors to receive their certifications to establish a pool; however, only a small percent completed the process to receive their certification from the State. 2) HUD and the State Historic Preservation Office (SHPO) have made significant changes in the environmental review process for rehabilitating properties. The City to date is still in the process of negotiating a programmatic agreement with SHPO that will allow for a more efficient and effective manner for processing environmental reviews for properties to be rehabilitated using CDBG funds.

Under the Public Improvements Program during the 2004-11 program year, it was proposed that 50 deteriorated curbs/sidewalks and over 5,000 linear feet of curb and gutter would be repaired or replaced in HUD-designated Census Tracts, where 51% of the households are of low- and moderate-incomes (80% or less of the AMI) and reside in both rental and owner-occupied housing units. The actual number completed during this time period has been over 145 handicapped ramps and dome pads, and over 8,653 of linear feet of driveway approaches, curb, and gutter and street paving. For the 2011-12 program year, approximately 1,264 linear feet (lf) of curb and gutter, 6,319 linear feet (lf) of new street paving, 224 square yards of driveway approaches, 88 square yards of sidewalk ramps, 222 linear feet (lf) of storm sewer pipe and 136 square feet of truncated domes. The project was completed in the HUD designated low and moderate income census tract 10.

Under the Slum and Blight Program during the 2004-09 program years, it was proposed that three (3) properties be purchased and demolished that were located in

a 100-year flood plain. The actual number purchased and demolished was two (2). Both purchases occurred in a HUD-designated low- and moderate-income census tract. The program was not implemented in 2009-10. In 2010-11, under the Slum and Blight program, the purchase and demolition of 13 commercial and residential properties was being proposed due to an unforeseen flooding event that destroyed and/or damaged these properties; however, the City was unsuccessful in receiving the matching funds from the State to implement the program. For the 2011-12 year, a new activity was implemented called the Dangerous Building Program. The goal for this activity was to demolish owner-occupied and/or rental properties that had been identified by the City Inspections Department as having city code violations where the properties had deteriorated to the condition that they were a health hazard to the neighborhood and community. There were three (3) properties that were identified and determined eligible under the program; however, the property owner(s) sold or demolished the properties before the City received final approval to move forward.

3. Implementation of the Renter Affordability Program activities would be to address the "worst-case" housing needs and needs of persons with disabilities. The program assists households that have incomes that are mostly at or below 30% of the area median income limits. This population consists of elderly and disabled persons on fixed incomes, single mothers, as well as the working poor. As noted earlier, due to the staff shortage and that the City is no longer the local Housing Authority, the City is in the process of re-evaluating how and if it can re-implement the Renter Affordability Program in partnership with the local Housing Authority.

See Appendix VI-Consolidated Plan Five-Year Strategy: Performance Measurement
(Appendix I, Summary of Accomplishments Data)

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 3 CAPER Public Housing Strategy response:

The City of Ames does not own or operate any public housing units and no longer operates as the local housing authority. However, the staff communicates with private developers, who own and/or manage public housing (project-based) units with referrals and other types of collaboration where needed.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 3 CAPER Barriers to Affordable Housing response:

Below are some program activities that were implemented to address and/or eliminate barriers as outlined in the City's 2009-14 Consolidated Plan.

Through the implementation of the housing-related programs (Renter Affordability Program and Neighborhood Sustainability Program), the barriers to affordable housing for extremely low- and very low-income households are being addressed by assisting them to gain access to accessible, affordable, decent, safe, and sanitary housing.

The City conducted an Analysis to Impediments to Fair Housing Choice Study in the 2007-08 program year, which further identifies areas that will continue to be addressed where applicable (see Appendix V for Analysis to Impediments to Fair Housing Choice Study Action Plan). An update to the study began in the 2011-12 program year with anticipation that the update will be completed in 2012-13.

The City continues to participate in and promote awareness events with area human services agencies and other community organizations to educate and engage the public regarding the barriers/needs of very low-income and homeless households in the community.

Through the implementation of the Neighborhood Public Infrastructure Program, the barriers to affordable housing for households residing in low- and moderate-income census tracts are being addressed through investing in upgrading and improving the infrastructure (streets, curb and gutter, ramps, and dome pads) creating sustainable and viable core neighborhoods.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

Program Year 3 CAPER HOME/ADDI response:

Not applicable. The City of Ames is not eligible to receive HOME/ADDI funding.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 3 CAPER Homeless Needs response:

1-2. No specific programs utilizing CDBG funds were implemented that helped address the needs of homeless persons. The City continues to partner with Story County, Iowa State University, and with the local continuum of care agencies in trying to address services needed to assist homeless persons in making the transition to permanent housing and independent living. Additionally, the ASSET group (Analysis of Social Services Evaluation Team) which is comprised of the City of Ames, Story County, United Way, and the ISU Government of the Student Body, each set yearly funding priorities (see Appendix III) directly targeted at preventing homelessness in the community. They are the largest funder for agencies implementing programs for special needs, homeless, and non-homeless populations in the community.

3. In 2012 Youth and Shelter Services, Inc. continued to receive approximately \$58,893 in Supportive Housing Program Funds to provide support and assistance to homeless youth and young mothers under the age of 25 with their housing needs.

(See Appendix III for the Housing Inventory Counts and the Point In Time Summary as prepared the Iowa Institute for Community Alliances for the State of Iowa State Continuum of Care Group for 2011-12.) The Point In Time information for Ames/Story County is included in the Balance of the State Continuum of Care Chart due to the size of County. Des Moines/Polk County is the only area that the count is separate.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 3 CAPER Specific Housing Prevention Elements response:

1. The largest action directly targeted to preventing homelessness in the community is addressed through the Analysis of Social Services Evaluation Team (ASSET). The City of Ames, Story County, United Way, and the ISU Government of the Student Body, comprise the ASSET funding team. For 2011-12, the following human services agencies were funded through this process to address the Shelter and Prevention Assistance for homeless persons, for households and individuals in the community who would be homeless without the financial assistance provided by these funders

and the services provided by these agencies: ACCESS-Women's Assault Care Center, Emergency Residence Project (ERP), Good Neighbor, Heartland Health Services (HHS), Lutheran Social Services, Mid-Iowa Community Action Agency (MICA), and Youth and Shelter Services (YSS). The agencies received approximately \$511,104 from all four (4) funders, of which \$230,219 (45%) was the City of Ames' direct contribution.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 3 CAPER ESG response:

1-5. Not applicable. The City of Ames does not receive ESG funding. However, the City continues to participate in community forums and meetings with the various Homelessness Agencies that administered the Emergency Shelter Grant Programs in an effort to coordinate efforts to address the needs of the homeless. The City also hosts an annual "Hunger and Homelessness Awareness" event to raise awareness,

promote action, and/or collect contributions for the various human services agencies that provide this needed service in the community. Additionally, the ASSET group (Analysis of Social Services Evaluation Team) which is comprised of the City of Ames, Story County, United Way, and the ISU Government of the Student Body, each set yearly funding priorities directly targeted at preventing homelessness in the community. They are the largest funder for agencies implementing programs for special needs, homeless, and non-homeless populations in the community.

(See Appendix III for the Housing Inventory Counts and the Point In Time Summary as prepared the Iowa Institute for Community Alliances for the State of Iowa State Continuum of Care Group for 2011-12.) The Point In Time information for Ames/Story County is included in the Balance of the State Continuum of Care Chart due to the size of County. Des Moines/Polk County is the only area that the count is separate.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.
- b. Provide the total CDBG funds involved in the program.
- c. Detail other public and private funds involved in the project.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 3 CAPER Community Development response:

1a. CDBG funds during the 2011-12 reporting period were used to address the following priority goals of the Consolidated Plan:

HOUSING ACTIVITIES OBJECTIVES: CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing.

Under the Acquisiton/Reuse Program, two properties purchased in previous years were sold to Habitat for Humanity of Central Iowa during the 2011-12 program year. Of those two properties, one was sold by Habitat to a low-income, first time homebuyer during the program year, and one will be sold by Habitat to a low-income, first time homebuyer during the 2012-13 program year.

For the 2011-12 program year, both the Homebuyer Assistance and Single-family Conversion Program were initiated. Under the Single-Family Conversion Program the goal of the activity was to provide financial assistance to owners of single-family units that were converted into rental housing units in order to convert them back into single-family homes and then sell them to low and moderate income, first-time homebuyers. The City solicited applications from interested property owners; however, no interest was received during the program year. Under the Homebuyer Assistance Program, the housing market crisis has sufficiently affected the City's

ability to implement this program; however, during the 2011-12 program year the City began soliciting for applications and anticipates assisting households in 2012-13.

Under the Neighborhood Housing Improvement Program there have been several obstacles that have caused the City to postpone implementing this program activity. The most critical are 1) creating a pool of eligible contractors, who have their Lead Safe Renovator Certifications. In 2009 CDBG funds were used to provide training for contractors to receive their certifications to establish a pool; however, a small percentage completed the process to receive their certification from the State. 2) HUD and the State Historic Preservation Office (SHPO) have made significant changes in the environmental review process for rehabilitating properties. The City to date is still in the process of negotiating a programmatic agreement with SHPO that will allow for a more efficient and effective manner for processing environment reviews for properties to be rehabilitated using CDBG funds.

PUBLIC FACILITIES OBJECTIVE: CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

1. The Public Facilities Program is the umbrella program that contains the following core program activities: the Public Facilities Improvement Program and the Neighborhood Public Infrastructure Program.

a) The Facilities Improvement activity was designed to assist non-profit organizations with financial assistance to make repairs to their facilities that house and/or provide services to homeless, very-low, and low-income residents. For the 2011-12 program year no funds were allocated for the Public Facilities Program.

b). The Neighborhood Infrastructure Improvement Program was designed to improve and enhance the viability and aesthetics of our core existing neighborhoods by replacing the deteriorated infrastructure such as streets, curbs and gutters, driveway approaches, and installing handicapped accessible sidewalks and dome pads. For the 2011-12 program year, \$406,297 was allocated, of which approximately \$407,400 was spent installing approximately 1,264 linear feet of curb and gutter, 6,319 linear feet of new street paving, 224 square yards of driveway approaches, 88 square yards of sidewalk ramps, 222 linear feet of storm sewer pipe and 136 square feet of truncated domes. This program was implemented in census tract 10 in which 76.9% of the households have incomes that are at or below 80% of the Story County median income limits, as determined by HUD.

1b. Through the Acquisition/Reuse Program, during the program year two properties were sold to Habitat for Humanity of Central Iowa. Of the two (2), one (1) property was sold by Habitat during the program year that assisted the following household type:

- White,
- Non- Hispanic;
- Female Headed-Single-Parent;
- Non-elderly;
- 50% of the Area Median Income Limits

Through the Neighborhood Public Infrastructure Improvements Program, during the program year the infrastructure improvements were completed in census tract 10. The population of the tract is approximately, 4,124, of which 76.9% (3,171) are low and moderate income households. The household characteristics types are as follows:

- White-3,001;
- African American-213
- Asian- 588
- American Indian- 9
- Native Hawaiian/Pacific Islander-4
- Other Races-65
- Hispanic or Latino-166
- Non Hispanic or Lation-3,788
- Under 18 years of age-461
- Eighteen years of age and older-3,493
- 65 years of age and over-248

1c. In each of the programs implemented during the reporting period, CDBG funds were used for activities that benefited households in the low-and moderate-income households and/or in low and moderate income designated census tracts.

2a. Although there were no substantial changes made to the program objectives during the reporting period, the City was unsuccessful in receiving the matching funds from the Iowa Homeland Security Emergency Management Division to implement a Flood Buy-Out Program, in which the budgets from several anticipated programs were impacted. This led to the City having to amend its 2011-12 Action Plan to reallocate those budgeted funds. This did not leave enough time or staff resources to implement the Homebuyer Assistance and Neighborhood Housing Improvement Program, which in turn, caused a major change in the scheduled program activities for the year.

3a. In implementing the Neighborhood Sustainability Program, the City utilized its own property inventory to partner with Habitat for Humanity of Central Iowa to sell a property to be rehabilitated and sold to a low-income first-time homebuyer household.

3b. During the reporting period, Youth and Shelter Services, Inc. continued to receive renewal funding through the Supportive Housing Grant Program for approximately \$189,670, of which \$58,893 was designated for Story County. Also, during the reporting period the City endorsed two agencies (Youth and Shelter Services, Inc.-\$14,500, and Assault Care Center-\$22,000) for renewal funding through the Emergency Shelter Grant (ESG) program.

3c. The City of Ames has continued to make every effort within its capacity and abilities during its eighth year as an entitlement community. It has not willfully attempted to hinder any aspects of administering the CDBG funds in accordance with its Consolidated Plan.

4a-b. The programs outlined and implemented during the reporting period have met the National Objectives and have complied with the overall benefit certification.

5a-c. No activities were implemented during the program year that involved Anti-displacement and Relocation for activities that involved acquisition, rehabilitation or demolition of occupied real property.

6a-c. The programs implemented during the reporting period did not include any economic development activities.

7a. For the activities implemented during the 2011-12 program year, all households receiving assistance were determined eligible either through third-party documentations/verifications, agency certifications regarding the populations that they serve, and/or HUD-designated low- and moderate-income census tracts.

8a-d. The Program Income Report (GPR09) indicates that \$22,759.29 was generated and \$22,759.29 expensed during the reporting period. The source of the program income generated was from the following activities: under the Homebuyer Assistance Program from down payment loan repayments in the amount of \$4,718.40, under the Acquisition/Reuse Program from the sale of two properties to Habitat for Humanity of Central Iowa in the amount of \$18,024.00, and a payroll reimbursement from the City of Ames in the amount of \$16.89. Below are other accounts of program income:

1. Total program income to revolving funds: 0.00

 Single-unit housing rehab.: Revolving fund-\$0.00
 Multi-unit housing rehab.: Revolving fund-\$0.00
2. Float-funded activities: N/A
3. Other loan repayments by category:
 Payments on economic development loans to the
 Economic Development Council (sub-recipient) - \$0.00
4. Income received from sale of property for 2011-12:\$15,012.00

9a-d. Prior Period Adjustments: N/A

Reimbursement made for disallowed cost:

1. Activity name: N/A
 Activity number: N/A
2. PY expenditure was reported: N/A
3. Amount returned to program account: N/A

10a-e. Loans and other receivables:

- a. Float-funded activities outstanding as of end of the reporting period: n/a
- b. Total number of loans outstanding and principal balance owed as of end of reporting period:

 -Single-family Down Payment Assistance revolving fund:
 loans outstanding - 4

principal balance - \$28,879

-Multi-unit housing rehab. revolving fund:

loans outstanding - 0

principal balance - \$0.00

-Economic Development Council:

loans outstanding - 0

principal balance - \$0.00

c. Parcels acquired or improved with CDBG funds that are available for sale as of end of reporting period:

- 1620 Clark Avenue (sold to Habitat in 2010-11; sold by Habitat to a LMI Household in 2011-12)
- 1621 Clark Avenue (sold to Habitat in 2010-11; rehabilitation completed; sold by Habitat to a LMI Household in 2010-11)
- 3303 Minnetonka Avenue (re-sold to Habitat in 2010-11; rehabbed; sale pending by Habitat)
- 3317 Morningside Street (being rehabbed using both CDBG-R & CDBG funds)
- 1109 Roosevelt Avenue
- 306 Wellons Drive (will be rehabbed in 12-13)
- 1222 Curtiss Avenue (will be rehabbed in 12-13)
- 1126 Burnett Avenue (will be sold in 12-13)

d. Number and amount of loans in default and for which the balance was forgiven or written off during the reporting period: N/A

e. Lump sum drawdown agreement: n/a

11a-d. The programs implemented during the reporting period did not include any lump sum agreements.

12a-c. The programs implemented during the reporting period did not include any housing rehabilitation activities under the Neighborhood Housing Improvement Program, however, both CDBG & CDBG-R funds were used to rehabilitate the Morningside Property to be sold to a LMI household in 12-13.

13a. The programs implemented during the reporting period did not include any Neighborhood Revitalization Strategies.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 3 CAPER Antipoverty Strategy response:

No actions were completed utilizing CDBG funding during this reporting period. However, the ASSET group (Analysis of Social Services Evaluation Team) which is comprised of the City of Ames, Story County, United Way, and the ISU Government of the Student Body, each set yearly funding priorities directly targeted at persons living below the poverty level. They are the largest funder for agencies implementing programs for emergency shelter needs.

(See Appendix III for the Housing Inventory Counts and the Point In Time Summary as prepared the Iowa Institute for Community Alliances for the State of Iowa State Continuum of Care Group for 2011-12.) The Point In Time information for Ames/Story County is included in the Balance of the State Continuum of Care Chart due to the size of County. Des Moines/Polk County is the only area that the count is separate.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 3 CAPER Non-homeless Special Needs response:

No actions were completed utilizing CDBG funding during this reporting period. However, the ASSET group (Analysis of Social Services Evaluation Team) which is comprised of the City of Ames, Story County, United Way, and the ISU Government of the Student Body, each set yearly funding priorities directly targeted at non-homeless, special needs persons. They are the largest funder for agencies implementing programs for special needs, homeless, non-homeless populations in the community.

(See Appendix III for the Housing Inventory Counts and the Point In Time Summary as prepared the Iowa Institute for Community Alliances for the State of Iowa State Continuum of Care Group for 2011-12.) The Point In Time information for Ames/Story County is included in the Balance of the State Continuum of Care Chart due to the size of County. Des Moines/Polk County is the only area that the count is separate.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:

- a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds

- (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 3 CAPER Specific HOPWA Objectives response:

1-2. Not applicable. The City of Ames does not receive HOPWA funding.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 3 CAPER Other Narrative response: