City Steps

Iowa City's Five-Year Consolidated Plan
for Housing, Jobs, and Services
for Low-Income Residents

2016-2020

May 15, 2015

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1. Executive Summary

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

1. Introduction

Each year, Iowa City receives funds from HUD for housing and community development activities to address priority needs locally identified by the City. To receive these federal funds, the City must submit a strategic plan — the Consolidated Plan — every five years that identifies local needs and how these needs will be addressed. This plan is also known locally as CITY STEPS.

Purpose of the Plan

The purpose of the Consolidated Plan (CP) is to guide funding decisions in the next five years of specific federal funds. The CP is guided by three overarching goals that are applied according to a community's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable and accessible neighborhoods, greater integration of low and moderate income residents throughout the City, increased housing opportunities, and reinvestment in aging neighborhoods.
- To expand economic opportunities through job creation, homeownership opportunities, façade improvement, development activities that promote long-term community viability and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

The two primary federal funding resources in the 2016-2020 Consolidated Plan are the following:

- Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for a wide array of activities, including: housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.
- HOME Investment Partnerships Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including

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reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.

Focus of the Plan

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. The CP must also address the needs of persons with special needs such as the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and public housing residents.

Structure of the Plan

The Consolidated Plan consists of three major sections: a housing and community development needs assessment, a housing market analysis, and a strategic plan which identifies those priority housing and community development needs and strategies that the City plans to address with the available HUD resources over the next five years. This plan was formulated using HUD's eConPlan tool, which dictates the plan's structure and provides a series of pre-populated tables. Where necessary, the City updated or supplemented the HUD-provided tables with more accurate or relevant data.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Iowa City is committed to allocating funds that serve the needs of low- to moderate-income (LMI) residents. Households with incomes less than 50% of the area median income (AMI), particularly those with extremely low-incomes (less than 30% of AMI), are particular priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, low-income families, the homeless and persons threatened with homelessness, the elderly, and persons with disabilities.

In order to achieve the greatest impact possible from the limited federal funds available, the City intends to allocate its non-housing community development resources primarily to projects that will have a focused neighborhood impact, as opposed to infrastructure projects of more dispersed expected benefit.

The priorities identified in the CP were developed by:

- Weighing the severity of the need among all groups and sub-groups
- Analyzing current social, housing, and economic conditions
- Analyzing the relative needs of low- and moderate-income families
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from focus group sessions, interviews, service provider surveys, City staff, and public hearings.

Iowa City will invest its CDBG and HOME funds in areas primarily impacted by non-student LMI persons. Several of the City's LMI census areas are located in the downtown area and include the University of Iowa and a significant rental housing stock that is predominantly occupied by students. While resources other than CDBG and HOME funds may be used in these areas to maintain and

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preserve housing, infrastructure, and public services, the City's CDBG and HOME funds will be focused in areas that are home to families, the elderly, the disabled, and the homeless. The City's provision of funding for new construction and acquisition of affordable housing will continue to be governed by its Affordable Housing Location Model.

The City will adopt specific set-asides to generally structure the spending of CDBG funds and ensure that the limited amount of funds available have the greatest possible impact in addressing the needs identified in this plan.

For each of the next five years, these set-asides include:

- A maximum of 15% of CDBG funds (approximately $100,000) will be dedicated to public service activities
- At least $75,000 in CDBG funds will be dedicated to public infrastructure needs in non-student, low/moderate-income neighborhoods
- At least $235,000 in CDBG funds will be dedicated to owner-occupied housing rehabilitation, in addition to HOME funds
- At least $50,000 in CDBG funds will be dedicated to economic development initiatives, including façade improvement programs

Any remaining CDBG funding is available to any eligible category, including public facilities. The City will focus its grant efforts on fewer projects that make a greater impact addressing City priority needs. No more than two CDBG public facility awards per funding round will be granted. The minimum CDBG public service award is $30,000. Applicants may apply for non-CDBG Aid to Agency funds. The minimum award for Aid to Agency funds is $15,000.

More generally, the City's highest priorities for the next five years are:

- Expanding Affordable Rental and Homeowner Housing Opportunities
- Preserving Existing Affordable Rental and Homeowner Housing Units
- Housing and Related Services for the Homeless and Those at Risk of Homelessness
- Public Facility Improvements
- Public Service Activities
- Infrastructure Maintenance and Improvement
- Economic Development Initiatives

3. Evaluation of past performance

The City's past performance in the administration and implementation of the CDBG and HOME programs has fulfilled the spirit and intent of the federal legislation creating these programs. The City has facilitated affordability for decent housing, availability and accessibility of suitable living environments, sustainability of suitable living environments, and the accessibility of economic opportunities. The following is a summary of Iowa City's past performance as reported to HUD in the FY2014 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent report filed.

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During FY2014, the City expended $1,046,763 in CDBG funds, $698,443 in HOME funds, and leveraged $2,549,401 in private and public funds. Leverage and beneficiary information for CDBG and HOME projects are realized when the project is closed.

In administering its CDBG and HOME programs, the City continued to implement the priorities established in CITY STEPS, the 2011-2015 Consolidated Plan. The plan's three major priorities and the FY14 projects to address these priorities are identified below:

1. Provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing

By the end of the fiscal year, there were 37 owner-occupied rehabilitation projects completed, four new affordable rental housing units were built and leased, and eight homes were constructed or rehabilitated and sold to income-eligible buyers.

2. Provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating neighborhoods;

FY14 funding provided needed additions and/or rehabilitation to five public facilities: Iowa City Free Medical Clinic, Mayor's Youth Empowerment Program, Neighborhood Centers of Johnson County, MECCA and Crisis Center of Johnson County.

FY14 operational funding was provided to Neighborhood Centers of Johnson County, MECCA, and Domestic Violence Intervention Program. According to reports submitted by these agencies, CDBG funds assisted 348 homeless persons with support services and provided operational funding to non-profit organizations that assisted 3,326 persons. Program beneficiaries are counted in the fiscal year the project is completed.

3. Expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

The CDBG Economic Development Fund was created to stimulate private sector investment that results in the creation of permanent, private sector jobs with living wages for low- to moderate-income persons in Iowa City. All CDBG economic development activities must meet the National Objective of benefiting low- to moderate-income persons. The program rule requires that 51% of the jobs created or retained must be held or made available to low- to moderate-income persons based on family size or the business must qualify as a micro-enterprise. The City approved FY14 funds for Butter, a breakfast/lunch diner that anticipates opening in December 2014.

Additionally, as part of the Building Change program designed to revitalize and improve older downtown areas in the City-University Urban Renewal Area, the City completed façade renovations in 2014 for four businesses that were approved for $131,424 in FY13 CDBG funds.

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Overall, 87% of FY14 CDBG funds were used to meet the needs of low- and moderate-income persons, an accomplishment exceeding the HUD-required threshold of 70%.

4. Summary of citizen participation process and consultation process

The City conducted the CP process in accordance with its adopted Citizen Participation Plan (CPP), which exists to establish the process by which citizens, public agencies, and other interested parties can actively participate in the development of the CP, Annual Action Plan, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER) and to set forth the City's policies and procedures for citizen participation. The CPP is available on the City's website at www.icgov.org.

The Citizen Participation Plan provides for and encourages public participation and consultation, emphasizing involvement by citizens and the organizations and agencies that serve low/moderate-income persons through the use of HUD programs.

The City developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews. The Neighborhood Services Office actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City and better allocate entitlement resources. Focus group meetings were held June 9-11, 2014 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and more. In addition, an advertised public hearing took place on June 10.

The City reviewed a variety of relevant local planning efforts to inform the CP, including the IC2030 Comprehensive Plan update adopted in May 2013, the City's 2014 Analysis of Impediments to Fair Housing Choice, the 2008 Affordable Housing Market Analysis (prepared in collaboration with the cities of Coralville, North Liberty, Tiffin, and University Heights), and planning documents generated by the Johnson County Local Homeless Coordinating Board (JCLHCB) and Balance of State Continuum of Care (CoC).

Finally, the City will notify adjacent units of government as it continues to develop the CP and incorporate any comments received.

5. Summary of public comments

Please see the attached Citizen Participation Comments for a full summary of public comments.

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

Response to Sally Scott regarding comments submitted on November 30 and December 2:

1. The City shares the goal of affordable housing preservation, but is not able to guarantee a one-to-one replacement of all units whose affordability expires at this time.

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2. The City remains supportive of the Affordable Housing Location Model and its fundamental goals. Where evidence and experience suggest that alterations to the model may be appropriate, staff and City Council will give them due consideration.
3. The goal indicators in this plan represent the City's best view of reasonable expected outcomes of anticipated program funding amounts.

Response to Charlie Eastham regarding comments submitted on December 2:

The allocation of resources amongst programs must take more factors into consideration than one demographic measure. The City believes the priorities described in this plan collectively address all of the housing and community development needs of the entire city.

7. Summary

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflects the decisions and history of the City Council in funding allocations.

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2. The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Iowa City	Neighborhood and Development Services Department
HOME Administrator	City of Iowa City	Neighborhood and Development Services Department

Table 1 – Responsible Agencies

Narrative

The lead agency for the Consolidated Plan (CP) is the Neighborhood and Development Services Department of Iowa City. The Department implements a range of affordable housing and community development activities, including administration of the CDBG and HOME programs; preparation of the CP, the Consolidated Annual Performance Evaluation Report (CAPER), and the Annual Plan; technical assistance for and collaboration with non-profit and for-profit housing developers and social service agencies; and rehabilitation and other affordable housing projects.

Consolidated Plan Public Contact Information

City of Iowa City, Neighborhood and Development Services Department
410 E Washington St.
Iowa City, IA 52240

Contact: Tracy Hightshoe, Neighborhood Services Coordinator
Phone: (319) 356-5244
Email: tracy-hightshoe@iowa-city.org
Web site: http://www.icgov.org/

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

The Neighborhood and Development Services Department actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City and better allocate entitlement resources. Focus group meetings were held June 9-11, 2014 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and more. In addition, an advertised public hearing took place on June 10.

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(l)).

Meaningful collaboration as it relates to the development and implementation of housing and community development programs and services has become increasingly important as the federal resources available to these programs continue to decline. Collaboration with housing and service providers helps the City to capture the maximum benefit for each dollar it invests, and ensures that investments strategically address both short-term needs and advance long-term goals. These agencies are proactively recruited to participate in the development of annual planning processes.

Many local entities, such as business organizations, neighborhood-based organizations, lenders and realtors, University staff, and City staff are working to establish a framework for multi-level collaboration at the neighborhood level to preserve and enhance residential areas. One such effort is the UniverCity partnership, established by City and the University of Iowa to preserve and enhance the unique character of neighborhoods adjacent to the downtown campus. This initiative was established to ensure that the campus and its surrounding neighborhoods remain vital, safe and attractive places to live and work, and to encourage investment in these neighborhoods as an essential component of the University's recruitment and sustainability initiatives.

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

As a participant in the Johnson County Local Homeless Coordinating Board (JCLHCB), the City is a partner in its plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. At the County level, there is also a Hunger/Homeless Awareness Week Committee, which develops and offers educational information on issues surrounding homelessness and hunger. Both committees are consulted as part of the Balance of State Continuum of Care (CoC) application process facilitated by the Iowa Council on Homelessness. The JCLHCB applies

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to the State of Iowa for Continuum of Care funding. The City will continue to support the JCLHCB strategy to meet the needs of homeless persons and those at risk of becoming homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Elder Services Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
3	**Agency/Group/Organization**	SHELTER HOUSE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
4	**Agency/Group/Organization**	Iowa City Housing Authority
	Agency/Group/Organization Type	PHA

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	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
5	**Agency/Group/Organization**	Systems Unlimited, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
6	**Agency/Group/Organization**	THE HOUSING FELLOWSHIP
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
7	**Agency/Group/Organization**	Housing Trust Fund of Johnson County
	Agency/Group/Organization Type	Housing Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
8	**Agency/Group/Organization**	Successful Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
9	**Agency/Group/Organization**	Metropolitan Planning Organization of Johnson County
	Agency/Group/Organization Type	Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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10	**Agency/Group/Organization**	Iowa City Transit
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
11	**Agency/Group/Organization**	Iowa City Area Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
12	**Agency/Group/Organization**	Iowa Workforce Development
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
13	**Agency/Group/Organization**	GOODWILL INDUSTRIES OF THE HEARTLAND
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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14	**Agency/Group/Organization**	Iowa City Economic Development Division
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
15	**Agency/Group/Organization**	IOWA CITY COMMUNITY SCHOOL DISTRICT
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
16	**Agency/Group/Organization**	Johnson County Local Homeless Coordinating Board
	Agency/Group/Organization Type	Services-homeless Other government - County

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
17	**Agency/Group/Organization**	HACAP - Transitional Housing Services
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
18	**Agency/Group/Organization**	DVIP
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
19	**Agency/Group/Organization**	Johnson County Democrats
	Agency/Group/Organization Type	Political organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
20	**Agency/Group/Organization**	Iowa City Parks and Recreation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
21	**Agency/Group/Organization**	The Arc of Southeast Iowa
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
22	**Agency/Group/Organization**	Mayor's Youth Empowerment Program
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
23	**Agency/Group/Organization**	Neighborhood Centers of Johnson County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
24	**Agency/Group/Organization**	Compeer of Johnson County
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
25	**Agency/Group/Organization**	Access 2 Independence
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
26	**Agency/Group/Organization**	Johnson County Social Services
	Agency/Group/Organization Type	Other government - County

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	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
27	**Agency/Group/Organization**	Salvation Army
	Agency/Group/Organization Type	Services-Children Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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28	**Agency/Group/Organization**	Community Mental Health Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
29	**Agency/Group/Organization**	Free Lunch Program
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
30	**Agency/Group/Organization**	Iowa4Cs
	Agency/Group/Organization Type	Services-Children Child Welfare Agency

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	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
31	**Agency/Group/Organization**	Crisis Center of Johnson County
	Agency/Group/Organization Type	Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
32	**Agency/Group/Organization**	MECCA SERVICES
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
33	**Agency/Group/Organization**	6th Judicial District Dept of Correctional Services
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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34	**Agency/Group/Organization**	Visiting Nurse Association of Johnson County
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
35	**Agency/Group/Organization**	United Action for Youth
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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

There were no types of agencies that the City did not consult, either through focus group meetings, personal interviews and/or questionnaires.

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

Plans that most influenced the development of the CP include the City's IC2030 Comprehensive Plan update adopted in May 2013, the 2014 Analysis of Impediments to Fair Housing Choice, the 2008 Affordable Housing Market Analysis (prepared in collaboration with the cities of Coralville, North Liberty, Tiffin, and University Heights), and planning documents generated by the Johnson County Local Homeless Coordinating Board (JCLHCB) and Balance of State Continuum of Care (CoC).

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
IC2030 Consolidated Plan	Neighborhood and Development Services Department	Strategic Plan is a means of implementing IC2030 visioning, including creating attractive and affordable housing for all
2014 Analysis of Impediments to Fair Housing Choice	Neighborhood and Development Services Department	Strategic Plan goals and objectives will intentionally, affirmatively further fair housing
2008 Affordable Housing Market Analysis	Neighborhood and Development Services Department	Strategic Plan acknowledges and addresses needs identified in AHMA
Continuum of Care and other homelessness strategies	JCLHCB, Iowa Finance Authority	Strategic Plan incorporates needs and strategies identified by these groups

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In accordance with 24 CFR 91.100(4), the City will notify adjacent units of local government of the non-housing community development needs included in its CP. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the CP and thereby maximize the benefits of the City's housing and community development activities for the residents being served.

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City's goal for citizen participation is to ensure broad participation of City residents; housing, economic development, and other service providers; City departments; nonprofit organizations; neighborhood groups; and other stakeholders in the planning and implementation of community development and housing programs. As such, the City has laid out a Citizen Participation Plan (CPP) to broaden citizen participation.

The purpose of the CPP is to establish the process by which citizens, public agencies, and other interested parties can actively participate in the development of the Consolidated Plan, Annual Action Plan, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER) and to set forth the City's policies and procedures for citizen participation. The CPP is available on the City's website at www.icgov.org.

The Citizen Participation Plan provides for and encourages public participation and consultation, emphasizing involvement by citizen and the organizations and agencies that serve low/moderate-income person through the use of HUD programs.

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
	Public Hearing	Non-targeted/ broad community	Fourteen people attended	See attached appendix		

Table 4 – Citizen Participation Outreach

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3. Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment is based on an analysis of housing problems in Iowa City by income level among renters and owners, as well as households with special needs. Additionally, needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, a special tabulation of 2007-2011 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data was drawn from the 2007-2011 ACS and other sources to provide additional context when needed.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income racial and ethnic minorities in Iowa City. Renters are much more likely than homeowners to experience housing problems, among which cost burden is the most prevalent. Severely cost burdened renter households earning 0-30% of the HUD Area Median Family Income (HAMFI) have the greatest housing need, representing 42% of all the households that reported a housing problem.

Households are most heavily represented at the high and low ends of the income spectrum. Less than half of large families earn more than HAMFI.

Households with at least one person age 75 and households with children below age 6 are less likely to earn above the median income than all other household types.

With regard to other housing problems, single-family households represent 75% of crowded households. Crowding is very rare for homeowner households compared to renter households.

Housing Needs:

In CHAS data, housing problems are broken down into four categories: cost burden, lack of complete plumbing or kitchen facilities, overcrowding, and zero/negative income. Cost burden and overcrowding are further subdivided into standard and "severe" problems.

The following points summarize the tables found on the following pages:

Housing Problems by Tenure

- Renter households are much more likely to experience housing problems. There are similar numbers of homeowner and renter households citywide, but there are 3.5 times more renters with housing problems than homeowners
- Likewise, there are more renter households than homeowners in every category of housing problem

Cost Burden

- Of cost burdened households, renters earning below 30% of HAMFI are the most cost burdened and severely cost burdened by a large margin
- Over four times as many renter households are cost burdened compared to homeowners, and over 6 times as many are severely cost burdened
- Small related, large related, and elderly households all experience cost burden at around the same rates. For severe cost-burden, however, small related households are the most affected, elderly the least
- The highest rates of cost burden occur around the University of Iowa, most likely related to the large student population

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Crowding

- Crowding is a concern in the City due to both large immigrant families and lower income families "doubling up." Single-family households represent 75% of crowded households; multiple, unrelated households only 25%
- Crowding is very rare for homeowner households compared to renter households

Demographic Data

Demographic indicators are essential to understanding a community's housing needs. The data provides a snapshot of the City's growth and highlights the ongoing increase in population and households.

The following tables are HUD-generated tables within the IDIS eCon Planning Suite using 2007-2011 CHAS data. HAMFI refers to "HUD Adjusted Median Family Income," which is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents and income limits for HUD programs.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	62,220	67,506	8%
Households	25,202	26,820	6%
Median Income	$34,977 ($45,689 in 2011 $)	$41,956	20% (-8.2%)

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,100	3,780	3,690	2,765	9,485
Small Family Households *	1,150	705	1,165	940	4,885
Large Family Households *	170	100	105	155	485
Household contains at least one person 62-74 years of age	420	295	480	290	1,435
Household contains at least one person age 75 or older	290	505	310	135	620
Households with one or more children 6 years old or younger *	560	300	370	360	835

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	145	100	80	20	345	15	0	0	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	0	0	0	50	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	120	65	10	20	215	0	0	35	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	4,810	820	45	10	5,685	550	235	135	90	1,010
Housing cost burden greater than 30% of income (and none of the above problems)	490	1,165	540	115	2,310	175	270	540	370	1,355

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	300	0	0	0	300	25	0	0	0	25

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,125	990	135	50	6,300	565	235	170	90	1,060
Having none of four housing problems	830	1,705	1,840	1,195	5,570	260	850	1,550	1,430	4,090
Household has negative income, but none of the other housing problems	300	0	0	0	300	25	0	0	0	25

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

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3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	830	385	180	1,395	180	160	255	595
Large Related	125	10	0	135	10	35	55	100
Elderly	365	135	65	565	180	164	115	459
Other	4,210	1,510	340	6,060	360	140	250	750
Total need by income	5,530	2,040	585	8,155	730	499	675	1,904

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	735	125	10	870	135	115	80	330
Large Related	100	0	0	100	10	0	15	25
Elderly	235	85	0	320	70	39	25	134
Other	3,875	655	35	4,565	340	75	20	435
Total need by income	4,945	865	45	5,855	555	229	140	924

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

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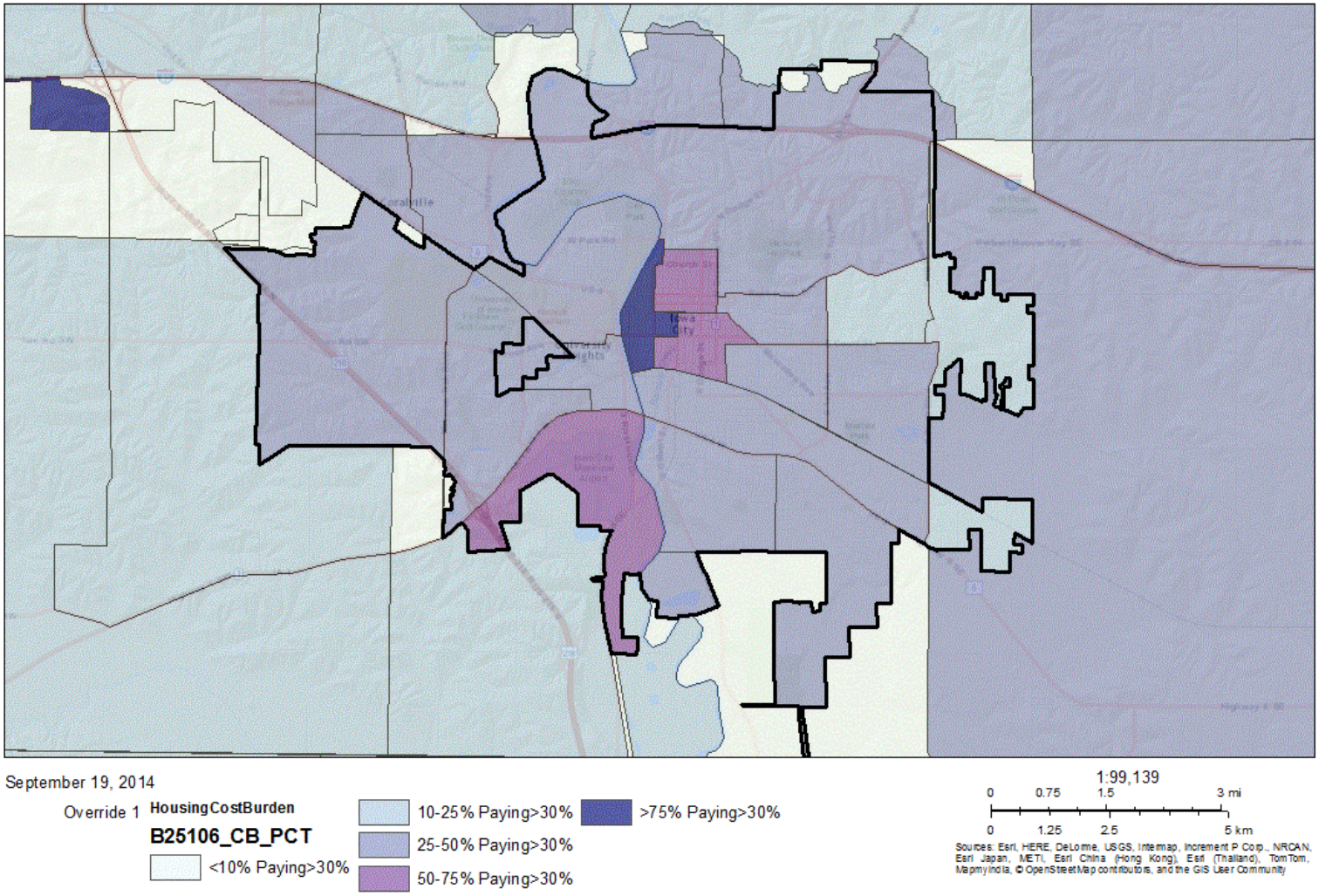
Cost Burden - Consolidated Plan and Continuum of Care Planning Tool



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5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	124	65	10	0	199	0	0	35	0	35
Multiple, unrelated family households	45	0	0	20	65	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	169	65	10	20	264	0	0	35	0	35

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	725	386	377	1,771	692	368	359	1,688

Table 12 – Crowding Information – 2/2

Additional data source, clarifying note: This estimate is based on the ratio of households with children to total households (2007-2011 American Community Survey: S1101), the ratio of owner-occupied and renter-occupied housing units (2007-2011 American Community Survey: DP04), and the 2007-2011 CHAS data on households provided in the Number of Households table above.

Describe the number and type of single person households in need of housing assistance.

According to the 2007-2011 ACS, 9,617 householders in Iowa City were living alone; this is approximately 36% of all City households The table below - 1. Single Person Household Housing Problems - provides a rough estimate of the number of single person households in need of housing assistance by applying the general population ratio to the data in the Housing Problems Table. Specific data on this sub-population relative to the needs listed in these tables is not available.

The largest problem facing single person households in Iowa City is housing cost.

- Severely cost burdened renter households earning 0-30% of HAMFI have the greatest housing need, representing 42% of all the households that reported a housing problem.
- The next largest categories are cost burdened renter households at 30-50% HAMFI (10%), followed by severe cost burden at the same income (7%).

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1. Single Person Household Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	52	36	29	7	124	5	0	0	0	5
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	18	0	0	0	18	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	43	23	4	7	77	0	0	13	0	13
Housing cost burden greater than 50% of income (and none of the above problems)	1,725	294	16	4	2,039	197	84	48	32	362
Housing cost burden greater than 30% of income (and none of the above	176	418	194	41	828	63	97	194	133	486

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
problems)										
Zero/negative Income (and none of the above problems)	108	0	0	0	108	9	0	0	0	9

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The service providers at focus group meetings stated that persons with mental health issues continue to be a significant issue. Many are in need of housing assistance, but organizations are having trouble purchasing houses for group homes for chronic mental illness. Also, many with mental health issues have other issues as well, including past substance abuse or previous criminal records. Stakeholders also report that there is a shortage of accessible housing in the City. Organizations have had to build their own accessible housing because none is available, which requires a large share of their operating budgets.

The Domestic Violence Intervention Program (DVIP) provides support for victims of domestic violence and their loved ones in Johnson, Iowa, Cedar, Des Moines, Henry, Lee, Van Buren and Washington Counties. According to their statistics for FY 2013, DVIP served 1,481 individuals and provided 295 women and children with emergency shelter. They also report that 67% of services are provided to Johnson County residents. This translates to approximately 516 people served and 103 women and children sheltered in Iowa City. Service providers report that reductions in funding have significantly reduced the number of available beds in shelters for victims of domestic violence.

It's difficult to differentiate between domestic violence and dating violence, sexual assault, and stalking, based on available data. All of these crimes could impact victims' need for housing. In the US in 2009, over 70% of all domestic violence victims lived with the offender at the time of the domestic violence.

What are the most common housing problems?

The most common housing problem in Iowa City is cost burden. There are 8,155 renter-occupied households with housing costs greater than 30% of their income, particularly in the 0%-30% AMI and 31%-50% AMI categories. Renter-occupied households with housing costs greater than 50% (severely cost burdened) in the 0-30% AMI category is the single largest category of housing problem by a factor of four.

As shown in the Cost Burden map, the highest concentration of cost burden households occurs in an area very close to the University of Iowa with a large portion of student housing. These student households often report low incomes, but may be receiving direct assistance for housing costs not

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reported as income, from parents for example. The 2012 ACS reports that 4,617 Iowa City renter households under age 25 (77.4%) are cost-burdened. Assuming that the majority of renter households headed by someone under age 25 are students, this would account for more than half of the City's cost-burdened renters.

In addition to cost burden, more than 600 renter households experience at least one type of housing problem, including overcrowding, lack of kitchen facilities and/or lack of bathroom facilities, though there may be some overlap across these categories. Physical housing problems are most common among renter households in the 0%-30% AMI category.

Are any populations/household types more affected than others by these problems?

On both a percentage and numerical basis, "other" renter households, which includes non-related student households, account for the most cost burdened and severely cost burdened category. There are 6,060 "other" renter households paying more than 30% of income on housing costs, accounting for 74.3% of all cost-burdened households. Of these, 4,565 are severely cost-burdened, representing 78% of all severely cost-burdened households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. According to stakeholder interviews, low-income households need to go where appropriate housing types are found, but that housing is limited to certain locations in the City. Many young families and teen parents are moving to North Liberty for its more affordable housing, but transportation options there are limited. Transportation and childcare for workers with overnight shifts are a problem. Expanded evening child care hours would help parents working overnight; so would enhanced transportation options for job access.

Stakeholders reported that Iowa City now has a large African immigrant population with large families. These families often live doubled up, causing the school district to consider them homeless. The parents work low-paying jobs even though some have high levels of education. The kids may have health problems (poor dental hygiene, parasites, no immunization, etc.).

Service providers repeat that they are experiencing pressure from funders to make shelter stays shorter. The ability to use rapid rehousing funding for deposit assistance/rental assistance would help.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No estimate of at-risk populations is available.

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Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As previously noted, the lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. High housing costs, physical deficiencies, unstable neighborhoods, and overcrowding all contribute to local homelessness problems.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e. cost burden)

According to the 2007-2011 ACS, the total population of Pacific Islanders in Iowa City is 24 people (0.04% of the total population) and the total population of American Indian and Alaska Natives is 182 people (0.27% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, three racial/ethnic groups in Iowa City experience severe housing problems at a disproportionate level:

- Asian households earning 30-50% AMI
- Hispanic households earning 30-50% AMI
- Black households earning 80-100% AMI

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Racial/ Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
	% with one or more housing problems*			
Jurisdiction as a Whole	90.74%	70.04%	31.81%	18.71%
White	92.28%	67.60%	32.34%	17.81%
Black/ African American	87.93%	65.79%	35.48%	***81.82%***
Asian	74.12%	***98.33%***	28.30%	2.68%
Hispanic	83.02%	***94.52%***	28.57%	18.18%

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%*

It should be noted, however, that non-White groups have very small sample sizes and are therefore more prone to error. In each income level, White households represent more than 82-88% of the jurisdiction as a whole, significantly influencing the overall trend.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,105	400	325
White	5,920	330	165
Black / African American	510	30	40
Asian	315	10	100
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	220	30	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%*

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30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,665	1,140	0
White	2,170	1,040	0
Black / African American	125	65	0
Asian	235	4	0
American Indian, Alaska Native	40	20	0
Pacific Islander	0	0	0
Hispanic	69	4	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%*

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,320	2,830	0
White	1,145	2,395	0
Black / African American	55	100	0
Asian	75	190	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	15	0
Hispanic	40	100	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%*

OMB Control No: 2506-0117 (exp. 07/31/2015)

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	465	2,020	0
White	390	1,800	0
Black / African American	45	10	0
Asian	4	145	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	45	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%*

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the following HUD tables report AMI, they refer to HAMFI. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of income (i.e. severe cost burden)

According to the 2007-2011 ACS, the total population of Pacific Islanders in Iowa City is 24 people (0.04% of the total population) and the total population of American Indian and Alaska Natives is 182 people (0.27% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a severe housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, five racial/ethnic groups in Iowa City experience severe housing problems at a disproportionate level:

- Black households earning 30-50% AMI
- Asian households earning 30-50% and 50-80% AMI
- Hispanic households earning 30-50% and 80-100% AMI

Racial/ Ethnic Group	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
	% with one or more severe housing problems*			
Jurisdiction as a Whole	80.40%	31.01%	7.10%	2.01%
White	82.45%	28.66%	6.93%	1.83%
Black/ African American	72.65%	***47.37%***	0.00%	0.00%
Asian	60.71%	***54.17%***	***19.23%***	0.00%
Hispanic	75.47%	***50.00%***	0.00%	***18.18%***

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%*

OMB Control No: 2506-0117 (exp. 07/31/2015)

It should be noted, however, that non-White groups have very small sample sizes and are therefore more prone to error. In each income level, White households represent more than 82-88% of the jurisdiction as a whole, significantly influencing the overall trend.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,295	1,210	325
White	5,285	960	165
Black / African American	425	120	40
Asian	255	65	100
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	200	50	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%*

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,180	2,625	0
White	920	2,290	0
Black / African American	90	100	0
Asian	130	110	0
American Indian, Alaska Native	10	55	0
Pacific Islander	0	0	0
Hispanic	35	35	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%*

OMB Control No: 2506-0117 (exp. 07/31/2015)

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	295	3,860	0
White	245	3,290	0
Black / African American	0	155	0
Asian	50	210	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	15	0
Hispanic	0	145	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%*

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	50	2,435	0
White	40	2,150	0
Black / African American	0	55	0
Asian	0	150	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	45	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

**The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%*

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels.

According to the 2007-2011 ACS, the total population of Pacific Islanders in Iowa City is 24 people (0.04% of the total population) and the total population of American Indian and Alaska Natives is 182 people (0.27% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets have relatively large margins of error. As such, these populations are not included in the analysis.

According to the above definitions, one racial/ethnic group in Iowa City experiences cost burden at a disproportionate level:

- Black households paying 30-50% of household income

One additional group, Hispanic households paying more than 50% of household income, does not qualify for "disproportionate need" by a small margin (2 percentage points).

Notably, Black households are the most cost burdened group in Iowa City overall, experiencing a total rate of cost burden 20 percentage points higher than White households.

Racial/Ethnic Group	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	54.42%	16.04%	28.25%	1.29%
White	56.35%	15.18%	27.67%	0.79%
Black / African American	37.61%	***27.43%***	31.42%	3.54%
Asian	45.08%	17.42%	29.92%	7.58%
Hispanic	44.80%	16.80%	36.00%	2.40%

It should be noted that non-White groups have very small sample sizes and are therefore more prone to error. For each cost burden level, White households represent more than 82-88% of the jurisdiction as a whole, significantly influencing the overall trend.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,610	4,305	7,585	345
White	13,175	3,550	6,470	185
Black / African American	425	310	355	40
Asian	595	230	395	100
American Indian, Alaska Native	80	30	45	0
Pacific Islander	15	0	0	0
Hispanic	280	105	225	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Iowa City varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the City as a whole:

Housing needs

- Asian households earning 30-50% AMI
- Hispanic households earning 30-50% AMI
- Black households earning 80-100% AMI

Severe housing needs

- Black households earning 30-50% AMI
- Asian households earning 30-50% and 50-80% AMI
- Hispanic households earning 30-50% and 80-100% AMI

Cost burden

- Black households paying 30-50% of household income
- Black households paying more than 30% of household income

If they have needs not identified above, what are those needs?

The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Block groups in the southeastern and western portions of the City, as well as the block groups directly east of University Heights and covering the neighborhoods adjacent to the municipal airport, have the highest concentrations of non-White population.

Please see Racial/Ethnic Concentration map in the Unique Appendices.

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-35 Public Housing – 91.205(b)

Introduction

Iowa City Housing Authority (ICHA), established in 1969, is a division of the City's Neighborhood and Development Services Department that administers housing assistance programs throughout its jurisdiction, including all of Johnson County and portions of Iowa and Washington Counties. ICHA's board of directors is the City Council of Iowa City. Therefore, its members are directly elected and the City has authority over all proposed ICHA development sites and program activity, including any proposed demolition or sale of ICHA project sites. City Council's involvement in ICHA decision-making increases the degree to which ICHA planning is coordinated with the City's broader long-term vision.

ICHA coordinates with the City's Neighborhood and Development Services Department to mainstream its scattered-site public housing residents into participation in local neighborhood associations. ICHA clients do not participate in resident councils, but they are actively encouraged to take part in their local neighborhood activities. ICHA has established relationships with special needs housing organizations, including the Mid Eastern Council on Chemical Abuse, to provide Section 8 Housing Choice Voucher preference to persons and families with special needs.

The data tables presented in this section were pre-populated by the HUD eCon Planning Suite. In many instances, the data is either incorrect or out of date. Where data was available, supplemental tables are provided.

Totals in Use

	Program Type								
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	73	1,217	0	1,168	19	8	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Totals in Use (UPDATED)

	Program Type							
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Disabled *
# of units vouchers in use	0	0	73	1,215	0	1,168	52	0

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Characteristics of Residents

	Program Type							
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	16,043	11,965	0	11,851	11,362	7,370
Average length of stay	0	0	4	5	0	5	1	3
Average Household size	0	0	3	2	0	2	1	3
# Homeless at admission	0	0	1	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	3	174	0	169	2	0
# of Disabled Families	0	0	15	573	0	563	3	0
# of Families requesting accessibility features	0	0	73	1,217	0	1,168	19	8
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type: Vouchers: Total	Project - based	Tenant - based	Special Purpose Voucher: Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	35	787	0	754	13	3	0
Black/African American	0	0	34	399	0	383	6	5	0
Asian	0	0	3	16	0	16	0	0	0
American Indian/Alaska Native	0	0	0	12	0	12	0	0	0
Pacific Islander	0	0	1	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type: Vouchers: Total	Project - based	Tenant - based	Special Purpose Voucher: Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	6	39	0	38	1	0	0
Not Hispanic	0	0	67	1,178	0	1,130	18	8	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. Of ICHA's 81 units, 32 are accessible (40%). ICHA's 10 unit multi-family building, an affordable development separate from its public housing inventory, is 100% accessible. With regard to households on the waiting list, as of September 2014, ICHA has not identified any exceptional or increased demand for a particular unit type or accessibility features. According to IMS/PIC imported into this report by HUD, 15 current public housing tenants are classified as disabled, while 73 households requested accessibility features. ICHA responds to requests for reasonable accommodation on a case-by-case basis, providing flexibility to the greatest extent feasible.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

ICHA continues to address the most immediate needs of its public housing residents by keeping the maximum number of housing authority units possible available and in good condition. For Section 8 Voucher Holders, an adequate supply of units affordable and available to eligible applicants remains a need, including affordable housing that is accessible for persons with disabilities. Some voucher holders (about 12%) are forced to return vouchers after failing to secure housing for a variety of reasons including unavailable units, poor credit scores, poor past landlord references, criminal history, or insufficient security deposits. According to a study conducted by Cook Appraisals, the current vacancy rate for all rental units in Johnson County is extremely low at 1%.

How do these needs compare to the housing needs of the population at large

Persons with disabilities, as reported elsewhere, face barriers that make them more likely than the overall population to experience poverty and unemployment. The strong need for affordable, accessible housing among this group means that they are overrepresented among ICHA's current tenant households.

Discussion

One of ICHA's greatest obstacles is competing with Iowa City's large student population for multi-family units. Student households are often direct competition for both affordable renter- and owner-occupied housing, increasing costs and decreasing the supply available for families.

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

While there are several facilities in Iowa City that can provide shelter for the homeless, there is a growing need to provide homeless households with proper supportive services, including drug and alcohol counseling, financial literacy, case management, life skills training, and job training and placement services. In addition to supportive services, emergency shelter, transitional housing, and permanent supportive housing facilities need to be maintained and sustained to continue to provide shelter for the homeless population and subpopulations throughout the area.

The current needs of homeless individuals and families include those currently living in shelters as well as those that are unsheltered. Throughout the City, there is a need for additional emergency shelters for families, transitional housing for families and individuals, permanent supportive housing for families and individuals, and safe havens for individuals.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Statistics about homelessness for Iowa City cannot be extrapolated solely from the State's Continuum of Care counts. Rather, the City's homeless and homeless prevention priorities need to be based on the information gathered during consultation with local homeless assistance providers and other organizations concerned about the needs of homeless families and individuals in Iowa City, along with staff and volunteer experience and observations working with people navigating through existing social service systems (mainstream benefits, health care, social services, housing, etc.).

According to service provider agencies consulted during the CP process, the demographics of Iowa City's homeless population have not significantly changed over the past five years, but the size of the population has increased. The City needs more SRO units since the housing market incentivizes the de-conversion of divided homes from small affordable apartments into student housing. Homeless and other very low income clients can't compete with students (who do not have the same income restrictions) for small units.

There is now a large population of large African immigrant families that has increased over the past few years. It is common for these families to live doubled up in a single housing unit, causing the school district to consider the children homeless. Service providers claim that, in general, the system is not designed to help families. Families are not eligible for assistance because they can't get admitted into shelters, which is often a requirement for certain programs.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

No data is available specifically for Iowa City.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

No data is available specifically for Iowa City.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

No data is available specifically for Iowa City.

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Many persons with special needs also have very low incomes.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents in particular need affordable housing options and easy access to service providers.

Representatives from organizations that work with seniors indicate that there is a growing need for affordable senior housing. American Community Survey data for Iowa City shows a 20% increase in population of people age 65 and over, from 4,375 in 2000 to 5,270 in 2011.

According to CHAS data, 17.8% of households in the City contain at least one person age 62 or over. Over 48% of these households are low-income, earning 80% or less of the area's median family income. In addition, the Census reported that 32.8% of persons 65 years and over had at least one disability in 2012.

People Living with Disabilities

There were 5,218 persons with disabilities in Iowa City in 2012, representing 7.7% of the population. The two most common disabilities reported were cognitive and ambulatory, meaning difficulty walking or moving around. Because ambulatory disabilities are correlated with increasing age, and the number of senior citizens in the City is rising, the demand for accessible housing units is expected to increase in the future. Approximately 27% of persons with a disability also live in poverty, compared to 28% of persons with no disabilities.

Organizations interviewed during the CP outreach process are having difficulty purchasing houses for group homes for persons with chronic mental illness. They reported that finding landlords to work with is difficult as well.

Substance Abuse and Addiction

No specific data on the housing needs of non-homeless persons with alcohol or other addictions is available for Iowa City. Homeless service providers reported that finding housing for people with substance abuse issues to transition to independence is difficult.

What are the housing and supportive service needs of these populations and how are these needs determined?

See above estimates.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Iowa Department of Public Health prepares an annual analysis of the demographic characteristics of those within the State living with HIV/AIDS. The most recent report is the "2013 End-of-Year HIV/AIDS Surveillance Report."

As of the end of 2013, 2,100 individuals were living with HIV/AIDS in Iowa. This is an increase of 122 cases and five more new diagnoses than in 2012. Men and racial and ethnic minorities continue to be over-represented, but there are alarming trends in the diagnoses of women and people over the age of 45. Men represented 80% of all people living with HIV/AIDS in Iowa; however, diagnoses among women increased 62% from 2012 to 2013. Black/African Americans represented 21% of all HIV/AIDS diagnosed Iowans but only 2.8% of the entire State population. People living with HIV/AIDS who identified as Hispanic and any race represented 9% of this subpopulation and approximately 5% of the State population. People age 25-44 years of age represented the majority (44%) of new cases in 2013, but new diagnoses among people over the age of 45 increased nearly 50%, representing 41% of new diagnoses. In 2013, no new diagnoses were made for children under the age 14. The majority of people living with HIV/AIDS are 45-54 years of age.

There were 159 persons living with HIV or AIDS in Johnson County, 55 of whom were being held in Iowa Department of Corrections facilities. Prevalence in three counties was greater than 100 per 100,000 population. Polk County, with 137 per 100,000 topped the list, followed by Scott County with 124 per 100,000, and Johnson County with 117 per 100,000.

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Through CDBG funds, the City can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Iowa City aims to strengthen its low- and moderate-income neighborhoods and improving economic opportunities that provide living-wage jobs. In order to achieve the vision for the City described in IC2030, the City must improve the living environment within its lower-income neighborhoods and provide public amenities that will attract residents and businesses.

Specifically, stakeholders identified needs for physical improvements to the facilities housing public service providers and a variety of neighborhood amenities needed in low/moderate-income census tracts. The City's park plan identified need in the City's west side, with improvements on a three- to five-year horizon. The Pheasant Ridge community is the only CDBG-eligible area in the west side. There is a need for transportation for low-income children to programming at Neighborhood Centers (both the Broadway and Pheasant Ridge locations), the library, and at various elementary schools within the district with higher percentages of low-income children. Transportation is a critical need for agencies providing services to the low-income population across many areas of Iowa City. Additionally, the City has identified a need for small business development in the form of micro-enterprise financial assistance.

How were these needs determined?

The City facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

Describe the jurisdiction's need for Public Improvements:

Through CDBG funds, the City can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

The diverse nature of the residents and neighborhoods in Iowa City translate to varied needs for public infrastructure improvements, such as business district revitalization, sidewalk improvements, and park improvements specific to individual local conditions. The City will prioritize infrastructure spending that is focused to create the maximal possible neighborhood benefit. However, the limited amount of CDBG resources and the extensive competing demands for these resources severely restrict the number and type of projects that can be undertaken.

How were these needs determined?

The City facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe the jurisdiction's need for Public Services:

Through CDBG funds, the City can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

Major public service needs in the City continue to include activities that focus on crime prevention, child care, youth programming, life skills, financial literacy, substance abuse prevention and care, and mental health. As a result of the recession, there are many more households at risk for becoming homeless due to job loss, etc. Assisting these families with day care, life skills, etc. to maintain their job and housing will be a priority. Additionally, transportation has become an issue of increasing importance, especially as it relates to connecting lower-income households with job opportunities and elderly households with the resources needed to live independently.

How were these needs determined?

The City facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

OMB Control No: 2506-0117 (exp. 07/31/2015)

4. Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Iowa City is a community of neighborhoods with individual housing assets and needs. This analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, the City is working to ensure that a mix of housing types exists within each neighborhood to accommodate households of all types and at all places across the income spectrum. The City's housing strategies will be especially informed by the increasing mismatch between incomes and housing costs, the shortage of affordable housing, and the specific accommodations necessary to ensure that special needs populations have adequate affordable options.

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

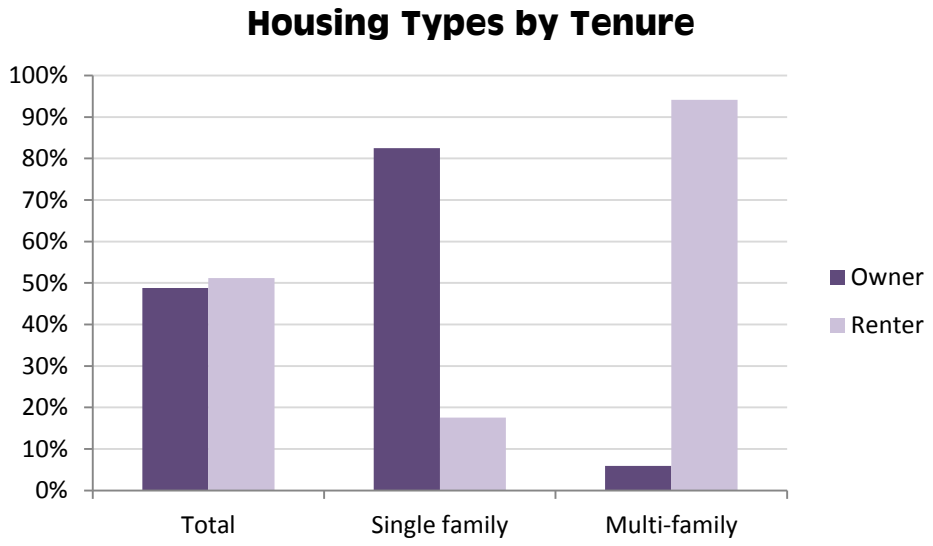
The housing stock in Iowa City is split evenly between owner- and renter-occupied. The most common housing type is detached single-family, followed by mid-sized multi-family. Owner-occupied housing is mostly single-family (82.5%), while renter-occupied is mostly multi-family (94.1%). The need for more affordable housing, both owner- and renter-occupied, is strong in the community. In determining the City's most critical housing needs, the City focuses on non-student households, though the 23,300 students who lived off campus as of 2013 represent a large share of the private rental market. The City must account for problems that lower-income households face in competing with students for the limited supply of affordable rental housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,094	42%
1-unit, attached structure	2,547	9%
2-4 units	2,422	8%
5-19 units	7,344	26%
20 or more units	3,335	12%
Mobile Home, boat, RV, van, etc	826	3%
Total	***28,568***	***100%***

Table 26– Residential Properties by Unit Number

Data Source: 2007-2011 ACS



Source: 2007-2011 ACS

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Unit Size by Tenure

Of the 13,000 owner-occupied units in the City, 78% consist of three or more bedrooms. This is in stark comparison to renter-occupied units, of which only 28% include three or more bedrooms.

	Owners		Renters	
	Number	%	Number	%
No bedroom	24	0%	593	4%
1 bedroom	311	2%	3,438	25%
2 bedrooms	2,489	19%	5,807	42%
3 or more bedrooms	10,268	78%	3,890	28%
Total	***13,092***	***99%***	***13,728***	***99%***

Table 24 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City utilizes public funds to address the priority needs and specific objectives identified in its strategic plan. The high priority housing needs for the City are:

- Non-student renter households up to 50% of median family income
- Persons and families at-risk for homelessness
- Owner-occupied housing units (elderly, small family, special needs)

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Low Income Housing Coalition's National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 535 units in Iowa City at-risk for conversion to market-rate units. In the absence of intervention to preserve the affordability of these units, this would occur when the rental assistance or affordability period expires within the next five years.

From 2014 through 2018, the National Housing Preservation database indicates that the affordability designation is set to expire for units funded through these programs. Because significant government funding has been invested in these properties, this housing is some of the most affordable housing in the City. Iowa City will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the City can take to preserve these units.

Does the availability of housing units meet the needs of the population?

No. Like most of the nation, Iowa City is currently experiencing a significant shortage of affordable and available rental units for extremely low income households. There is also concern for providing housing for lower income renters as federal housing subsidies expire. As demonstrated in the CHAS data

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analyzed in the Needs Assessment, more renters as a whole, and extremely low-income renters as a sub-group, experience one or more housing problems than owners. In general, renter households that include people with disabilities are more likely than other households to have very low incomes, experience worst-case needs, pay more than one-half of their income for rent, and have other housing problems such as living in inadequate or overcrowded housing.

Describe the need for specific types of housing:

Based on prior discussions in this plan about the housing needs of various populations, there is need for safe, sanitary, and affordable housing throughout Iowa City. Specifically, there is a strong need for rental housing affordable to households making less than 80% of the median income, and practical options are needed to ensure that the growing number of elderly households can either age in place or be accommodated in smaller, accessible and low-maintenance units. Stakeholders cited a need for more single-room occupancy units, especially for people at risk of homelessness, and a need for group homes for persons with disabilities.

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MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs have increased since 2000 for both homeowners and renters. In addition, Iowa City is one of the more expensive places to live in the State with the 2011 median contract rent 35% higher than the State's median ($505).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	121,400	179,300	48%
Median Contract Rent	507	684	35%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	2,323	16.9%
$500-999	8,768	63.9%
$1,000-1,499	1,763	12.8%
$1,500-1,999	539	3.9%
$2,000 or more	335	2.4%
Total	***13,728***	***100.0%***

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 895 rental units identified as affordable to households below 30% of HUD-adjusted Median Family Income (HAMFI) represents 6.5% of the rental housing inventory in the City. This supply of units does not come close to accommodating the 7,100 households earning led than 30% HAMFI.

% Units affordable to Households earning	Renter	Owner
30% HAMFI	895	No Data
50% HAMFI	5,455	1,060
80% HAMFI	10,325	3,250
100% HAMFI	No Data	4,980
Total	***16,675***	***9,290***

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

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Monthly Rent

In Iowa City, the Fair Market Rent (FMR) for a two-bedroom apartment is $853. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn $2,844 monthly or $34,120 annually. Assuming a 40-hour work week, 52 weeks per year, the level of income translates into a Housing Wage of $16.41.

In Iowa City, a minimum-wage worker earns an hourly wage of $7.25. In order to afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 91 hours per week, 52 weeks per year. The monthly rent affordable at minimum wage for a 40-hour work week in Iowa City is $377.

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	559	670	853	1,257	1,511
High HOME Rent	559	670	853	1,257	1,458
Low HOME Rent	559	670	853	1,044	1,165

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is insufficient housing for extremely low-income residents. There is a lack of available affordable housing according to both U.S. Census data and discussions with affordable housing advocates. The number of apartments renting for less than $500 decreased 66.7% between 2000 and 2011, and the median contract rent rose 35% (not adjusted for inflation). As a result, the inventory of affordable rental units significantly decreased at the same time that rental rates increased. Extremely low-income households face high levels of cost burden (88%) and other housing problems resulting from a lack of affordable housing supply.

How is affordability of housing likely to change considering changes to home values and/or rents?

As noted in the above analysis, from 2000 to 2011, median home values increased 48% and contract gross rent increased 35%. The continued high price of both owner-occupied and rental housing reduces the ability of low-income households to find affordable housing. In addition, there are a high number of renter-occupied households that are cost burdened. The inventory of affordable rental units has significantly decreased at the same time that rental rates increased. Therefore, it is likely that housing affordability will continue to be an issue for Iowa City residents over and beyond the next five years.

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How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The fair market rent is equivalent to the HOME Rents/FMR for zero to two bedroom units, and comparable to the three bedroom HOME Rent/FMR, which suggests that larger families that receive tenant-based rental assistance may have a more difficult time securing a suitable rental unit than smaller households. This reinforces the need for more affordable larger housing units consisting of three or more bedrooms. Preserving affordable housing is an ongoing goal of the City. Developing new units of affordable housing, particularly rental housing for families and the elderly, continues to be a goal.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following data provides an overview on the condition of housing in Iowa City.

Definitions

Standard Condition: No major structural defects, adequate plumbing and kitchen facilities, appearance which does not create a blighting influence, and the house meets additional, more stringent City standards.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition is both financially and structurally feasible for rehabilitation.

Housing Conditions: Condition of units are assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden (amount of income allocated to housing) is greater than 30%.

Condition of Units

The table below shows the number of housing units, by tenure, based on the number of selected conditions or characteristics of the unit. Selected conditions are similar to housing problems reported in the Needs Assessment section and include the following: (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

Renter-occupied units have a much higher percentage of units with at least one substandard condition (60%) than owner-occupied units (23%).

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,948	23%	8,284	60%
With two selected Conditions	0	0%	359	3%
With three selected Conditions	0	0%	42	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,144	77%	5,043	37%
Total	***13,092***	***100%***	***13,728***	***100%***

Table 252 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is around 50 years or more.

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Throughout the State of Iowa, owner-occupied housing tends to be slightly older than renter-occupied housing. This is true for Iowa City where 55% of renter housing was built before 1980 compared to 58% of owner housing. In total, about 16.8% of the housing in Iowa City is at least 65 years old.

The Housing Inspection Services division inspects rental properties every two years. According to staff, there has not been any recent change in the number of code violations as the code is mature and well-understood. The City removed Section 8 eligibility from one apartment complex recently due to persistent problems with poor inspections.

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,054	16%	1,574	11%
1980-1999	3,416	26%	4,487	33%
1950-1979	5,355	41%	5,418	39%
Before 1950	2,267	17%	2,249	16%
Total	***13,092***	***100%***	***13,728***	***99%***

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Centers for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all pre-schoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior. Lead-based paint was banned from residential paint in 1978. All homes built prior to that time may contain lead-based paint.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. According to the table below, 3% of renter-occupied and 6% of owner-occupied units built before 1980 have children present. In total, an estimated 1,255 units in the City pose a lead exposure risk to children.

According to the Housing Inspection Services division, it is easier and cheaper for landlords to rent older (pre-1978) housing to students rather than families with children due to compliance issues with lead based paint.

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,622	58%	7,667	56%
Housing Units build before 1980 with children present	840	6%	415	3%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

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Vacant Units

The following table was generated by the HUD Consolidated Planning template, through which no data was available. According to the American Community Survey, 1,748 housing units throughout the City were vacant in 2011, representing a total vacancy rate of 6.1%. Of the vacancies, 225 (12.9%) were vacant for reasons other than being for sale or for rent, sold or rented but not occupied, for migrant workers, or for seasonal use. In September 2014, RealtyTrac reported 497 listings for real-estate owned (REO) properties in the City. No data was available on the condition of vacancies and whether they might be suitable for rehabilitation.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			1,748
Abandoned Vacant Units			225
REO Properties			497
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Based on the analysis of data, the City's need for owner and rental rehabilitation are based on the substandard condition of rental housing and the older age of both the rental and owner housing stock. Rehabilitation assistance is often critical to ensuring that lower-income people are decently and suitably housed, as the lower and fixed incomes of the elderly and people with disabilities prohibit the installation or repair of needed features. Due to the City's tight housing market, in which the acquisition of units and land is expensive, the rehabilitation and maintenance of existing housing continues to be one of the most cost-effective and efficient means of improving affordable living choices.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to 2007-2011 CHAS data, 7,622 low- and moderate-income households (80% HAMFI and below) are at risk for lead-based paint. Of those households, 840 (11%) have one or more children aged 6 or younger.

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Iowa City Housing Authority (ICHA), established in 1969, is a division of the City's Neighborhood and Development Services Department that administers housing assistance programs throughout its jurisdiction, including all of Johnson County and portions of Iowa and Washington Counties.

The data tables presented in this section were pre-populated by the HUD eCon Planning Suite. In many instances, the data is either incorrect or out of date. Where data was available, supplemental tables are provided.

Totals Number of Units

	Program Type								
					Vouchers				
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			81	1,249			218	0	0
# of accessible units			32						

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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Totals Number of Units (UPDATED)

	Program Type								
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			81	1,215			57	0	0
# of accessible units			32						

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Describe the supply of public housing developments:

ICHA manages 81public housing units for low income residents throughout the City. These units are in 53 separate buildings scattered throughout the City. Of the 81 total units, 24 are two-bedroom, 44 are three-bedroom, and 13 are four-bedroom. The City has recently sold 26 units between 1998 and 2006. ICHA also administers 1,215 Housing Choice Vouchers (HCV) and 57 Veterans' Supportive Services Vouchers (VASH) in Johnson and parts of Iowa and Washington counties.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

None of the Authority's units are suspected of containing lead-based paint. Sixty-five of the 81 units were constructed after 1978, and all of the units built before 1978 were certified lead-safe prior to purchase. ICHA has no plans to expand its physical inventory, as long-range plans for public housing at this point include only typical facility maintenance improvements.

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Public Housing Condition

Public Housing Development	Average Inspection Score
3300 E Washington Street	80.7225
1034 Sandusky Drive	81.315
2351 Whispering Meadow Drive	93.2
2401 Whispering Meadow Drive	92.275
2531 Wayne Ave	85.7075

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Currently, ICHA's restoration and revitalization needs consist only of maintenance and repair activities.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Similarly, ICHA's strategy for improving living environments is based on regular unit and building maintenance and repair.

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MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

As a participant in the Johnson County Local Homeless Coordinating Board, the City is a partner in its plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. While the following HUD-populated table provides no summary-level data, a comprehensive description of local facilities follows.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Iowa City Housing Authority locally administers efforts that assist indirectly in homelessness prevention, including the Section 8 voucher program and administration of 81 units of public housing for residents who are low income, very low income and extremely low income.

Many other social service agencies in Iowa City provide benefits to LMI individuals and families in order to prevent homelessness. These services are essential in the Continuum of Care process and also serve the needs of those who have already become homeless. These organizations provide many services to their clientele, including but not limited to counseling, case management, life skills training, financial literacy classes and victim advocacy, all of which help residents to develop the skills and knowledge to transition into permanent supportive housing or independent living and to maintain steady employment. The ultimate goal of providing supportive services is self-sufficiency.

In particular, member organizations of the Local Homeless Coordinating Board provide a broad array of services that complement efforts to serve the homeless, including but not limited to:

- ***The Shelter House Community Shelter and Transition Services***, described in the following section, also offers many supportive services that help individuals and families make the transition to more stable and productive lives. One program, Culinary Starts, is a twelve week food production training program for men and women who are seeking new employment opportunities. Another, the Supported Access to Training and Resources (STAR) program, provides ongoing, structured case management.
- ***Food and material assistance*** is offered through the Free Lunch Program, which feeds more than 125 people each weekday and holiday, and through the Salvation Army, which provides a dinner program and makes warm clothing and blankets available.
- ***Mental health services*** and outreach to the homeless is a subprogram of PATH at Community Mental Health Center. The university also offers an intensive psychiatric case work outreach program that serves a relatively large number of undocumented residents, though it does not currently work with people experiencing homelessness. Pro bono psychiatric services are available, though on a limited basis, through the Community Health Mental Center.
- ***Legal assistance*** is available through Iowa Legal Aid, which works actively on homelessness prevention
- ***Assistance for homeless children*** takes place through the ICCSD, which employs an advocate for children and families experiencing homelessness, a hidden and substantial community problem. Rapid registration efforts ensure that children can participate in school quickly after relocation.
- ***Substance abuse assistance*** is provided by MECCA, a major provider in the community
- ***Affordable housing advocates*** do not work directly with the homeless, but have demonstrated an interest in homelessness prevention
- ***The Hawkeye Area Community Action Program (HACAP)***, in addition to providing transitional housing, offers programs that empower self-sufficiency among people with lower incomes.

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- ***Johnson County Social Services*** administers a general assistance program.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Homeless populations seeking shelter can access various facilities in the City of Iowa City, including emergency shelters, transitional housing facilities, and permanent supportive housing facilities.

Emergency Shelter

Iowa City non-profits operate three emergency shelters that serve the needs of the homeless community.

- ***The Shelter House Community Shelter and Transition Services*** is a 70-bed facility providing emergency/transient and short-term transitional shelter for men, women, and children who are experiencing homelessness in Johnson County. In winter months, the facility obtains a temporary use permit from the City to provide overflow shelter for an additional 20 homeless persons.
- ***The Domestic Violence Intervention Program (DVIP)*** offers 40 beds of emergency shelter for female victims of domestic violence and their families. DVIP also provides 24-hour crisis intervention services to victims of domestic violence and their family.
- ***The Four Oaks Youth Homes Emergency Shelter*** has 10 beds and provides emergency and temporary care, counseling, and supervision to runaway and homeless youth ages 12-17. The facility was converted for use as a halfway house in 1987 and adapted as emergency shelter in 1994.

Transitional Housing

Transitional housing serves as a bridge between shelter and permanent housing by providing housing with supportive services to assist individuals toward greater independence.

- ***The Hawkeye Area Community Action Program (HACAP)*** provides scattered-site supportive transitional housing for families in Iowa City. The program includes single-family houses, three-bedroom town houses, and condominiums.
- ***Mid-Eastern Council on Chemical Abuse (MECCA)*** provides a 12-unit transitional apartment complex (10 two-bedroom and 2 three-bedroom units) with safe, affordable, drug free housing in combination with substance abuse treatment and access to community resources to address the special needs of recovering parents and their children. Residents receive counseling and support from MECCA and other community agencies for issues such as homelessness, substance abuse, budgeting, mental health, domestic violence, sexual abuse, parenting, nutrition, employment, and prenatal and family healthcare.

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- ***Birch Street House*** is a five-bed group home managed by Hillcrest Family Services that accommodates adults with serious mental illness. Emphasis is placed on skill building and development of reentry into the community.
- ***Successful Living*** provides 37 individual beds of transitional housing at three sites:

  Alpha House: Twenty-one SRO style rooming units for persons living alone and working. Residents must utilize supportive services.

  Dodge Street: Nine SRO style rooming units for persons living alone and working.

  Church Street: Eight SRO style rooming units for women living alone and working. Residents must utilize supportive services.

- ***Builders of Hope*** has two facilities, each containing 7 units of SRO housing, that offers supportive community living services for those in need of mental health treatment.

Permanent Supportive Housing

- ***Chatham Oaks*** is a 75-bed, 24-hour residential care facility for persons with disabilities. The majority of the residents have some form of mental illness. Chatham Oaks provides rehabilitative activities and encourages community involvement. Chatham Oaks also extends its supportive services to Melrose Ridge Apartments.
- ***Melrose Ridge Apartments*** is an 18-unit supported community living facility for persons with mental disabilities.
- ***REM-Coralville*** is an eight-bed residential environment for adults with developmental disabilities. This is a private, for profit, long-term care facility featuring outside supportive work environments, and 24-hour supervision.
- ***Systems Unlimited Residential Environments*** manages group living environments at scattered sites throughout the community, providing permanent supportive housing for persons with developmental disabilities. The program provides support and training to help each individual maximize personal abilities.

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Various supportive housing needs of the non-homeless have been identified by service providers who were interviewed during the Consolidated Plan process. Identified needs include home repair and maintenance for the elderly, accessibility improvements to enable people with disabilities to remain in their homes, housing for the mentally disabled, and affordable housing for all sub-populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

In establishing discharge policies to protect populations particularly vulnerable to the risk of homelessness, the Johnson County Local Homeless Coordinating Board applies the policies promulgated by the Iowa Council on Homelessness in 2005 and implemented by the State of Iowa.

The discharge protocol that applies to those being released from health care treatment facilities is located in the Iowa Administrative Code, which require that discharge planning begin at admission and provide for ongoing patient needs post-treatment, including housing. This protocol aims to ensure that patient discharge does not result in homelessness.

Mental health organizations in Iowa are accredited by the Joint Commission on the Accreditation of Health Care Organizations (JCAHCO), as well as governed by State statutes for all aspects of mental health care in the State's towns and counties. JCAHCO standards require all organizations to have a set plan of care that moves along a continuum from entry and assessment to planning, treatment and coordination to referral, transfer of care, and discharge. These standards are similar to the policy recommendations of the Iowa Council on Homelessness, which address discharge planning for a variety of populations at risk for becoming homeless.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City assists human service activities through its annual budget allocations from the CDBG program and the City's Aid to Agencies Fund. These supportive funds assist local human service organizations

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with their operating costs. Non-profit agencies apply through the United Way Joint Funding process to access these funds. Applicants can apply for United Way, Johnson County, Iowa City and Coralville funds under one application. Each funding entity determines how they will allocate the funds they contributed. Iowa City will fund 18 agencies through this fund in FY15.

During FY15, CDBG and HOME funding for Iowa City will support programs to provide decent and safe living environments for homeless and those at risk of becoming homeless. The City will fund operations at the Crisis Center for those in crisis. Limited financial assistance for rent, utilities, birth certificates, prescriptions, etc. will be provided for homeless or at-risk persons or families. HOME funds will be used to transition persons who are homeless to permanent housing through the Rapid Re-Housing program offered through Shelter House. CDBG funds will also provide operational funds for the STAR program at Shelter House, a general use shelter.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response to prior question.

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MA-40 Barriers to Affordable Housing – 91.210(e)

The City of Iowa City approved an updated Analysis of Impediments to Fair Housing Choice on April 3, 2014. The Analysis examined policy and other barriers to affordable housing in addition to factors that further limit fair housing choice in the City. This following text summarizes the impediments related specifically to affordability.

I. Impediment: The Affordable Housing Location Model is a well-constructed effort to disperse certain types of assisted housing; however the model may significantly reduce the parcels of land where new assisted rental housing may be built or acquired.

II. Impediment: African Americans and Hispanic persons may experience unfair treatment in home mortgage loan denials and high cost loans.

III. Impediment: There are barriers to mobility and free housing choice for protected classes and persons of low income.

Other

In addition during the development of the AI, affordable housing advocates identified the following obstacles to affordable housing in Iowa City:

- The City's Affordable Housing Location Model does not allow consideration for density. This model has identified areas in Iowa City where there are concentrations of assisted rental housing for families. As a result, the City will not approve public funds for the development of new assisted rental housing for families within 400 feet of existing assisted rental family housing in order to decrease the impact of low income families on public schools located within these neighborhoods. However, without considering the density of each structure, the siting of a single family assisted rental unit is weighted equally with a 100-unit multi-family rental structure, even though the impact to any individual school would be dramatically different.
- The cost of housing construction remains high.
- The cost and availability of land appropriately zoned for multi-family residential development.
- The availability of public transportation to adequately link lower income households located outside of Iowa City to employment opportunities within the City is inadequate.
- The demand for student rental housing, which is more profitable for developers and builders.
- Neighborhood opposition to multi-family housing developments for lower income households.
- There are not enough affordable housing developers in Johnson County.
- Iowa Finance Authority includes the cost of land in the per-unit development cost cap in the State's Qualified Allocation Plan (QAP). This makes it extremely difficult for Iowa City to qualify for low-income housing tax credits due to the higher cost of land and housing development.

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MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

In determining priorities for the allocation of federal funds, Iowa City has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis

Iowa City's economy is based on a major university, a handful of national and international businesses (Pearson, Oral B Laboratories, Procter & Gamble, ACT Inc.), and a wide array of smaller local businesses. The University of Iowa is the largest employer in the City. According to IC2030, the City's major economic development focus areas are attracting long-term investment and creating quality jobs, encouraging entrepreneurship and innovation, and supporting opportunities for growth and prosperity for all people.

In 2011, the City's unemployment rate of 5.31% was below the statewide rate of 5.5% and the national rate of 8.7%. The vast majority (88%) of people employed in the City live within a 30-minute drive. In keeping with national trends, residents with at least some college education were far less likely to be unemployed than residents with only a diploma.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers (%)	Share of Jobs (%)	Jobs less workers (%)
Agriculture, Mining, Oil & Gas Extraction	83	1	0	0	0
Arts, Entertainment, Accommodations	2,732	4,091	15	14	-2
Construction	634	1,093	4	4	0
Education and Health Care Services	3,424	6,814	19	23	4
Finance, Insurance, and Real Estate	1,040	1,476	6	5	-1
Information	898	2,830	5	9	4
Manufacturing	1,977	3,564	11	12	1
Other Services	659	1,115	4	4	0
Professional, Scientific, Management Services	931	1,609	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	2,803	4,192	16	14	-2
Transportation and Warehousing	779	890	4	3	-1
Wholesale Trade	588	446	3	1	-2
Total	16,548	28,121	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	40,558
Civilian Employed Population 16 years and over	38,403
Unemployment Rate	5.31
Unemployment Rate for Ages 16-24	17.53
Unemployment Rate for Ages 25-65	2.70

Table 40- Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	10,071
Farming, fisheries and forestry occupations	1,564
Service	5,388
Sales and office	8,434
Construction, extraction, maintenance and repair	1,456
Production, transportation and material moving	1,223

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,736	88%
30-59 Minutes	3,867	11%
60 or More Minutes	485	1%
Total	***36,088***	***100%***

Table 42- Travel Time

Data Source: 2007-2011 ACS

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	521	27	353
High school graduate (includes equivalency)	2,413	185	664
Some college or Associate's degree	5,541	221	1,189
Bachelor's degree or higher	14,835	333	2,116

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	37	32	45	182	276
9th to 12th grade, no diploma	262	322	100	220	307
High school graduate, GED, or alternative	2,939	771	662	1,829	1,302
Some college, no degree	16,682	1,878	1,031	2,117	873
Associate's degree	957	798	400	734	200
Bachelor's degree	2,967	3,572	1,776	3,113	983
Graduate or professional degree	114	2,992	2,014	3,831	1,329

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	11,317
High school graduate (includes equivalency)	26,808
Some college or Associate's degree	27,953
Bachelor's degree	32,185
Graduate or professional degree	51,298

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in Iowa City in terms of worker share are Education and Health Care Services, Retail Trade, and Arts, Entertainment, and Accommodations. The top two employers in the City – the University of Iowa (22,483 total faculty and staff in fall 2014) and University Hospitals (9,000 employees, students, and volunteers) – both fall into the Education and Health Care Services category.

Describe the workforce and infrastructure needs of the business community:

According to interviews with stakeholders knowledgeable about the local business community, there is a labor shortage in Iowa City, especially middle skilled workers (people with more education than a high school diploma but less than a four-year degree). In general, there is a skills mismatch, i.e. high vacancy in skilled technical jobs but low vacancy in unskilled jobs. Fewer and fewer jobs are available for people right out of high school.

In addition to skills and training, there are other hurdles for lower-income workers:

- ***Childcare:*** Finding affordable childcare can be a major impediment for some workers, especially those with late or overnight shifts. There also aren't enough child care facilities in the area that accept the state assistance rate.
- ***Transportation:*** Inadequate transportation is an issue for workers with very late or very early hours, as well as for workers who must commute long distances to/from Iowa City. The level of public transit service has not changed in five years. Some temp agencies provide their own transportation services. The Iowa City Transit Division is exploring solutions to provide enhanced transit services for off-peak and off-hour commuters. This could include establishing a system for taxi vouchers for late night service, which would be more cost-effective for the lower level of ridership compared to running fixed route bus service.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

IC2030 cited the proposed Moss Ridge Development, a 172-acre class A office park that would be located west of NCS Pearson, as a potential future major employment center. This would expand the City's Office Research Park zone. Preliminary proposals called for a $220 million mixed-use development in which shops, live-work spaces, and office space function in unison alongside natural woodlands and streams at the intersection of Interstate 80 and Highway 1. In comparison, the UI Research Park covers roughly 500 acres. The workforce development needs related to this site will depend on the tenants it attracts.

The City also anticipates new development in their Industrial Park, redevelopment in RiverFront Crossings, and additions to the Northgate Corporate Office Park north of I-80.

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How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In general, the labor force is highly educated, with 62% of workers holding a bachelor's degree or higher. However, stakeholders identified a skills mismatch that has resulted in a labor shortage, specifically with regard to workers prepared to undertake skilled technical positions.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Training and career development services are available to Iowa City residents through IowaWORKS, a year-round resource center made available through Iowa Workforce Development Region 10. Iowa Workforce Development is a state office that ensures the economic security of Iowa's workers, businesses and communities through providing a system of employment services, education and regulation. Region 10 serves Benton, Cedar, Iowa, Johnson, Jones, Linn, and Washington counties.

Additionally, since 1984 the Iowa City Area Development Group has led regional economic development initiatives to contribute to the creation and growth of companies, wealth, and jobs. The group provides employers with recruiting and staffing consultation, access to relevant data, networking connections and links to skills programs and career centers.

These workforce development efforts are important to connecting residents with the economic opportunities needed to secure decent, affordable housing, a goal central to the Strategic Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Iowa City does not participate in a CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The highest concentration (more than 50%) of households reporting at least one housing problem occurs near the University of Iowa and urban core of the City. This includes student households that pay higher rents for off-campus housing but do not earn a high reported income.

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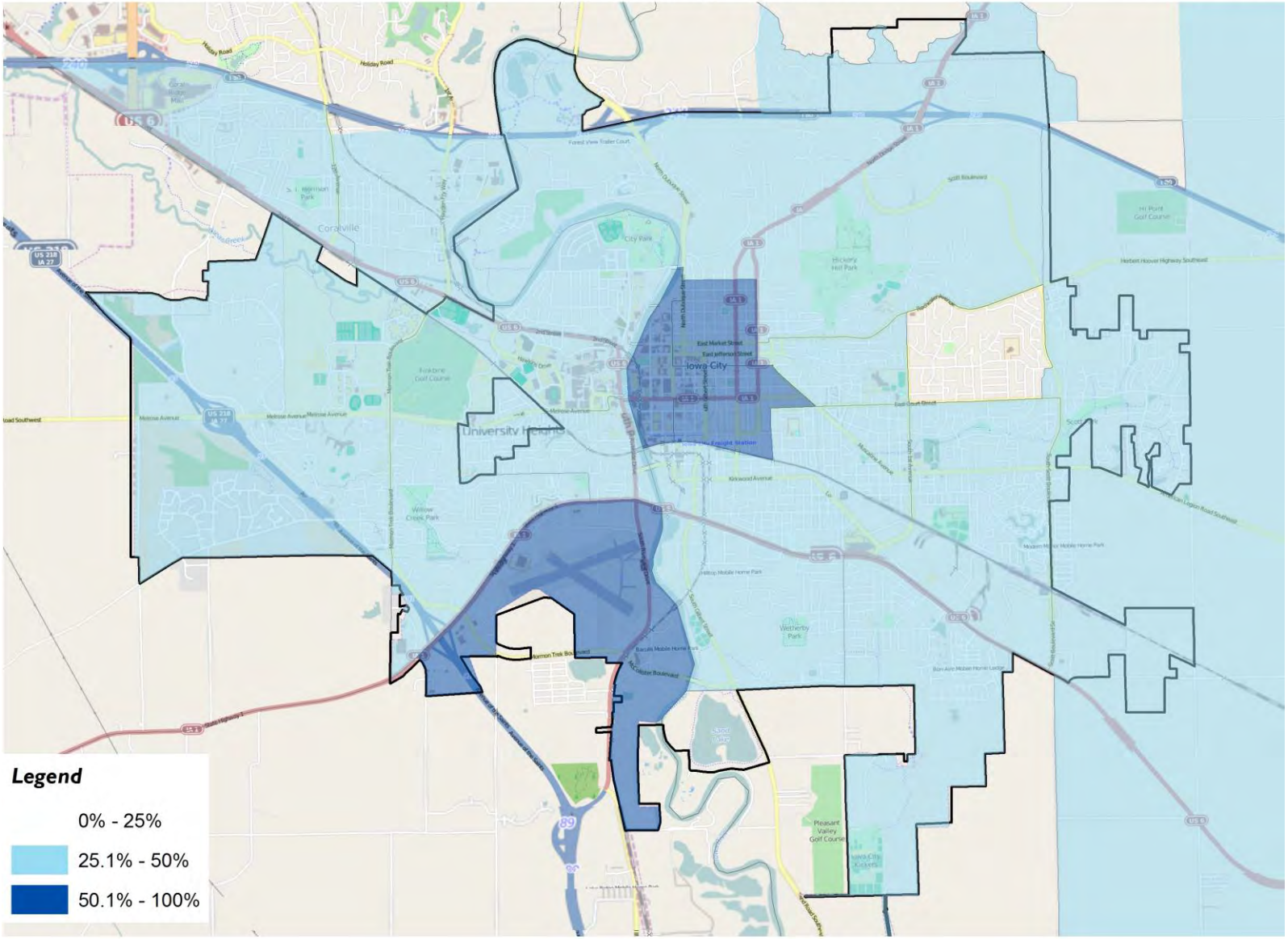
Percent of Households with One or More Housing Problems

Source: CHAS 2007-2011



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Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Southeast Iowa City (the neighborhoods south of Highway 6 and east of the Iowa River), along with the western portion of the City, have the highest concentrations of non-White population. The City's LMI area's (block groups where 51% or more of the population are low- or moderate-income), however, are primarily centered around the University.

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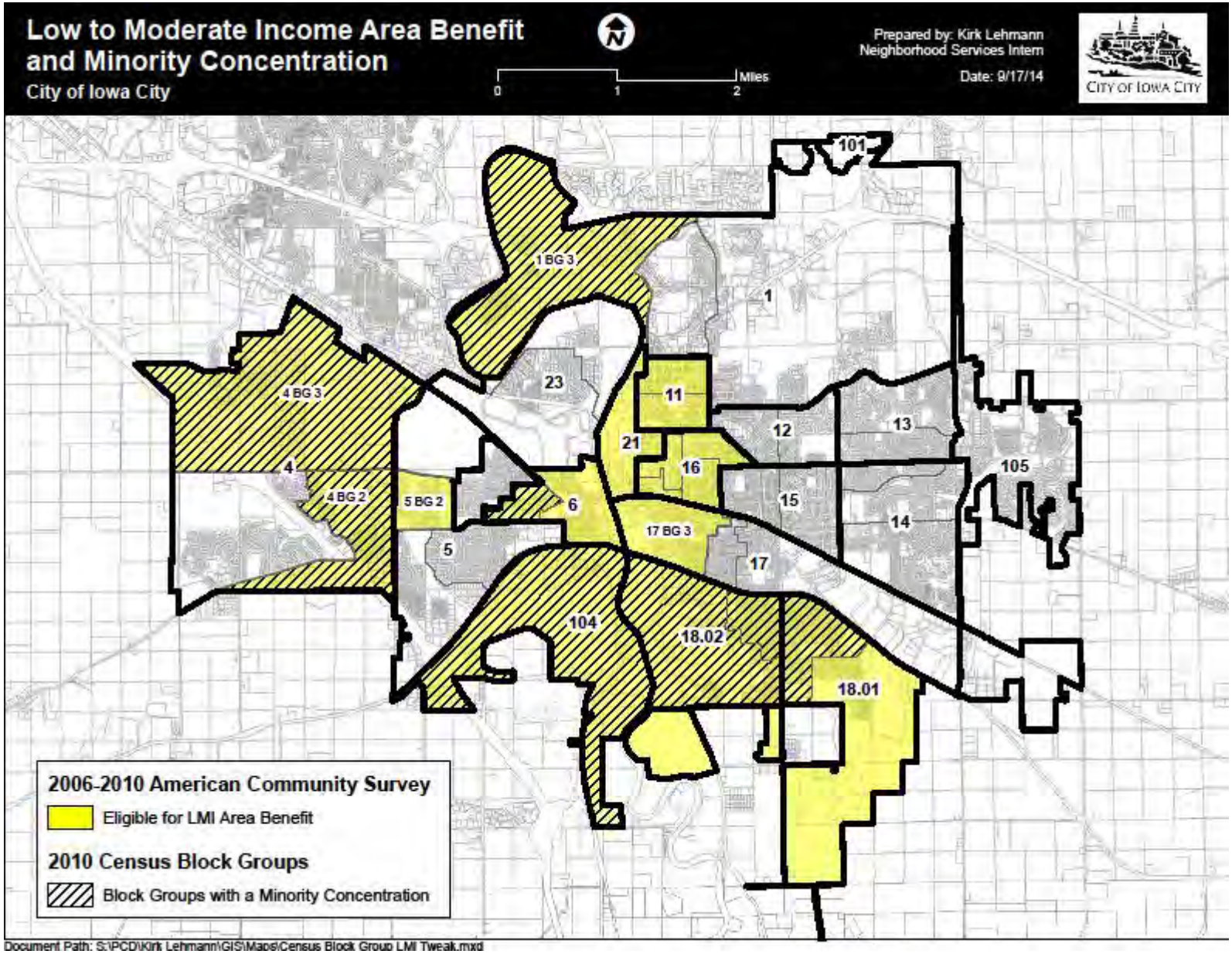

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What are the characteristics of the market in these areas/neighborhoods?

The neighborhoods with the highest concentration of housing problems, cost burden, and LMI households roughly bordered by Kirkwood Avenue, Brown Street, the Iowa River, and Highway 1are in the center of Iowa City. This area primarily encompasses traditional single-family neighborhoods, University facilities, and downtown Iowa City. This area also has some of the highest median housing values in the City.

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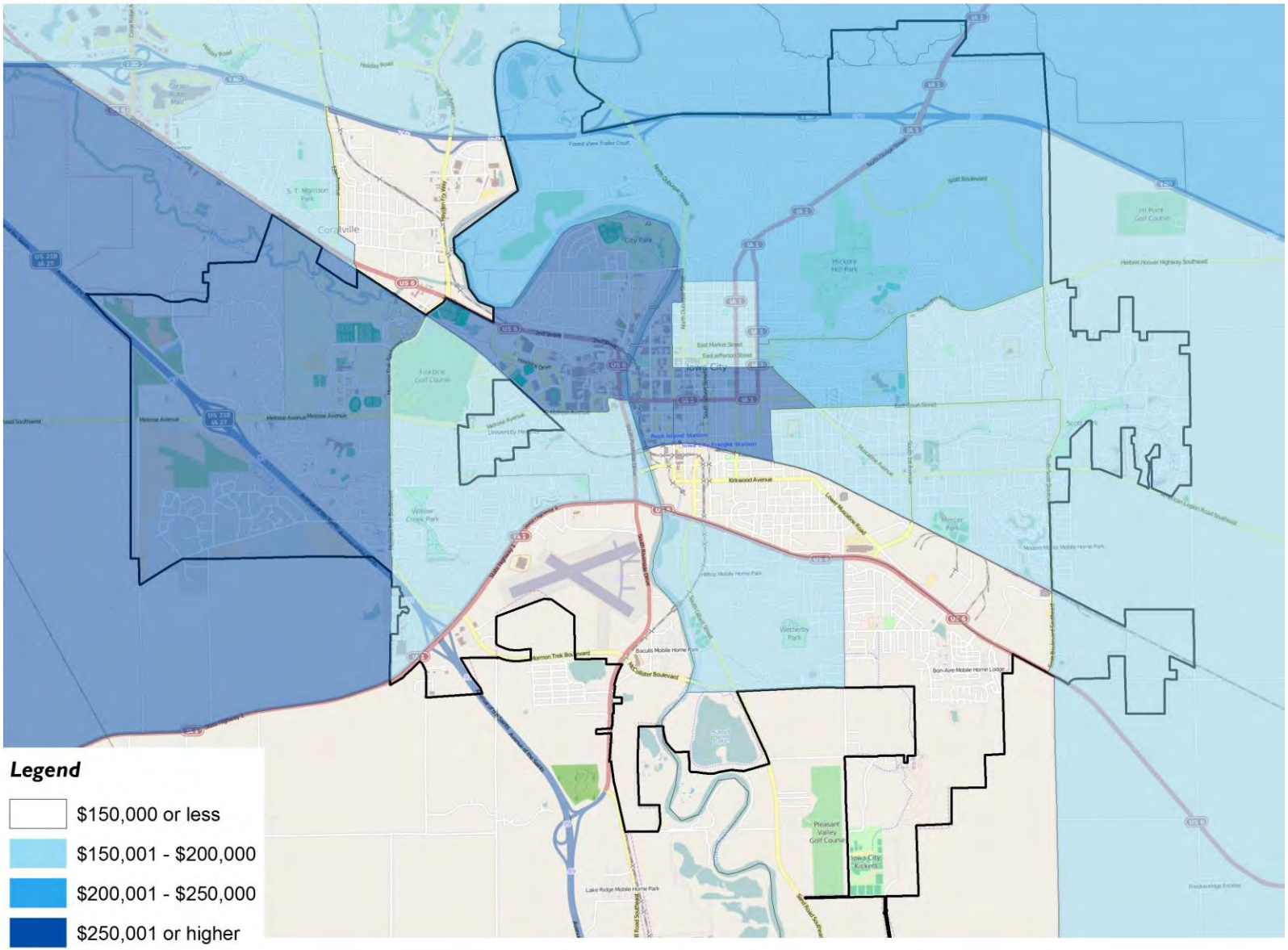
Median Housing Value, 2011

Source: ACS 2007-2011



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Are there any community assets in these areas/neighborhoods?

Yes. As the heart of Iowa City, these areas have significant community assets including diverse housing stock, local businesses, community facilities such as the Iowa City Public Library, regional employment centers, social service providers, government offices, University buildings, and more.

Are there other strategic opportunities in any of these areas?

Yes. The health of downtown Iowa City is crucial to the well-being of the City overall. There are strategic opportunities for redevelopment, infill development, partnerships, and comprehensive economic growth.

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5. Strategic Plan

SP-05 Overview

Strategic Plan Overview

The federal CDBG and HOME funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME Programs
- Meeting the needs of low- and moderate-income residents
- Focusing on low- and moderate-income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

This section explains how the needs described in previous sections of the plan translate to goals and objectives, and how the City will address them given expected resources and challenges. The Strategic Plan includes broad strategies to advance goals related to affordable housing, homelessness, special needs and community development for the next five years.

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SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

Iowa City will invest its CDBG and HOME funds in areas primarily impacted by non-student LMI persons. Several of the City's LMI census areas are located in the downtown area and include the University of Iowa and a significant rental housing stock that is predominantly occupied by students. While resources other than CDBG and HOME funds may be used in these areas to maintain and preserve housing, infrastructure, and public services, the City's CDBG and HOME funds will be focused in areas that are home to families, the elderly, the disabled, and the homeless.

In order to achieve the greatest impact possible from the limited federal funds available, the City intends to allocate its non-housing community development resources primarily to projects that will have a focused neighborhood impact, as opposed to infrastructure projects of more dispersed expected benefit.

The City's provision of funding for new construction and acquisition of affordable housing is governed by its Affordable Housing Location Model, which has three goals:

- Avoiding further burden on neighborhoods and elementary schools that already have issues related to a concentration of poverty,
- Promoting diverse neighborhoods in terms of income levels, and
- Incorporating factors important to the Iowa City Community School District in affordable housing siting as it relates to educational outcomes.

The model mathematically combines seven factors, including distance to existing subsidized family rental housing, income, sales prices, school mobility and performance, poverty, and crime density, and sets threshold scores below which funding for rental housing construction or acquisition should not be available. The corresponding map appears below.

The affordable housing location model, now frequently cited as a best practice, has been generally successful in achieving its intended objective of de-concentrating poverty. Based on experience since the model's adoption in 2011, however, City staff have acknowledged the need for further adjustments to account for density. Currently, the model imposes a buffer irrespective of the single-family or densely stacked multi-family character of a given area, which limits housing options beyond the model's original goals.

The City does not restrict the location of funding for owner-occupied housing or for rental rehabilitation, nor does it restrict the location of funding for projects for the elderly or persons with disabilities.

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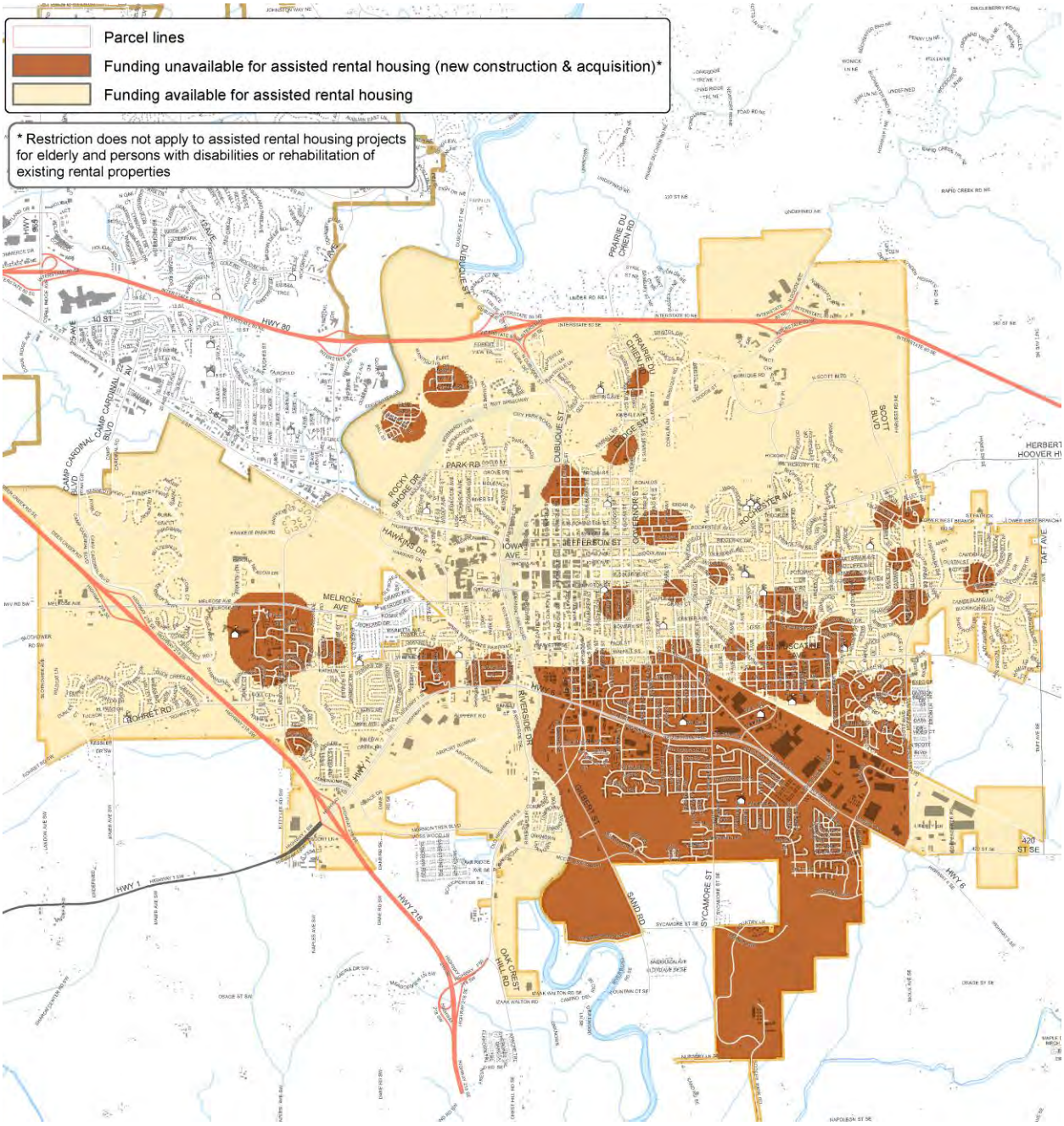

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Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

In light of the limited amount of CDBG funds available to the City, not all the City's housing and community development needs can be addressed over the next five years. Therefore, priorities must be established to ensure that scarce resources are directed to the most pressing housing and community development needs. The neighborhood-level focus for non-housing community development needs within income-eligible areas reflects the City's desire to create appreciable and lasting living environment improvements given limited funds, and the specific geographic targeting of new family rental housing reflects the need to affirmatively further fair housing by directing this type of development to a broader range of neighborhoods, combating existing segregated settlement patterns.

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Iowa City is committed to serve the needs of LMI residents. Households with incomes less than 50% AMI, particularly those with incomes less than 30% AMI, are particular priorities. The City has also identified special needs individuals as among those who should receive high priority in the expenditure of funds, including at-risk children and youth, low income families, the homeless and persons threatened with homelessness, the elderly, and persons with disabilities.

The City used a multi-step process to establish priorities. First, data grouped into one of four major need categories: housing, homelessness, non-homeless special needs, and non-housing community development. Second, the City consulted with a diverse group of public agencies, non-profit organizations, and community development entities to determine the needs as perceived by the clients of these groups. Finally, priorities were established using the following definitions: **High** priorities are those that will be considered first for funding with CDBG resources. **Low** priorities are those that will be considered after high-priority projects if CDBG resources are available. The City will consider approving and providing certifications of consistency and supporting applications submitted for non-City funds by other entities.

For projects that address a high priority, the City will base funding decisions on the capacity of the applicant, the type of project, the anticipated impact of the project, and the reasonableness of the proposed budget. In some cases, this may mean that a project proposing to meet a high priority may not be funded or funded in full. Once proposed projects that address high priorities are acted upon, the City will then review projects proposing to meet low priorities. It is conceivable that projects fot low priorities may be funded if resources are available. These activities are still important and are not meant to be understood as being unnecessary. Rather, it is perceived that those needs may have other, more appropriate funding sources.

The City has identified a limited number of priorities to provide a focus for the next five years. If a high-priority proposal does not receive funding, a low-priority project may be funded. There are a sufficient number of needs to ensure that funds can be spent in a timely manner. The priorities identified in the CP were developed by:

- Weighing the severity of the need among all groups and sub-groups
- Analyzing current social, housing, and economic conditions
  Analyzing the relative needs of LMI families
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from focus group sessions, interviews, service provider surveys, City department staff, and public hearings.

The City will adopt specific set-asides to structure the spending of CDBG and HOME funds and ensure that the funds available have the greatest possible impact. For each of the next five years, these set-asides include:

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- A max of 15% of CDBG funds (~ $100,000) to public services
- At least $75,000 in CDBG funds to public infrastructure needs in non-student, LMI neighborhoods
- At least $235,000 in CDBG funds to owner-occupied housing rehabilitation, in addition to HOME funds
- At least $50,000 in CDBG funds to economic development initiatives, including facade improvement programs
- A HOME set-aside of $90,000 for owner-occupied housing rehab

Any remaining funds are available to any eligible category, including public facilities. The City will focus its efforts on fewer projects that make a greater impact addressing City priorities. No more than two CDBG public facility awards per funding round will be granted. The minimum CDBG public service award is $30,000. Applicants may apply for non-CDBG Aid to Agency funds. The minimum award for Aid to Agency funds is $15,000.

Priority Needs Summary

Priority Need Name	Priority Level	Population	Goals Addressing
Expanding Affordable Rental and Owner Housing Opportunities	High	Extremely Low-Income Low-Income Moderate-Income Large Families Families with Children Elderly Individuals Persons with Disabilities	a) Rental housing development b) Tenant-based rental assistance (TBRA) c) Homebuyer activities/down payment assistance
Preserving Existing Affordable Rental and Owner Housing Units	High	Extremely Low-Income Low-Income Large Families Families with Children Elderly Individuals Persons with Disabilities	a) Rental housing rehabilitation/acquisition b) Rehabilitation assistance for homeowners c) Accessibility modifications
Housing and Related Services for the Homeless and Those at Risk of Homelessness	High	Extremely Low-Income Large Families Families with Children Elderly Chronic Homeless Individuals Families with Children Mentally Ill Chronic Substance Abusers Veterans Persons with HIV/AIDS Victims of Domestic Violence	a) Permanent and transitional housing b) Supportive services for homeless individuals and families c) Shelter operating costs d) Emergency rental assistance e) Homelessness prevention

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		Unaccompanied Youth	
Public Facility Improvements	High	Homeless Families with Children Elderly Mentally Ill Chronic Substance Abusers Veterans Persons with HIV/AIDS Domestic Violence Victims Unaccompanied Youth Persons with Mental/ Physical/Developmental Disabilities	a) Facility improvements for service providers b) Accessibility modifications c) Employment training d) Transportation
Public Services	High	Homeless Families with Children Elderly Mentally Ill Chronic Substance Abusers Veterans Persons with HIV/AIDS Domestic Violence Victims Unaccompanied Youth Persons with Mental/ Physical/Developmental Disabilities	a) Provision of public services b) Employment training c) Transportation
Infrastructure Maintenance and Improvement	High	Extremely Low-Income Low-Income Moderate-Income	a) Street and sidewalk improvements b) Lighting and other neighborhood improvements c) Removal of architectural barriers
Economic Development	High	Extremely Low-Income Low-Income Moderate-Income	a) Strengthen micro-enterprise capacity b) Façade improvements in Urban Renewal Areas founded on slum and blight conditions
Planning & Administration	High	Other	Planning and administration

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Much, if not most, of the rental housing stock located within the downtown area and within close proximity to the University of Iowa is marketed to student households. As a result, rental rates are based on a per-bedroom lease. For example, a three-bedroom apartment targeted toward students might rent for $450/month per bedroom, resulting in a total apartment rent of $1,350/month. This rent is out of reach for a lower-income family of four searching for a three-bedroom unit. In order to make the local rental market more affordable to lower-income non-student households, the City uses HOME funds to subsidize the cost of monthly rent for eligible renters. During the next five years, the City plans to use rapid rehousing HOME TBRA for homeless individuals/families.
TBRA for Non-Homeless Special Needs	The local housing market provides an inadequate supply of rental housing affordable and suitable to special-needs populations, particularly the elderly and persons with disabilities, HIV/AIDS, and/or substance abuse issues. Generally, special needs households are more likely to have very low incomes and experience associated housing problems, and the cost of appropriate housing and supportive services can be prohibitive.
New Unit Production	The competitive market, particularly rising prices compared to falling incomes in inflation-adjusted dollars in recent years, makes a strong case for the need to create additional units of affordable housing. According to a study conducted by Cook Appraisals, the current vacancy rate for all rental units in Johnson County is extremely low at 1%, an indicator that describes the demand for affordable units continuing to outpace supply.
Rehabilitation	The City's rehabilitation programs have proven to be an efficient and relatively cost-effective means of preserving existing affordable units and allowing residents to remain independently housed. The age and condition of housing stock are factors in both renter and owner rehabilitation needs, particularly among the lowest-income households.
Acquisition, including preservation	The National Low Income Housing Coalition reported that 535 assisted affordable units in the City are at risk for conversion to market-rate units, in the absence of preservation efforts.

Table 26 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Currently, Iowa City receives CDBG and HOME funds for housing construction, rehabilitation initiatives, and other eligible activities. These funding sources are expected to be available over the next five years. In addition, other local funding sources and program income are anticipated to be available to finance such undertakings.

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	Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	$571,062	$85,000	$205,544	$861,606	$2,684,988	
HOME	Federal	Acquisition, homebuyer assistance, rehab, construction, rehab, TBRA	$321,280	$100,000	$272,500	$693,780	$1,824,370	
GRIP	City General Obligation Bonds	Low-interest loans for homeowners	$200,000	$0		$200,000	$800,000	
UniverCity Project	City General Fund	Owner-occupied rehab in neighborhoods near the University	$200,000	$0		$200,000	$800,000	Amount estimates $1,000,000 in general funds during the next five years.

Table 27 - Anticipated Resources

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 will remain active in encouraging applicants and sub-recipients to obtain other public and private resources. The City and its sub-recipients were able to leverage CDBG and HOME funds at a rate of over $2.69 in non-formula funds for every $1 of formula funds in FY 2014. The HOME program matching requirements are discussed under the HOME section of this report.

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

The City is not involved with land banking and has a limited amount of resources available to acquire, assemble, and dispose of sites for the purpose of expanding affordable housing and employment opportunities. Currently, two parcels may be available for such development.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Neighborhood and Development Services Department	Government	Economic Development Non-Homeless Special Needs Ownership Planning Neighborhood Improvements Public Facilities Public Services	City
Iowa City Housing Authority	Public Housing Authority	Ownership Planning Public Housing Rental	Johnson County; Iowa County; Washington County (north of Highway 92)

Table 28 - Institutional Delivery Structure

Assess Strengths and Gaps in the Institutional Delivery System

The City recently reorganized and combined the Planning and Community Development Department and Housing Inspection Services under one new department named Neighborhood and Development Services. Housing and community development programs will be administered by Neighborhood Services (formerly known as the Community Development Division) and Iowa City Housing Authority. Neighborhood Services will coordinate all Consolidated Planning initiatives of the City, including plan preparation with citizen and community participation and directly manage all housing and non-housing activities funded with either CDBG or HOME funds.

The City Council is authorized to administer housing vouchers awarded by HUD via the Section 8 Housing Choice Voucher (HCV) Program. ICHA provides staff to administer this assistance. In addition to the HCV Program, ICHA also administers a public housing program and homeownership assistance programs. Citizen participation is integral to the ongoing management and oversight of the housing and community development programs the City provides. The Council appoints a nine-member citizen commission to assess the City's community development needs for housing, jobs, and services for low-to-moderate income residents and to promote public and private efforts to meet such needs. The Housing and Community Development Commission's by-laws, when possible, require representation from persons with expertise in construction and finance and one member that receives rental assistance.

With respect to the Consolidated Plan's homeless strategy, the City undertakes extensive consultation as part of its consolidated planning effort, particularly in association with the Johnson County Local Homeless Coordinating Board (JCLHCB) Continuum of Care's planning process. The JCLHCB represents over 25 agencies in Iowa City providing services to the homeless and low-income persons in Johnson County. The City works closely with the JCLHCB to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.

OMB Control No: 2506-0117 (exp. 07/31/2015)

The City facilitates coordination among its partner agencies that results in a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions. Additionally, resources such as Aid to Agencies and City general funds available for economic development indicate a real commitment to leveraging all possible resources to meet needs.

By establishing set-asides to govern CDBG and HOME spending, the City is ensuring that high-priority programs will continue to receive the resources required to achieve an appreciable impact. Additionally, adopting set-asides according to established priorities mitigates political influence and which strengthens the consistency and transparency of the way the City spends its federal funds.

The greatest gap in meeting the housing, community development, and economic development needs in the City is the reduced capacity of many agencies, given funding limitations in recent years, to carry out their work to the extent that is needed in the community. Reductions in work force resulting from the dwindling of resources pose a serious challenge to meeting escalating demand for affordable housing and related services.

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Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
Other			

Describe how the service delivery system, including but not limited to the services listed above, meets the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

A full inventory of the services and facilities administered by members of the Local Homeless Coordinating Board (LHCB) and other agencies throughout and beyond Iowa City appears in section MA-30 of this Plan. LHCB members comprise the delivery system of services to persons experiencing homelessness or who are in need of homelessness prevention. With regard to coordination, several LHCB members served on the State Planning Advisory Committee of the Iowa Council on Homelessness, which has adopted Recommended Standards for Homelessness programs. Iowa City agencies have expressed an intention to coordinate the intake process, but are waiting for the state to clarify its documentation requirements before proceeding further.

The Johnson County Local Homeless Coordinating Board (LHCB) is a community-wide coalition dedicated to preventing homelessness and improving the lives of people who are homeless through education, advocacy and strategic use of resources. The Board is comprised of faith based and

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community based agencies; local, county, state and federal government agencies, local community organizations and local businesses.

Member organizations currently include: City of Iowa City Neighborhood Services, Community Mental Health Center for Mid-Eastern Iowa, Domestic Violence Intervention Program, Hawkeye Area Community Action Program, Inc., Housing Trust Fund of Johnson County, Iowa City Community School District Education Project for Homeless Children and Youth, Iowa City Housing Authority, Iowa Legal Aid, Iowa Valley Habitat for Humanity, Johnson County Jail Alternatives, Johnson County Social Services, MECCA Services, One Ancient Hope/Adullam Project, Salvation Army, Shelter House, Table to Table, The Crisis Center of Johnson County, The Housing Fellowship, United Action for Youth, United Way of Johnson and Washington Counties.

The LHCB has four strategic work groups that own individual goals and strategies within the current strategic plan and they are:

- Infrastructure
- Advocacy
- Collaboration
- Extreme Weather Planning

Through the work of the Infrastructure Committee the LHCB has developed governing principles and defined membership. Furthermore they have successfully secured funding (through the Housing Trust Fund of Johnson County) for a part-time project manager for the LHCB. The Advocacy Committee recently issued a county-wide survey. Nearly 1,000 people responded and in early 2015 the results will be analyzed and published.

The Collaboration Committee's work is focused on a Housing First Initiative targeting services based on a Frequent User System Engagement model. The Committee has built a strong coalition of invested stakeholders, is compiling data on intensive system users (chronically homeless persons who engage repeatedly in services across multiple providers such as hospital and emergency room stays, police, jail, substance abuse treatment, and the shelter) who repeatedly return to living on the streets. This cycle of course occurs at significant expense to the community. If successful, the Committee's work will lead to the development of an alternative permanent housing model which would address the needs of this service resistant population.

The Extreme Weather Planning Committee was convened in late spring of 2014 to identify current gaps in services specific to the winter and to develop a plan to better coordinate resources and services made available during winter months.

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Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The LHCB has identified unmet or ongoing needs and strategies by which they can be addressed, as follows:

- **Chronically homeless frequent users cycling through crisis intervention services without a way to get stabilized**
  - Developing permanent supportive housing for chronically homeless individuals with complex issues that are "frequent service users" – through a Housing First project.

- **Extreme weather shelter for persons ineligible or unwilling to access Shelter House**
  - Exploration of an extreme weather temporary alternative shelter for individuals ineligible/unwilling to use Shelter House
  - Arctic sleeping bags through county by referral – arranged by pastor

- **Better understanding knowledge/attitudes of public in order to advocate and leverage change**
  - Survey

- **Coordinated Intake, and consistency of adherence to best practices**
  - Participation in standards process as noted above
  - Anticipating development of coordinated intake process in future
  - Working on coordination of distribution of extreme weather material goods

- **Increased collaboration across sectors**
  - Formalization of commitment: LHCB just started requiring letters of commitment this year for voting rights. Solidifies participation. City agencies, county agencies, nonprofits. Has been a way of cementing in collaborative relationship. Board development to be more fully representative of those providing services in the community
  - Outreach to and support from the larger community.

- **Funding**
  - Funding will be needed for larger initiatives aimed at addressing chronic homelessness such as the Housing First permanent supported housing program, to cover both capital costs and ongoing operational costs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

LHCB previously was largely an information exchange and program vetting group. It has recently shifted into a proactive mode to increase coordination, promote greater collaboration and advocacy, and

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collectively initiate projects that address gaps. The work of each committee, described above, is intended to begin addressing the gaps identified in the same question.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order*	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the quality of owner housing	2016	2020	Affordable housing	Citywide	Expanding Affordable Rental/Owner Housing; Preserve Existing Affordable Housing Units	CDBG: $1,175,000 HOME: $450,000	90 housing units rehabilitated
2	Improve access to affordable owner housing	2016	2020	Affordable housing	Citywide	Expanding Affordable Rental/Owner Housing	HOME: $50,000	5 households assisted
3	Improve quality of existing affordable rental housing	2016	2020	Affordable Housing, Homeless	Citywide	Expanding Affordable Rental/Owner Housing; Preserve Existing Affordable Housing Units	HOME: $500,000	18 housing units rehabilitated
4	Increase the supply of affordable rental housing	2016	2020	Affordable housing	Citywide	Expanding Affordable Rental/Owner Housing	HOME: $660,000	10 rental units constructed
5	Improve access to affordable renter housing	2016	2020	Affordable Housing, Homeless	Citywide	Expanding Affordable Rental/Owner Housing; Housing & Services for Homeless/Those at Risk	HOME: $375,000	50 households assisted
6	Improve and maintain public facilities	2016	2020	Public and neighborhood facility improvement	Citywide	Public Facility Improvements	CDBG: $400,000	8 facilities improved
7	Provide public services	2016	2020	Non-Homeless Special Needs	Citywide	Public Services; Economic Development	CDBG: $500,000	15 agencies assisted
8	Improve and maintain public infrastructure and amenities	2016	2020	Public and neighborhood facility improvement	Citywide	Infrastructure Maintenance & Improvement	CDBG: $375,000	10 projects completed
9	Strengthen economic development	2016	2020	Non-Housing Community Development	Citywide	Economic Development	CDBG: $50,000	5 businesses assisted

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10	Remove slum and blight	2016	2020	Non-Housing Community Development	Citywide	Economic Development; Infrastructure Maintenance & Improvement	CDBG: $200,000/year	6 businesses assisted
11	Planning and administration	2016	2012	Program admin	Citywide	Planning & Administration	CDBG: $656,050 HOME: $210,650	

Table 29 – Goals Summary

* Sort order is for software purposes and does not indicate priority.

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Goal Descriptions

1	**Goal Name**	Improve the quality of owner housing
	Goal Description	Rehab of existing owner-occupied units
2	**Goal Name**	Improve access to affordable owner housing
	Goal Description	Assistance for new homeowners
3	**Goal Name**	Improve quality of affordable rental units
	Goal Description	Rehab of existing renter-occupied units
4	**Goal Name**	Increase the supply of affordable rental housing
	Goal Description	Construction of new renter-occupied units
5	**Goal Name**	Improve access to affordable renter housing
	Goal Description	Assistance for renters
6	**Goal Name**	Improve and maintain public facilities
	Goal Description	Upgrading and expansion of public facilities.
7	**Goal Name**	Provide public services
	Goal Description	Increase the effectiveness of physical investments that improve conditions for the elderly, youth, low-income persons, and other special populations.
8	**Goal Name**	Improve/maintain public infrastructure/amenities
	Goal Description	Improving or replacing outdated and deteriorating infrastructure
9	**Goal Name**	Strengthen economic development
	Goal Description	Direct technical and business assistance
10	**Goal Name**	Remove slum and blight
	Goal Description	Facade improvement program
11	**Goal Name**	Planning and administration
	Goal Description	Administrative and planning costs to operate the CDBG and HOME programs successfully

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Though the City will continue to target its resources to assist households with the greatest need, it is impossible to project the characteristics of households that will apply for assistance within the next five years. Overall, the City's owner and rental rehabilitation programs, new rental construction, direct financial assistance to homebuyers, and tenant-based rental assistance will assist an estimated 170 households/units.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable

Activities to Increase Resident Involvement

In 2009, the Authority surveyed all 211 active public housing tenants and Family Self-Sufficiency program participants to determine interest in serving on a Resident Advisory Board (RAB). Twenty-six families responded, eight of which further supplied input for CITY STEPS 2010-2015, the City's last CP.

In June 2008, Iowa City Housing Authority's Public Housing unit located at 608 Eastmoor was severely damaged by flooding. It was located in the 500 year flood-plain. Due to the City's intent to purchase all properties located the 100 and 500 year flood-plains, ICHA submitted a Demolition/Disposition application to HUD, which requires RAB input/comment for such applications. The 26 respondents to the 2009 RAB Interest Survey were contacted to submit input/comments, but none responded.

ICHA has concluded that there is very little interest among tenants and program participants in serving on a RAB focused solely on ICHA programs and services. However, the Authority will continue an initiative it launched in 2008 in partnership with the City: "Good Neighbors – Strong Neighborhoods." This involves work with neighborhood associations to develop strategies promoting the peaceful enjoyment of neighborhoods by all residents. ICHA's goal is the increased participation of tenants and program participants in activities sponsored by neighborhood associations.

The City coordinates with the neighborhood associations to work through their short- and long-term needs that best serve the interests of the neighborhood within the goals of the larger community. The City also provides financial and technical assistance in the printing and mailing of newsletters and meeting notices.

ICHA will repeat the survey process when citizen input is collected for this CP and for ICHA's five-year plan for 2016 – 2021.

Is the public housing agency designated as troubled under 24 CFR part 902?

HUD has not designated ICHA as troubled.

Plan to remove the 'troubled' designation

Not applicable

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SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

I. Impediment: The Affordable Housing Location Model is a well-constructed effort to disperse certain types of assisted housing; however the model may significantly reduce the parcels of land where new assisted rental housing may be built or acquired.

II. Impediment: African Americans and Hispanic persons may experience unfair treatment in home mortgage loan denials and high cost loans.

III. Impediment: There are barriers to mobility and free housing choice for protected classes and persons of low income.

Other

In addition during the development of the AI, affordable housing advocates identified the following obstacles to affordable housing in Iowa City:

- The City's Affordable Housing Location Model does not allow consideration for density. This model has identified areas in Iowa City where there are concentrations of assisted rental housing for families. As a result, the City will not approve public funds for the development of new assisted rental housing for families within 400 feet of existing assisted rental family housing in order to decrease the impact of low income families on public schools located within these neighborhoods. However, without considering the density of each structure, the siting of a single family assisted rental unit is weighted equally with a 100-unit multi-family rental structure, even though the impact to any individual school would be dramatically different.
- The cost of housing construction remains high.
- The cost and availability of land appropriately zoned for multi-family residential development.
- The availability of public transportation to adequately link lower income households located outside of Iowa City to employment opportunities within the City is inadequate.
- The demand for student rental housing, which is more profitable for developers and builders.
- Neighborhood opposition to multi-family housing developments for lower income households.
- There are not enough affordable housing developers in Johnson County.
- Iowa Finance Authority includes the cost of land in the per-unit development cost cap in the State's Qualified Allocation Plan (QAP). This makes it extremely difficult for Iowa City to qualify for low-income housing tax credits due to the higher cost of land and housing development.

Strategy to Remove or

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Ameliorate the Barriers to Affordable Housing

I. Impediment: The Affordable Housing Location Model is a well-constructed effort to disperse certain types of assisted housing; however the model may significantly reduce the parcels of land where new assisted rental housing may be built or acquired.

Recommendation to address this impediment:

For projects that require compliance with the Affordable Housing Location Model, the City should provide land and locations permitted by this model at prices comparable to land at locations not permitted by this model. Alternatively, the City could provide cash supplements from non-CDBG/HOME sources that offset land cost differentials to such projects.

II. Impediment: African Americans and Hispanic persons may experience unfair treatment in home mortgage loan denials and high cost loans.

Recommendation to address this impediment:

a) Further research is warranted to determine what standard measures should be reviewed to determine if there are unfair lending practices. Based on the outcome of this research, the City should adopt a linked-deposit policy wherein only those banks that clearly provide fair access in residential lending to protected classes are considered as potential recipients of the City's banking business.

b) The City should encourage lenders to attend and participate in yearly trainings sponsored by the Human Rights Commission that educate on discrimination and fair lending practices.

III. Impediment: There are barriers to mobility and free housing choice for protected classes and persons of low income.

Recommendations to overcome this impediment:

a) To address landlord-side problems regarding HCV recipients search for housing, the City should expand existing landlord education programs aimed at busting the myths about HCV tenants and the HCV program.

b) To address tenant-side problems that result in failed searches, the City should encourage local-nonprofits involved in the provision of housing and related services for low-income persons to help HCV recipients in their search for housing.

c) Consider the legality of adding Housing Choice Voucher status as a protected class under the City's Human Rights ordinance.

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SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During the next five years, the City's federal funds will continue to support programs to provide decent and safe living environments for homeless and those at risk of becoming homeless, through funding such activities as emergency shelter operations, financial assistance for rent, utilities and other critical expenses, and rapid re-housing.

The City maintains support for the Johnson County Local Homeless Coordinating Board, the region's Continuum of Care (CoC) organization. Several of the nonprofit social and human service agencies that provide services to the homeless and those at risk of becoming homeless receive public and private funds that are used to operate emergency shelters, transitional housing facilities, and permanent supportive housing facilities throughout the area. These funds are also used to provide supportive services such as case management, counseling, job training, and life skills classes.

The City contributes CDBG, General Fund, and utility revenues to help assist local service agencies provide services. Non-profit agencies apply through the United Way Joint Funding process to access these funds. Applicants can apply for United Way, Johnson County, Iowa City, and Coralville funds under one application. Each funding entity determines how they will allocate the funds they contributed.

The City's strategies as they specifically relate to reaching out to homeless persons and understanding their individual needs include:

Advocate human services coordination

- Pursue a single application for service system entry
- Pursue the formation of a local computerized system that connect clients with services, serves as a database, and provides inter-agency referrals
- Support the Local Homeless Coordinating Board (LHCB)

Increase understanding of issues surrounding Johnson County homelessness

- Conduct a study of rural homelessness coordinated with Metropolitan Planning Organization of Johnson County (MPOJC) to determine the level of unmet need, formulate outreach efforts, and support requests for additional funding.
- Conduct a survey to determine community attitudes surrounding affordable housing and homeless organizations and participants.

Addressing the emergency and transitional housing needs of homeless persons

In light of the limited amount of CDBG and HOME funds available to the City, not all of the area's homeless needs can be addressed using federal funds. The City does not receive Emergency Solutions Grant (ESG) or HOPWA entitlement funds to assist with homeless needs, and it relies on a variety of community agencies to provide basic needs assistance and other support for the local homeless population.

However, the City will continue to support the JCLHCB, and it will continue to implement strategies related specifically to addressing emergency and transitional housing needs for the homeless, including:

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Expand/Rehabilitate Emergency Shelter

- Improve and maintain existing shelter facilities
- Support expansion or addition of facilities to meet increased demand
- Expand staff within existing system to provide improved service

Support plans for improving day shelter opportunities

- Expand available services such as social/case worker availability, facilities, childcare opportunities, improved public and private transportation access, showers
- Supported Training and Access to Resources (STAR) program continuation

Improve transitional housing programs for families

- Continue to develop scattered site, transitional housing programs requiring participation in supportive services
- Provide transitional housing for single individuals
- Continue to develop Single Room Occupancy (SRO) type housing for persons living alone with access to supportive services
- Continue support of transitional housing for unaccompanied youth

Provide special needs transitional housing

- Continue to support the development of transitional housing for persons with mental illness.
- Provide services to support special needs populations in non-facility based care environments (i.e. Compeer, Buddy System, Coaches)

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.

The Continuum of Care (CoC) addresses the housing and supportive services needs in each stage of the Continuum of Care process to help homeless persons make the transition to permanent housing and independent living. The City will continue to support the CoC strategy to meet the needs of homeless persons and those at risk of becoming homeless.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

In recent years, Iowa City has allocated the maximum amount of CDBG funding possible to public services to assist human service organizations. To the extent possible, the City provides support to the system of facilities and service providers described in the homeless inventory above. ICHA locally administers efforts that assist in homelessness prevention, including the Section 8 voucher program and administration of 81 units of public housing for residents who are low-income, very low-income, and extremely low-income.

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Assistance with rent and utility deposits is available for eligible households through Shelter House, Successful Living, Inc., and the Hawkeye Area Community Action Program (HACAP). In addition, some private entities provide small amounts of emergency assistance to those in need. However, access to such programs is extremely limited and often for one-time assistance only.

The City's strategy to serve the needs of persons threatened with homelessness includes:

Assist low-income households in maintaining and retaining their existing housing

- Establish/Improve emergency rent, mortgage, and utility assistance
- Expand in-home support systems such as: living skills training; check in/on service; "buddy system" supports/mentor program
- Increase accessibility to physical/mental health care
- Facilitate the development of countywide housing rehab programs

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will continue to ensure compliance with the HUD lead-based paint regulations that implement Title X of the Housing and Community Development Act of 1992, which covers the CDBG and HOME programs, among others. The State of Iowa passed legislation in 2009 to certify renovators who work in housing and child-occupied facilities and to require all children entering kindergarten to be tested for lead poisoning.

The Housing Rehabilitation Office will continue to implement all aspects of the lead-based paint regulations. In its efforts to evaluate and reduce lead-based paint hazards in all of its CDBG and HOME funded rehabilitation projects, they provide information and outreach on the dangers of lead-based paint, as well as guidance in the identification and reduction of lead-based paint hazards to all program participants. Blood level tests may be paid through the Housing Rehabilitation program for targeted populations such as children under 7 when needed.

How are the actions listed above related to the extent of lead poisoning and hazards?

While the City does not have the resources to ensure that lead risk is eliminated from the entirety of housing stock within its borders, it is compelled by the regulations cited above to ensure that its programs are carried out in ways that protect program participants, especially families with children, from exposure.

How are the actions listed above integrated into housing policies and procedures?

The City's current primary initiative is public education on the potential hazards of lead-based paint. The City's rental inspectors distribute pamphlets and brochures concerning lead-based paint hazards to landlords when rental inspections are conducted. ICHA will continue to ensure that all its public housing and Housing Choice Voucher rental units are lead safe. Additionally, in response to a request by parents or others, testing can be done by the Johnson County Health Department or private hospitals and clinics.

Building inspectors working on federal rehabilitation projects are certified lead inspector/risk assessors and conduct visual risk assessments and clearance tests on all applicable projects. Because the City does not own an XRF device, XRF testing is done by a third party. All rehabilitation staff continue to receive lead education and training that they pass on to all contractors, sub-contractors, and others affiliated or working with the rehabilitation program. The staff continue to place an emphasis on training new contractors in lead safe work practices, and forward these workers and companies to a third party entity for training.

Because of City-sponsored training in the past, the Rehabilitation Program has access to 100+ workers representing a multitude of different companies that provide all of the necessary contractor services (i.e. electrical, plumbing, painting, roofing, general contracting, cleaning companies, etc.) which enable all rehabilitation projects to be completed in a safe and responsible manner. In addition, the City now provides forgivable loans for portions of the lead costs on CDBG and HOME funded projects.

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City and the Johnson County Local Homeless Coordinating Board work together to address homeless and poverty issues.

With respect to economic development, the City has had a long-term partnership with the Iowa City Area Development Group (ICAD) and the Iowa City Area Chamber of Commerce. ICAD is a private non-profit organization whose mission is to position the region as a quality place to work. ICAD works as a confidential advocate for expanding businesses and new industries. ICAD helps businesses pursue state and local financial assistance and serves as a liaison between the City of Iowa City, Iowa Economic Development Authority, the University of Iowa, and other entities. The Chamber of Commerce works to enhance the business climate in Johnson County and provides educational programs on customer service, human resources, and other issues relevant to small businesses.

Starting in FY03, the City set aside CDBG funds to promote economic development. Funds primarily support gap financing or start-up capital to micro-enterprises or small business creating jobs for low/moderate income persons. These funds are available throughout the year, instead of a once a year funding cycle, to allow greater flexibility and attract a greater number of applicants. Since the Economic Development Fund started in July 2002, it has been successful in attracting 51 applicants. To date, the City has funded 25 economic development projects for over $946,805.

In 2013, the City Council expanded the use of the Economic Development Fund to be used for façade improvements in the City-University Urban Renewal Area as part of the Building Change program. The program meets the objectives of the Urban Renewal Plan by 1) eliminating substandard buildings blighting influence and environmental deficiencies; 2) improving the appearance of buildings and encouraging high standards of design; and 3) encouraging the restoration and rehabilitation of structures in downtown Iowa City which are of architectural and/or historic significance.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The aforementioned efforts to strengthen economic development and provide the City's lowest-income households with needed housing-related assistance and services directly address needs identified in this plan.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Please see the attached Unique Appendices for a full description of the City's monitoring policies.

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6. Annual Plan

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

Introduction

Currently, Iowa City receives CDBG and HOME funds for housing construction, rehabilitation initiatives, and other eligible activities. These funding sources are expected to be available over the next five years. In addition, other local funding sources and program income are anticipated to be available to finance such undertakings.

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	Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	$571,062	$100,000		$671,062	$2,172,297	Amount for remainder of Strategic Plan is estimated assuming a 2% decline each year.
HOME	Federal	Acquisition, homebuyer assistance, rehab, construction, rehab, TBRA	$321,280	$100,000		$421,286	$1,222,136	Amount for remainder of Strategic Plan is estimated assuming a 2% decline each year.
GRIP	City General Obligation Bonds	Low-interest loans for homeowners	$200,000	$0		$200,000	$800,000	
UniverCity Project	City General Fund	Owner-occupied rehab in neighborhoods near the University	$200,000	$0		$200,000	$800,000	Amount estimates $1,000,000 in general funds during the next five years.

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Table 30 - 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 will remain active in encouraging applicants and sub-recipients to obtain other public and private resources. The City and its sub-recipients were able to leverage CDBG and HOME funds at a rate of over $2.69 in non-formula funds for every $1 of formula funds in FY 2014. The HOME program matching requirements are discussed under the HOME section of this report.

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

The City is not involved with land banking and has a limited amount of resources available to acquire, assemble, and dispose of sites for the purpose of expanding affordable housing and employment opportunities. Currently, two parcels may be available for such development.

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AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the quality of owner housing	2016	2020	Affordable Housing	Preserve Existing Affordable Housing Units	CDBG: $235,000 HOME: $90,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit
2	Improve access to affordable owner housing	2016	2020	Affordable Housing	Expanding Affordable Rental/Owner Housing	HOME: $10,000	Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Improve quality of affordable rental units	2016	2020	Affordable Housing Homeless	Preserve Existing Affordable Housing Units	HOME: $100,000	Rental units rehabilitated: 3 Household Housing Unit
4	Increase the supply of affordable rental housing	2016	2020	Affordable Housing	Expanding Affordable Rental/Owner Housing	HOME: $132,000	Rental units constructed: 2 Household Housing Unit
5	Improve access to affordable renter housing	2016	2020	Affordable Housing Homeless	Expanding Affordable Rental/Owner Housing Housing & Services for Homeless/Those at Risk	HOME: $75,000	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
6	Improve and maintain public facilities	2016	2020	Public and neighborhood facility improvement	Public Facility Improvements	CDBG: $80,000	Other: 2 Other
7	Provide public services	2016	2020	Non-Homeless Special Needs	Public Services Economic Development	CDBG: $100,000	Other: 3 Other
8	Improve/maintain public infrastructure/amenities	2016	2020	Public and neighborhood facility improvement	Infrastructure Maintenance & Improvement	CDBG: $75,000	Other: 2 Other
9	Strengthen economic development	2016	2020	Non-Housing Community Development	Economic Development	CDBG: $10,000	Businesses assisted: 1 Businesses Assisted
10	Remove slum and blight	2016	2020	Non-Housing Community Development	Economic Development	CDBG: $40,000	Businesses assisted: 1 Businesses Assisted
11	Planning and administration	2016	2020	Program admin	Planning & Administration	CDBG: $131,210 HOME: $42,130	Other: 1 Other

Table 31 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Improve the quality of owner housing
	Goal Description	Rehab of existing owner-occupied units
2	**Goal Name**	Improve access to affordable owner housing
	Goal Description	Assistance for new homeowners
3	**Goal Name**	Improve quality of affordable rental units
	Goal Description	Rehab of existing renter-occupied units
4	**Goal Name**	Increase the supply of affordable rental housing
	Goal Description	Construction of new renter-occupied units
5	**Goal Name**	Improve access to affordable renter housing
	Goal Description	Assistance for renters
6	**Goal Name**	Improve and maintain public facilities
	Goal Description	Upgrading and expansion of public facilities.
7	**Goal Name**	Provide public services
	Goal Description	Increase the effectiveness of physical investments that improve conditions for the elderly, youth, low-income persons, and other special populations.
8	**Goal Name**	Improve/maintain public infrastructure/amenities
	Goal Description	Improving or replacing outdated and deteriorating infrastructure
9	**Goal Name**	Strengthen economic development
	Goal Description	Direct technical and business assistance
10	**Goal Name**	Remove slum and blight
	Goal Description	Facade improvement program
11	**Goal Name**	Planning and administration
	Goal Description	Administrative and planning costs to operate the CDBG and HOME programs successfully.

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AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2016 provides a comprehensive overview on the ranges of CDBG and HOME activities.

Projects

#	Project Name
1	CHARM Homes LLC, Affordable Rental Housing
2	DVIP Shelter, Communal Bathroom and Door Rehabilitation
3	Mayor's Youth Empowerment Program Home Project
4	Broadway Neighborhood Center Improvements, Phase II
5	Systems Unlimited Inc., 2016 Iowa City Housing Project
6	The Housing Fellowship, CHDO Operation Funds
7	The Housing Fellowship, Sabin Townhomes
8	Iowa City Owner-Occupied Rehab
9	Crisis Center, Emergency Assistance Program
10	Neighborhood Centers of Johnson County
11	Domestic Violence Intervention Program
12	Streetscape Improvements - Tract 18
13	Streetscape Improvements - UniverCity URA
14	CDBG & Home Administration

Table 32 - Project Information

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

Iowa City is committed to allocating funds that serve the needs of low- to moderate-income (LMI) residents. Households with incomes less than 50% of the area median income (AMI), particularly those with extremely low-incomes (less than 30% of AMI), are higher priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, low-income families, the homeless and persons threatened with homelessness, the elderly, and persons with disabilities.

In order to achieve the greatest impact possible from the limited federal funds available, the City intends to allocate its non-housing community development resources primarily to projects that will have a focused neighborhood impact, as opposed to infrastructure projects of more dispersed expected benefit.

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The priorities identified in the CP were developed by:

- Weighing the severity of the need among all groups and sub-groups
- Analyzing current social, housing, and economic conditions
- Analyzing the relative needs of low- and moderate-income families
- Assessing the resources likely to be available over the next five years, and
- Evaluating input from focus group sessions, interviews, service provider surveys, City staff, and public hearings.

Iowa City will invest its CDBG and HOME funds in areas primarily impacted by non-student LMI persons. Several of the City's LMI census areas are located in the downtown area and include the University of Iowa and a significant rental housing stock that is predominantly occupied by students. While resources other than CDBG and HOME funds may be used in these areas to maintain and preserve housing, infrastructure, and public services, the City's CDBG and HOME funds will be focused in areas that are home to families, the elderly, the disabled, and the homeless. The City's provision of funding for new construction and acquisition of affordable housing will continue to be governed by its Affordable Housing Location Model.

The primary obstacle to meeting underserved needs is the limited resources available to address identified priorities. Iowa City will partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development.

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AP-38 Project Summary

1	**Project Name**	CHARM Homes LLC, Affordable Rental Housing
	Target Area	
	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Expanding Affordable Rental/Owner Housing
	Funding	CDBG: $61,650
	Description	The applicant proposes to acquire two properties with four single room occupancy units each for a total of eight units. Targeted groups are the elderly and those with disabilities.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	8 units for elderly and those with disabilities. 0-30% MFI: 75 percent 31%-50% MFI: 25 percent
	Location Description	
	Planned Activities	Property acquisition
2	**Project Name**	DVIP Shelter, Communal Bathroom and Door Rehabilitation
	Target Area	
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: $116,256
	Description	Applicant requests funds to rehabilitate two communal (multi-stall) bathrooms and replace doors to bedrooms and offices.
	Target Date	5/31/2016

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	Estimate the number and type of families that will benefit from the proposed activities	0-30% MFI: 76% 31-50% MFI: 15% 51-80% MFI: 5% Over 80% MFI: 4%
	Location Description	
	Planned Activities	Housing rehabilitation
3	**Project Name**	Mayor's Youth Empowerment Program Home Project
	Target Area	
	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Expanding Affordable Rental/Owner Housing
	Funding	CDBG: $60,000
	Description	Acquisition of one property containing three bedrooms; location to-be-determined.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 persons with disabilities. 0-30% MFI: 100%
	Location Description	
	Planned Activities	Property acquisition
4	**Project Name**	Broadway Neighborhood Center Improvements, Phase II
	Target Area	
	Goals Supported	Improve and maintain public facilities
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: $94,140

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	Description	Project consists of finishing the basement remodel to add an office and new entrance to the preschool room. Also includes repairs to the front door and parking lot.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	0-30% MFI: 77% 31-50% MFI: 8% 51-80% MFI: 6% Over 80% MFI: 9%
	Location Description	2105 Broadway Street
	Planned Activities	Remodeling and rehabilitation
5	**Project Name**	Systems Unlimited Inc., 2016 Iowa City Housing Project
	Target Area	
	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Expanding Affordable Rental/Owner Housing
	Funding	CDBG: $184,000
	Description	Construction of one rental property with three SRO units; location to-be-determined.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 households with disabilities. 0-30% MFI: 100%
	Location Description	
	Planned Activities	New construction
6	**Project Name**	The Housing Fellowship, CHDO Operation Funds
	Target Area	

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	Goals Supported	Improve access to affordable renter housing
	Needs Addressed	Preserve Existing Affordable Housing Units
	Funding	HOME: $16,000
	Description	9.5% of administrative budget
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	THF now owns and manages 165 affordable rental units occupied by low-income households.
	Location Description	322 E 2nd Street, Iowa City
	Planned Activities	General operations
7	**Project Name**	The Housing Fellowship, Sabin Townhomes
	Target Area	
	Goals Supported	Increase the supply of affordable rental housing
	Needs Addressed	Expanding Affordable Rental/Owner Housing
	Funding	HOME: $300,000
	Description	The applicant proposes to acquire three newly constructed two-bedroom townhomes in Sabin Townhomes, a 28-unit condo development in Riverfront Crossings.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 low-income households. 61-80% MFI: 100%
	Location Description	509 S. Dubuque Street
	Planned Activities	Property acquisition

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8	**Project Name**	Iowa City Owner-Occupied Rehab
	Target Area	
	Goals Supported	Improve the quality of owner housing
	Needs Addressed	Preserve Existing Affordable Housing Units
	Funding	CDBG: $235,000 HOME: $90,000
	Description	Provide rehabilitation services to low-to-moderate income homeowners. Services include comprehensive rehabilitation, exterior rehabilitation, emergency repair, accessibility, mobile home repairs and energy efficiency.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	22 low-income households
	Location Description	Citywide
	Planned Activities	Housing rehabilitation
9	**Project Name**	Crisis Center, Emergency Assistance Program
	Target Area	
	Goals Supported	Provide public services
	Needs Addressed	Housing & Services for Homeless/Those at Risk
	Funding	CDBG: $40,000
	Description	Provide operational funding (staff salaries) to operate the Emergency Assistance Program for those in crisis.
	Target Date	5/31/2016

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	Estimate the number and type of families that will benefit from the proposed activities	Approximately 800 individuals
	Location Description	
	Planned Activities	General operations
10	**Project Name**	Neighborhood Centers of Johnson County
	Target Area	
	Goals Supported	Provide public services
	Needs Addressed	Public Services
	Funding	CDBG: $15,000
	Description	Agency provides licensed child care to approximately 1,100 low income children at their Broadway and Pheasant Ridge Centers.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 400 low-income children
	Location Description	Broadway and Pheasant Ridge Centers
	Planned Activities	General operations
11	**Project Name**	Domestic Violence Intervention Program
	Target Area	
	Goals Supported	Provide public services
	Needs Addressed	Housing & Services for Homeless/Those at Risk
	Funding	CDBG: $45,000

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	Description	Provide operational funding to operate shelter for victims of domestic abuse.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 225 individuals
	Location Description	
	Planned Activities	General operations
12	**Project Name**	Streetscape Improvements - Tract 18
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Maintenance & Improvement
	Funding	CDBG: $75,000
	Description	Construction of curb cuts truncated domes for increased accessibility, and other general streetscape improvement activities.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Streetscape and accessibility improvements
13	**Project Name**	Streetscape Improvements - UniverCity URA
	Target Area	
	Goals Supported	Improve/maintain public infrastructure/amenities

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	Needs Addressed	Infrastructure Maintenance & Improvement
	Funding	CDBG: $50,000
	Description	Streetscape and accessibility improvements, including construction of curb cuts truncated domes for increased accessibility.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Streetscape and accessibility improvements
14	**Project Name**	CDBG & Home Administration
	Target Area	
	Goals Supported	Planning and administration
	Needs Addressed	
	Funding	CDBG: $131,210 HOME: $42,130
	Description	Administrative and planning costs to operate the CDBG and HOME programs successfully.
	Target Date	5/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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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

Iowa City will invest its CDBG and HOME funds in areas primarily impacted by non-student LMI persons. Several of the City's LMI census areas are located in the downtown area and include the University of Iowa and a significant rental housing stock that is predominantly occupied by students. While resources other than CDBG and HOME funds may be used in these areas to maintain and preserve housing, infrastructure, and public services, the City's CDBG and HOME funds will be focused in areas that are home to families, the elderly, the disabled, and the homeless.

In order to achieve the greatest impact possible from the limited federal funds available, the City intends to allocate its non-housing community development resources primarily to projects that will have a focused neighborhood impact, as opposed to infrastructure projects of more dispersed expected benefit.

The City's provision of funding for new construction and acquisition of affordable housing is governed by its Affordable Housing Location Model, which has three goals:

- Avoiding further burden on neighborhoods and elementary schools that already have issues related to a concentration of poverty,
- Promoting diverse neighborhoods in terms of income levels, and
- Incorporating factors important to the Iowa City Community School District in affordable housing siting as it relates to educational outcomes.

The model mathematically combines seven factors, including distance to existing subsidized family rental housing, income, sales prices, school mobility and performance, poverty, and crime density, and sets threshold scores below which funding for rental housing construction or acquisition should not be available.

The affordable housing location model, now frequently cited as a best practice, has been successful in achieving its intended objective of not placing additional assisted rental housing in areas of concentrated poverty and other factors.

The City does not restrict the location of funding for owner-occupied housing or for rental rehabilitation, nor does it restrict the location of funding for projects for the elderly or persons with disabilities.

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Rationale for the priorities for allocating investments geographically

In light of the limited amount of CDBG funds available to the City, not all the City's housing and community development needs can be addressed over the next five years. Therefore, priorities must be established to ensure that scarce resources are directed to the most pressing housing and community development needs. The neighborhood-level focus for non-housing community development needs within income-eligible areas reflects the City's desire to create appreciable and lasting living environment improvements given limited funds, and the specific geographic targeting of new family rental housing reflects the need to affirmatively further fair housing by directing this type of development to a broader range of neighborhoods, combating existing segregated settlement patterns.

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AP-55 Affordable Housing – 91.220(g)

Introduction

The City will use HOME funds and a portion of CDBG funds for new affordable housing and to rehabilitate existing housing units. The special needs population will be served through the rehabilitation of an existing structure for rental housing. The homeless population will be served through assistance grants to local service providers. Therefore, these two groups do not have easily quantifiable goals.

The one year goals noted below have been extrapolated from the table included in SP-45.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	43
Special-Needs	0
Total	43

Table 33 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	24
Acquisition of Existing Units	14
Total	40

Table 34 - One Year Goals for Affordable Housing by Support Type

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AP-60 Public Housing – 91.220(h)

Introduction

Iowa City Housing Authority (ICHA) is part of the Neighborhood and Development Services Department and was established in 1969 to administer housing assistance programs throughout Johnson County, Iowa County and Washington County North of HWY 92.

Actions planned during the next year to address the needs to public housing

The ICHA targets available tenant based rental assistance to disabled, elderly, and families with children under 18 (who reside in our jurisdiction) whose income is <= 30% of AMI. The ICHA targets available public housing units to disabled, elderly, and families with children under 18 (who reside in our jurisdiction) whose income is <= 80% of AMI. The ICHA will maximize HCVP and VASH budget authority and voucher utilization and lease-up rates for Public Housing.

The HCV Homeownership program permits eligible participants the option of purchasing a home with HCV assistance rather than renting. Public Housing tenants are eligible for a Special Admission to the HCV Homeownership program if they have lived in a Public Housing unit longer than 1 year and their total tenant payment (TTP) is higher than $499.

The Family Self-Sufficiency (FSS) Program promotes self-sufficiency and asset development by providing supportive services to participants to increase their employability, to increase the number of employed participants, and to encourage increased savings through an escrow savings program. This program is designed to work with households on a five-year plan to attain financial self-sufficiency as well as provide rental assistance.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Timeline and Analysis of the Housing Authority's efforts to create a Resident Advisory Board (RAB)

In March 2009, The Housing Authority surveyed all active Public Housing tenants and Family Self-Sufficiency (FSS) program participants (211 families) to determine interest in serving on a Resident Advisory Board (RAB). Twenty-six (26) families responded.

In May 2009, The Housing Authority sent the 26 RAB interest survey respondents a copy of the survey used to collect citizen input for CITY STEPS Iowa City's Consolidated Plan for Housing, Jobs, and Services for Low-Income Residents 2010 – 2015. Eight (8) families responded.

In June 2008, the Iowa City Housing Authority's Public Housing unit located at 608 Eastmoor, Iowa City, Iowa, was severely damaged by flooding. It was located in the 500 year flood-plain. Due to the City of Iowa City's intent to purchase all properties located the 100 and 500 year flood-plains, the Housing Authority submitted a Demolition/Disposition applications to the Federal Department of Housing and Urban Development (HUD). HUD requires RAB input/comment for Demolition/Disposition applications. The 26 respondents to the Housing Authority's March 2009 RAB Interest Survey were contacted in October 2010 to submit input/comments – none responded.

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In December 2014, The Housing Authority surveyed all active Public Housing tenants (75 families) to determine interest in serving on a Resident Advisory Board (RAB). Seven (7) families responded; three (3) stating an interest; four (4) stating no interest.

Analysis of the recommendations submitted by Resident Advisory Board (RAB) and the decisions made on these recommendations.

There appears to be very little interest in Housing Authority participating families in serving on an RAB focusing solely on Housing Authority programs and services. The majority of comments received via 3 separate survey instruments are beyond the scope, power, and authority of the Iowa City Housing Authority to impact these concerns, or other City Departments and Community Based Agencies are better suited to meet these concerns. Examples include fixing streets, repairing abandoned homes, empowering neighborhoods, dealing with perception of City-wide increase in criminal activity, safety, events, neighborhood development and clean up, etc.

The Iowa City Housing Authority and the City of Iowa City Neighborhood Services will continue the initiative they launched in 2008: "Good Neighbors—Strong Neighborhoods." The idea is to partner with Neighborhood Associations to develop strategies to promote the peaceful enjoyment of the neighborhood for all residents. The goal is the increased participation of Housing Authority clients in the activities sponsored by the City of Iowa City Neighborhood Associations.

Through the Office of Neighborhood Services, the City of Iowa City supports and encourages neighborhood action and provides ideas and resources that can help shape the future of a neighborhood. The City coordinates with the Neighborhood Associations to work through their short and long-term needs that best serve the interests of the neighborhood within the goals of the larger community. The City of Iowa City also provides financial and technical assistance in the printing and mailing of newsletters and meeting notices.

The Housing Authority will repeat the survey process in partnership with the City of Iowa City Housing and Community Development Commission when citizen input is collected for CITY STEPS Iowa City's Consolidated Plan for Housing, Jobs, and Services for Low-Income Residents 2021 – 2025 and the Iowa City Housing Authority 5-year plan for 2021 – 2025.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HUD has not designated ICHA as troubled.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As a participant in the Johnson County Local Homeless Coordinating Board (JCLHCB), the City is a partner in its plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations.

During FY2016, the City's federal funds will continue to support programs to provide decent and safe living environments for homeless and those at risk of becoming homeless, through funding such activities as emergency shelter operations, financial assistance for rent, utilities and other critical expenses, and rapid re-housing. The City will maintain support for JCLHCB, the region's Continuum of Care (CoC) organization.

The City will contribute CDBG, General Fund, and utility revenues to help assist local service agencies provide services. Non-profit agencies will apply through the United Way Joint Funding process to access these funds. Applicants can apply for United Way, Johnson County, Iowa City, and Coralville funds under one application. Each funding entity determines how they will allocate the funds they contributed.

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 City's strategies as they specifically relate to reaching out to homeless persons and understanding their individual needs include:

<u>Advocate human services coordination</u>

- Pursue a single application for service system entry
- Pursue the formation of a local computerized system that connect clients with services, serves as a database, and provides inter-agency referrals
- Support the Local Homeless Coordinating Board (LHCB)

<u>Increase understanding of issues surrounding Johnson County homelessness</u>

- Conduct a study of rural homelessness coordinated with Metropolitan Planning Organization of Johnson County (MPOJC) to determine the level of unmet need, formulate outreach efforts, and support requests for additional funding.
- Conduct a survey to determine community attitudes surrounding affordable housing and homeless organizations and participants.

Addressing the emergency shelter and transitional housing needs of homeless persons

In light of the limited amount of CDBG and HOME funds available to the City, not all of the area's homeless needs can be addressed using federal funds. The City does not receive Emergency Solutions Grant (ESG) or HOPWA entitlement funds from HUD to assist with homeless needs, and it relies on a

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variety of community agencies to provide basic needs assistance and other support for the local homeless population.

However, the City will continue to support the JCLHCB in FY16, and it will continue to implement strategies related specifically to addressing emergency and transitional housing needs for the homeless, including:

Expand/Rehabilitate Emergency Shelter

- Improve and maintain existing shelter facilities
- Support expansion or addition of facilities to meet increased demand
- Expand staff within existing system to provide improved service

Support plans for improving day shelter opportunities

- Expand available services such as social/case worker availability, facilities, childcare opportunities, improved public and private transportation access, showers
- Supported Training and Access to Resources (STAR) program continuation

Improve transitional housing programs for families

- Continue to develop scattered site, transitional housing programs requiring participation in supportive services
- Provide transitional housing for single individuals
- Continue to develop Single Room Occupancy (SRO) type housing for persons living alone with access to supportive services
- Continue support of transitional housing for unaccompanied youth

Provide special needs transitional housing

- Continue to support the development of transitional housing for persons with mental illness.
- Provide services to support special needs populations in non-facility based care environments (i.e. Compeer, Buddy System, Coaches)

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

The Continuum of Care (CoC) addresses the housing and supportive services needs in each stage of the CoC process to help homeless persons make the transition to permanent housing and independent living. In FY16, the City will continue to support the CoC strategy to meet the needs of homeless persons and those at risk of becoming homeless.

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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.

In recent years, Iowa City has allocated the maximum amount of CDBG funding possible to public services to assist human service organizations. To the extent possible in FY16, the City will provide support to the system of facilities and service providers described in the homeless inventory. ICHA locally administers efforts that assist in homelessness prevention, including the Section 8 voucher program and administration of 81 units of public housing for residents who are low-income, very low-income, and extremely low-income.

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

Introduction:

The City of Iowa City finalized an Analysis of Impediments to Fair Housing Choice in March 2014. The impediments identified, along with recommendations to address the impediments, are outlined in SP-55.

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

The City is actively involved in presenting to organizations in the region to educate persons about what is affordable housing and who needs it. Presentations will continue during FY16. The City will also support the Local Homeless Coordinating Board's efforts to develop a campaign to educate the community on affordable housing and put a face on who needs affordable housing.

The City will continue to review housing to be constructed with City or CDBG/HOME assistance to ensure it meets the City's Affordable Housing Design Guidelines. Quality design and neighborhood compatibility will assist with neighborhood and community acceptance of affordable housing.

The City will support the rehabilitation of existing rental units in low income neighborhoods and work with private property owners to preserve affordable housing throughout neighborhoods in Iowa City.

The City will also work with the Human Rights Coordinator to provide Fair Housing updates to educate local commissions and boards.

Based on multiple years of functional experience, the City has plans to reevaluate certain aspects of the Affordable Housing Location Model. Most notably, the model factors in the density of a project but imposes a buffer irrespective of the surrounding neighborhood density, which limits housing options beyond the model's original goals.

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AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Iowa City has a long history of successfully implementing HUD funded programs. Serving the needs of the City's various special needs population drives the city's consolidated planning efforts. Addressing the needs of the homeless and special needs populations are high priorities for use of resources within Iowa City.

Due to limited funding and the prospect of reduced funding in future years, the following considerations will be made when determining whether to fund a project:

1) The project must be an identified CITY STEPS priority. Applicant must document the ability of the project to address the specific need.

2) The project budget is justified and leverages other financial resources, including human resources. Applicant must document efforts to obtain outside funding as well.

3) The project has a measurable impact in the community. The project primarily targets low-income persons, utilizes community partnerships, and provides adequate benefits in relation to costs.

4) The applicant can maintain regulatory compliance. Applicant must demonstrate it has strong financial skills, administrative capacity to complete a federal grant, and the ability to complete the project within the required time period.

Actions planned to foster and maintain affordable housing

The City will continue to support its goals of maintaining and expanding affordable housing by utilizing its CDBG and HOME allocations to create new opportunities for affordable rental and homeownership and rehabilitate existing affordable units. The GRIP program will continue providing $200,000 annually for low- to moderate-income homeowners to rehabilitate their properties. The UniverCity Program will continue as funds are available; two homes are planned in FY2016.

Actions planned to reduce lead-based paint hazards

The City will continue to ensure compliance with the HUD lead-based paint regulations that implement Title X of the Housing and Community Development Act of 1992, which covers the CDBG and HOME programs, among others. The State of Iowa passed legislation in 2009 to certify renovators who work in housing and child-occupied facilities and to require all children entering kindergarten to be tested for lead poisoning.

The Housing Rehabilitation Office will continue to implement all aspects of the lead-based paint regulations. In its efforts to evaluate and reduce lead-based paint hazards in all of its CDBG and HOME funded rehabilitation projects, the Office provides information and outreach on the dangers of lead-based paint, as well as guidance in the identification and reduction of lead-based paint hazards to all

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program participants. Blood level tests may be paid through the Housing Rehabilitation program for targeted populations such as children under 7 when needed.

Actions planned to reduce the number of poverty-level families

The City, Housing Authority, and the Johnson County Local Homeless Coordinating Board work together to address homeless and poverty issues. In addition to the activities outlined in the Annual Action Plan, the Housing Authority provides supportive services and coordination with the agencies making up the Local Homeless Coordinating Board to support families and individuals achieve their highest level of self-sufficiency.

With respect to economic development, the City has had a long-term partnership with the Iowa City Area Development Group (ICAD) and the Iowa City Area Chamber of Commerce. ICAD is a private non-profit organization whose mission is to position the region as a quality place to work. ICAD works as a confidential advocate for expanding businesses and new industries. ICAD helps businesses pursue state and local financial assistance and serves as a liaison between the City, the Iowa Economic Development Authority, the University of Iowa and other entities. The Chamber of Commerce works to enhance the business climate in Johnson County and provides educational programs on customer service, human resources, and other issues relevant to small businesses.

Starting in FY03, the City set aside CDBG funds to promote economic development. Funds primarily support gap financing or start-up capital to micro-enterprises or small business creating jobs for low-moderate income persons. These funds are available throughout the year, instead of a once a year funding cycle to allow greater flexibility and attract a greater number of applicants. Since 2005, the City has reviewed 43 applications and approved loans for 22 businesses and non-profit entities. The City's CDBG Economic Development Fund has created and/or retained 364 jobs, provided employment training to 15 residents, and assisted five micro-enterprises. Loans have been provided to bakeries, restaurants, small construction contractors, craft retail stores, salons, fitness studios, and more. As of May 2015, there was a fund balance of approximately $25,000.

In 2013, the City Council expanded the use of the Economic Development Fund to be used for façade improvements in the City-University Urban Renewal Area as part of the Building Change program. The program meets the objectives of the Urban Renewal Plan by 1) eliminating substandard buildings blighting influence and environmental deficiencies; 2) improving the appearance of buildings and encouraging high standards of design; and 3) encouraging the restoration and rehabilitation of structures in downtown Iowa City which are of architectural and/or historic significance. The program was offered in 2013 and 2014 with only CDBG funds and City general funds. The City awarded grants to eight small businesses for building and storefront improvements. Of the $215,881 in grant funds, the program leveraged $657,130 in total improvements.

Actions planned to develop institutional structure

The City undertakes extensive consultation as part of its consolidated planning effort, particularly in association with the Johnson County Local Homeless Coordinating Board (JCLHCB) Continuum of Care's planning process. The JCLHCB represents over 25 agencies in Iowa City providing services to the homeless and low-income persons in Johnson County. The City works closely with the JCLHCB to

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increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.

The City facilitates coordination among its partner agencies that results in a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions. Additionally, resources such as Aid to Agencies and City General Funds available for economic development indicate a real commitment to leveraging all possible resources to meet needs.

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

The City created a citizen advisory group, the Housing and Community Development Commission (HCDC), in 1995, to assess Iowa City's community development needs for housing, jobs and services for low and moderate income residents, and to promote public and private efforts to meet such needs. HCDC leads the CDBG/HOME allocation process to determine what projects will be awarded funds based on priorities established in CITY STEPS. Each year the City and HCDC reviews applications on a competitive basis.

Fragmentation and duplication of services in Iowa City is a minor obstacle due to the communication and coordination of existing service providers. Service providers are members of the Johnson County Local Homeless Coordinating Board and participate in the local Continuum of Care planning.

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	$0
3. The amount of surplus funds from urban renewal settlements	$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	$25,000
5. The amount of income from float-funded activities	$0
Total Program Income	$25,000

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	100%

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

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

   The City offers the GRIP program to provide low interest loans to income eligible homeowners to rehabilitate their homes. Approximately $200,000 in general obligation funds are allocated annually for this program. The City also continues to administer the UniverCity program, focusing on neighborhoods located near the University campus that retain a single family character and a demand for single family housing, but that also have a large renter population. The City purchased 56 homes to date and have sold 43, some of which homes are restricted to homeowners under 80% of median income.

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

Iowa City has elected to adopt the following recapture or resale provisions when HOME funds are used to create affordable housing. Recapture guidelines are used for any homebuyer activity where the client receives direct financial assistance (including any assistance that reduces the purchase price from the fair market value to an affordable price) and resale is used when the homeowner does not receive direct financial assistance.

Recapture Provision

A recapture provision of the HOME regulations pursuant to CFR Part 24 92.254 (a)(5)(ii) will be used when HOME funded assistance is provided to reduce the selling price of a home from appraised value to one of affordability (affordability subsidy) for people at income levels of 80% or less of Iowa City's median income. This will include an affordability period based on the amount of HOME funds used for that purpose as indicated in the following table. If downpayment assistance will be provided, that amount will be added to the total amount to determine the affordability period.

- < $15,000: 5 years
- $15,000-$40,000:10 years
- > $40,000: 15 years

Upon the sale of the home, the net proceeds (sale price, minus superior loan repayment and closing costs) shall be distributed proportionately between the City, up to the Principal Amount, and the Buyer (Shared Net Proceeds). The City and/or HUD are not responsible for covering negative net proceeds. The Principal Amount shall be forgiven after the affordability period identified in the Recapture Agreement ends if the homeowner remains in compliance with their written agreement.

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

Iowa City has elected to adopt the following recapture or resale provisions when HOME funds are used to create affordable housing. Recapture guidelines are used for any homebuyer activity where the client receives direct financial assistance (including any assistance that reduces the purchase price from the fair market value to an affordable price) and resale is used when the homeowner does not receive direct financial assistance.

Resale Provision

A resale provision deed restriction will be used with an affordability period based on the amount of HOME funds provided per the following table when HOME funds are used for a construction subsidy.

- < $15,000 5 years
- $15,000-$40,000 10 years
- $40,000 15 years

The affordability period shall begin with the original HOME assisted owner's closing date. If the home does not continue to be the principal residence of the buyer during the duration of the period of affordability, then the housing will be sold only to a buyer whose family's income does not exceed 80% of Iowa City's area median income as determined annually by HUD. The City will target homeowners between 60 to 80% of Iowa City's area median income. The buyer shall use the home as their principal residence.

The purchase price may not exceed 95% of the median area purchase price for single family housing in the Iowa City MSA as determined annually by HUD for new or existing housing.

The original HOME-assisted owner is entitled to a fair return on investment (homebuyer's downpayment plus capital improvements made to the house). The City will determine the original homebuyer's return on investment by using the percentage change in the Consumer Price Index (CPI) over the period of ownership. The value of capital improvements will be based on the actual costs of the improvements as documented by the homeowner's receipts. The City will determine whether the sale price meets said requirements and must approve the price before Buyers accept a purchase offer.

There may be a declining housing market where home values are depreciating. If the home is sold for less or the same price as the original price, the original homebuyer may not receive a fair return or any return on their investment. The City and/or HUD are not responsible for covering a loss on the original homebuyer's investment.

HOME regulations allow revocation of HOME's affordability restrictions if an ownership interest is terminated prematurely by foreclosure, transfer in lieu of foreclosure, or assignment of an FHA-insured mortgage to HUD.

Under the HOME program, certain requirements must be placed on properties by means of deed restrictions or a recorded note and mortgage.

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:

Not Applicable – The City of Iowa City does not use HOME funds for this purpose.

OMB Control No: 2506-0117 (exp. 07/31/2015)

A. Citizen Participation Comments

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

5. Summary of public comments

Public Needs Hearing - June 10th, 2014

The following is a summary of all comments received at the public needs hearing and does not necessarily reflect City policies or any official input from City officials.

- Iowa City needs more affordable senior housing; seniors are living in substandard conditions. According to the Johnson County Task Force on Aging, 75% of its clients earn less than $24,000 per year on Social Security. The City should promote optimal aging and aging in place. Ecumenical Towers is exemplary elderly housing downtown. The City could use more like it.
- There is an opportunity to address issues of segregation for minorities in affordable housing before it happens. Segregation creates pockets of crime. It is important to think about zoning, creating affordable housing in all parts of the City, and making downtown an option for lower-income households.
- There is an opportunity to build affordable housing into Riverfront Crossing before it is constructed.
- There needs to be more education about what "low-income" means. About 2,500 University employees make 80% AMI. It is important for leaders to listen to community needs.
- There is a lack of advocacy for Sudanese families. Language barriers make attending meetings difficult for them.
- Many creative professionals have sacrificed their careers to participate in the lifestyle of Iowa City. There needs to be allowances for alternative zoning, alternative housing, and alternative families. Some people make the choice to work below market rate in order to have a meaningful impact on the community.
- There is a lack of middle income jobs.
- Transportation is an issue.

Housing and Community Development Committee Meeting – November 20, 2014

The following recommendation resulted from the HCDC meeting regarding the draft Consolidated plan:

HCDC recommends the City Council approve the 2016-2020 Consolidated Plan with the following additions: Employment Training and Transportation be included as public service priorities, the same public service priorities be used for public facilities, and as opposed to a $50,000 minimum award for public facilities the language be changed to no more than two public facilities shall be awarded funding (the City expects less than $90,000 available for this use) per funding round. The Commission also recommends that the preference under the economic development set-aside shall be for micro-enterprise assistance.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Comments Received During Public Display Period

1. Comment received from Sally Scott on behalf of the Johnson County Affordable Homes Coalition on Sunday, November 30, 2014:

   "Below are my comments on the draft of the City Steps plan in response to Iowa City's request for feedback.

   1) The plan indicates that, according to the National Low-Income Housing Coalition, 535 assisted affordable units in Iowa City are at risk of conversion to market rate units. It is essential to preserve as many of these units as possible as affordable, especially given the limited number of new affordable units currently being produced. Members of our coalition would be interested in working with Iowa City to preserve these units. The National Housing Trust (NHT director Michael Bodaken spoke at the October Affordable Housing Workshop organized by Iowa Valley Habitat for Humanity) could be a resource for this work. A potential first step: City staff should prioritize preservation of existing assisted affordable units. For every existing affordable unit that is lost, a 1:1 replacement policy should be put into place to guarantee no net reduction in units, separate and apart from the goals described on p.95 of the plan.

   2) The draft plan describes the Affordable Housing Location Model as "generally successful." We challenge this assertion. The goals of the model were (1) to de-concentrate poverty in Iowa City, and (2) to promote diverse neighborhoods in terms of income levels. We have not seen statistical evidence that Iowa City neighborhoods have less concentrated poverty or more income-diverse neighborhoods as a result of the policy. As an immediate first step, we support taking diversity into account when determining the location of affordable housing. Secondly, we recommend a fact-based review of whether or not the policy has been effective. If not, then the policy should be changed or eliminated.

   3) The Goals Summary on p.95 of the plan indicates that over the next 5 years Iowa City will fund:

   - Rehabilitation of 90 owner-occupied houses
   - Rehabilitation of 18 affordable rental units
   - Construction of 10 new rental units
   - Assisting 5 households with affordable homeownership
   - Assisting 50 households to access affordable rental

   These numbers are very low given Iowa City's population, the shortage of affordable housing identified in the report, and the potential conversion of 535 assisted units from affordable to market-rate housing. We are concerned that the project goals represent a reduction in support for current production by existing entities. For Iowa City to begin to address the shortage, it must partner with local for-profit and nonprofit developers to tap private, state and federal funds. Specifically, helping developers utilize Low-Income Housing Tax Credits within Iowa City would significantly increase the production of new affordable units.

OMB Control No: 2506-0117 (exp. 07/31/2015)

2. Comment received from Mary Murphy on Saturday, November 29, 2014:

"Below are my comments on the draft of the City Steps plan in response to Iowa City's request for feedback.

1. Iowa City needs a public library branch (to provide public services) by Southeast Junior High. Currently, there is a public library within walking distance of Northwest Junior High in Coralville, which is full of junior high students reading, using computers, getting tutored, etc. after school. There is no comparable facility by Southeast Junior High for its students to go to after school (and the Mercer gym and coffee house down the road don't count as competition for this purpose). Junior high students are too old for a babysitter yet many still need a place to go to after school so I would fully support a branch library on the southeast side of town by Southeast Junior High, especially if it was set up with student use in mind. There is currently a huge gap in the test scores of high proficiency students between Northwest Junior High and Southeast Junior High (in NWJH's favor) and a branch library by SEJH may help to reduce that gap over time.

2. I fully support providing housing to low income elderly and disabled people.

3. Iowa City's new emphasis on creating "workforce" housing for higher income people will be a tremendous barrier to the provision of aiding heavily cost burdened poverty level individuals and families in Iowa City to get subsidized housing over time, especially in the Riverfront Crossings District and around the downtown and university. If permitted, these multi-family residences, which will include work-force housing, will gobble up land and utilize TIF and other resources that could be used for the provision of housing to poverty level families. Absent extenuating circumstances like a severe medical crisis, I am against providing subsidizing housing for people in Iowa City who earn 80 percent of the median income or more.

4. I would fully support the city using CDBG and other funds for educational programming not funded by the local school district such as reading programs or English language classes for non-English speaking individuals—especially for adults.

Thank you."

OMB Control No: 2506-0117 (exp. 07/31/2015)

Comments Received During City Council Meeting – December 2, 2014

Two comments were recorded during the public comment portion of the City Council meeting introducing the Consolidated Plan. They have been edited from the transcript of the meeting for clarity, but not for content:

1. Comment received from Sally Scott on behalf of the Johnson County Affordable Homes Coalition on Tuesday, December 2, 2014:

   There are some big policy issues here that I think should not be ignored. One is that the plan indicates that according to the National Low Income Housing Coalition, 535 assisted, affordable units in Iowa City are at risk of conversion to market rate. It's essential to preserve as many of those units as possible as affordable, especially given the very limited number of new affordable units that are currently being produced. We have non-profit partners who would be interested in helping with this preservation if possible. We had a guest earlier this fall, Michael Badockin from the National Housing Trust, who spoke at a conference we held on affordable housing, and this is exactly what his organization specializes in. We feel like there are some national allies who could help us, if indeed these units are at risk of losing their affordability. We want the City staff to prioritize preservation of those units, and if a unit is going to be lost, we think there should be a one-to-one replacement policy so that it's not lost to the community at large, even though it may not be in the specific area where it currently is located.

   Secondly, the draft plan describes the affordable housing location model as generally successful, and we challenge this assertion. The goals of the model, as stated, were to deconcentrate poverty in Iowa City and to promote diverse neighborhood in terms of income levels, and we have not seen statistical evidence that Iowa City's neighborhoods have less concentrated poverty or more income-diverse neighborhoods.

   As an immediate step, we support taking density into account when determining the location of affordable housing. Currently it doesn't matter if you're doing one unit or a hundred units of affordable housing, the model treats them the same and they should be treated differently. Secondly, we recommend a fact-based review of whether or not the policy has been effective. I think it's been around long enough to tell, and if not, then the policy should be changed or eliminated because we do think it is actually limiting the production of affordable housing. If it’s not accomplishing its goals, then it should be rethought.

   Finally, there is a summary of goals included in the plan. Over five years in a city of close to 70,000 people, this plan calls for rehabilitating 90 owner-occupied houses, rehabing 18 affordable rental units, constructing 10 new rental units, assisting five houses with affordable homeownership, and assisting 50 houses to access affordable rental. These are really low numbers for a city this size, and given the shortage of affordable housing which our coalition has documented. It's clear that federal dollars are falling and it's not something we can change here. But we have the opportunity to tap other private sources and state and federal funding aside from CDBG and Home.

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Specifically one of the most important federal sources of affordable housing nationally is the Low Income Housing Tax Credit. That's not currently being used in Iowa City because the numbers don't work with our high land prices. That doesn't mean it can't work, but it's harder and there would need to be some partnership and some help with the private and non-profit developers who know how to utilize those credits. So we are recommending that we put our heads together and try to make those low-income housing tax credits work again for us. Thank you.

2. Comment received from Charlie Eastham on behalf of the Johnson County Affordable Homes Coalition on Tuesday, December 2, 2014:

   My comments have to do with the imbalance I perceive between housing needs assessments and the planned allocation and the use of available funds to meet these needs. Page 16 of the plan reads "'high housing costs reduce economic opportunities and access to prosperity, especially among lower income racial and ethnic minorities in Iowa City. Renters are much more likely than homeowners to experience housing problems, among which cost burden is the most prevalent. Severely cost-burdened renter households earning 0 to 30% of the HUD area median income have the greatest housing needs, representing 42% of all the households that report a housing problem."

   Page 33 states that "Black households paying 30 to 50% of the median household income experience cost burden at a disproportionate level. Those households are about 20% more represented than white households are. An additional group, Hispanic households paying more than 50% of household income, does not quite qualify for disproportionate need by HUD's definition by only a small margin of 2%."

   When you read the needs assessments and the disproportionality statements, you would conclude that renters have the highest need for housing assistance from the funding sources covered by this plan. So you would expect that renter assistance would be greater than homeowner assistance. However, the anticipated total for the four funding sources listed in the plan is $1,505,000 per year. Of that total, there are homeowner set-asides equaling $725,000 per year, or almost 48% of the total funds available.

   Renter assistance funds are not part of a set-aside, and hence have to contend with other uses for their actual dedication to rental housing development. Those funds total $555,000, or only 37% of the total funds. So to me this says that the amount of funding available and the way it's allocated in this plan does not really match the need for renter assistance generally in the community.

   I would suggest that the Council at least take the step of giving highest priority for Home and CDBG funds that are available for housing assistance to housing development for renters and for homeless individuals in the communities. If not, my experience is that the HCDC process results in many of those funds being used for purposes other than housing assistance.

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Five-Year Consolidated Plan & Annual Action Plan
(aka CITY STEPS)
City of Iowa City, IA

Stakeholder Interviews and Focus Groups

Date: 6-9-14 Time: 6:00 PM Category: Neighborhood Council

Name (please print legibly)	Organization	Phone Number & E-mail Address
Tracy Highthrie	City of Iowa City	356-5244 tracy-highthrie@iowa-city.org
Ginny Blair	1710 FST IC	354-3914 ginnyblair51@gmail.com
Jerry Hansen	Grantwood/Wetherby	338-2584 dansk@mchsi.com
Cindy Roberts	Grantwood/ "	330-6734 cindy-roberts@uiowa.edu
Steve Lang	City of IC	

Five-Year Consolidated Plan & Annual Action Plan
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City of Iowa City, IA

Stakeholder Interviews and Focus Groups

Date: 6.10.14 Time: 8:30 AM Category: Affordable Housing Providers

Name (please print legibly)	Organization	Phone Number & E-mail Address
Stan Miller	Elder Services, Inc.	319 430 5393 smiller52240@gmail
Chris Villhauer	SouthGate Companies	(319) 337-4195 cvillhauer@SouthGateCo.com
Phoebe Trepp	Shelter House	319-338-5416 ext. 240 phoebetrepp@shelterhouseiowa.org
Carri Fox-Rummelhart	Iowa City Housing Authority	carri-fox@iowa-city.org ~~crummelh~~
Casey Westhoff	Systems Unlimited Inc.	(319) 338-9212 casey.westhoff@sui.org
Steve Finley	Pheasant Ridge Apts	319 357 0938
Maryann Dennis	The Housing Fellowship	mdennis@housingfellowship.com 319-358-9212 x5
Tracey Achenbach	Housing Trust Fund of Johnson Co.	tachenbach@htfjc.org 319-358-0212
Roger Goedken	Successful Living	rgoedken@icsuccess.org (319) 358-6800

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Stakeholder Interviews and Focus Groups

Date: 6.10.14 Time: 9:45 AM Category: Transit

Name (please print legibly)	Organization	Phone Number & E-mail Address
BRAD NEUMANN	MPO OF JOHNSON COUNTY	319-356-5235 / brad-neumann@iowa-city.org
CHRIS O'BRIEN	TRANSPORTATION SERVICES	319-356-5156 / chris-obrien@iowa-city.org

Five-Year Consolidated Plan & Annual Action Plan
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Stakeholder Interviews and Focus Groups

Date: 6.10.14 Time: 11:00 AM Category: Economic Development

Name (please print legibly)	Organization	Phone Number & E-mail Address
Nancy Quellhorst	Iowa City Area Chamber of Commerce	nancy@iowacityarea.com
Scott Mather	Iowa WORKS	scott.mather@iwd.iowa.gov; 319-538-2336
Carmen Heck	Goodwill of the Heartland	check@goodwillheartland.org
Wendy Ford	City of Iowa City Economic Development Div.	wendy-ford@iowa-city.org

Five-Year Consolidated Plan & Annual Action Plan
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Stakeholder Interviews and Focus Groups

Date: 6.10.14 Time: 2:45 PM Category: Homeless Assistance Providers

Name (please print legibly)	Organization	Phone Number & E-mail Address
JOAN VANDEN BERG	IOWA CITY COMMUNITY SCHOOLS	319-688-1015 vandenberg.joan@iccsd.k12.ia.us.
Stephanie VanHousen	ICCSD	319 688-1000 Vanhousen.stephanie@iowacityschools.org
Mark Sertich	Shelter House	319-351-0326 mark@shelterhouseiowa.org
Tracy Hightower	IC	
Crissy Canzanelli	Shelter House	crissy@shelterhouseiowa.org
Jan Palmer	Local Homeless Coordinating Board	jacolhcb@gmail.com
Jan Drapeau	WACAP	jdrapeau@wacap.org
Kristie Doser	Domestic Violence Intervention Program	319 356-9863 Kristie@dvipiowa.org

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Stakeholder Interviews and Focus Groups

Date: 6.10.14 Time: 7:00 PM Category: PUBLIC NEEDS HEARING

Name (please print legibly)	Organization	Phone Number & E-mail Address
Heather Binggeli	Elder Services Inc. (ESI)	338-0515 hbinggeli@elderservicesinc.com
Sally Scott	Johnson County Affordable Homes	333-1602 salwah.scott@gmail.com
Kitty Buckwalter	ESI	3512712 Kathleen-buckwalter@uiowa.edu
Dottie Persson	HCDC	337-3347 dorothy-persson@uiowa.edu
AL Persson	self	337-3347 a.persson@mchsi.com
Steve Long	City of Iowa City	
Kelsey Fuhr	self	fuhr.kelsey@gmail.com
Emily Seiple	self	emily.seiple@gmail.com
Adam Conzemius	ESI	51, 52 1603 adam-conzemius@uiowa.edu
Melissa Fox	ESI	515-423-7632 mfox@elderservicesinc.com

Five-Year Consolidated Plan & Annual Action Plan
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Stakeholder Interviews and Focus Groups

Date: 06/10/14 Time: 6pm Category: Public Hearing on Housing & Community Dev't. Needs

Name (please print legibly)	Organization	Phone Number & E-mail Address
Susan Blodgett	Elda Services, Inc	Sblodgett@eldaservices.inc.com 319-338-0515
Cheryll Clamon	ACDC	
Danielle Holliday	Johnson County Democratic Party	danielleholliday725@gmail.com
Jan Palmer	(Self)	jan-palmer@uiowa.edu

Five-Year Consolidated Plan & Annual Action Plan
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Stakeholder Interviews and Focus Groups

Date: 6.11.14 Time: 8:30 AM Category: ICHA

Name (please print legibly)	Organization	Phone Number & E-mail Address
MARY ABBOUD	IOWA CITY HOUSING AUTHORITY (Family Self-Sufficiency Program)	319-887-6061 mary-abboud@iowa-city.org
PATRICIA MACKAY	ICHA	319-887-6069 patricia-mackay@iowa-city.org
HEIDI WOLF	Iowa City Housing Authority Section 8 Coordinator	319-887-6070 heidi-wolf@iowa-city.org
Steven J. Rackis	Housing Administrator	887-6065 Steven-Rackis@Iowa-City.org

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Stakeholder Interviews and Focus Groups

Date: 6.11.14 Time: 9:45 AM Category: Parks + Rec Dept

Name (please print legibly)	Organization	Phone Number & E-mail Address
MIKE MARAN	P/R C/I	319-356-5100 MIKE-MARAN@IOWA-CITY.ORG
ZAC HALL	PARKS/REC	319-356-5093 Zac-hall@iowa-city.org

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Stakeholder Interviews and Focus Groups

Date: 6.11.14 Time: 11:00 AM Category: Social Service Providers

Name (please print legibly)	Organization	Phone Number & E-mail Address
Susan Blodgett	Elder Services, Inc	319-338-0510 Sblodgett@elderservicesirc.com
Chelsey Markle	The Arc of Southeast Iowa	319-351-5017 chelseyholmes@arcsei.org
ROGER LUSALA	M.Y.E.P	319-341-0060 R.Lusala@MYEP.US.
Vivian Davis	Chatham Oaks	319-887-2701 vdavis@chathamoaks.org
RaQuishia Harrington	Neighborhood Centers of Johnson County	319-354-7989 raquishia-harrington@yahoo.com
DEB MOORE	Compeer Program	319-338-7884 Ext. 245 dmoore@meimhc.org
Rosie Math	Access 2 Independence	(319) 336-3870 Rosiem@access2independence.org
Lynette Jacoby	Johnson County Social Services	319-688-5703 ljacoby@co.johnson.ia.us
Larisha Richardson	The Salvation Army	319-337-3725 cell 319-541-2768 larisha_richardson@usc.salvationarmy.org
Cassie Foxen	Salvation Army	319-337-3725 cassie_foxen@usc.salvationarmy.org
Kelsey Gehring	Community Mental Health PATH	515-201-5218 Kelsey.gehring@gmail.com
Clara Czerwionka, LMSW	Iowa City Community School District	319-530-5075 czerwionka.claire@iowacityschools.org

Five-Year Consolidated Plan & Annual Action Plan
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Stakeholder Interviews and Focus Groups

Date: 6.11.14 Time: 11:00 AM Category: Social Service Providers

Name (please print legibly)	Organization	Phone Number & E-mail Address
Ethan Novak	Community Mental Health Center PATH program	319-338-7884 x259 enovak@meimhc.org
Mary Palmberg	Free Lunch Program	319-400-0388 icfreelunch@gmail.com
Susan Gray	4Cs	319 338 7684 susan@iowa4cs.com
Adam B Sullivan	Crisis Center	cadam.sullivan@ccrisiscenter.org
Abby Jessen	Family-to-Family Partnership Program	319-329-1492 family2familyic@gmail.com
Tracy H. Hatha	City of Iowa City	
Ron Berg	MECCA	319-351-4357 rberg@meccaia.com
Valerie Kemp	6th DCS	Valerie.Kemp@iowa.gov 358-2993
Jacqueline Novotny	Visiting Nurse Association	(319) 337-9686 novotnyjs@vnaic.org
Tiffiny Johnston-Hines	Visiting Nurse Association	319-337-9686 johnston-hinesT@vnaic.org
ginny naso	United Action for Youth	Ginny.Naso@unitedactionforyouth.org 319-338-9279

Five-Year Consolidated Plan & Annual Action Plan
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City of Iowa City, IA

Stakeholder Interviews and Focus Groups

Date: 6.11.14 Time: 11:00 AM Category: Social Service Providers

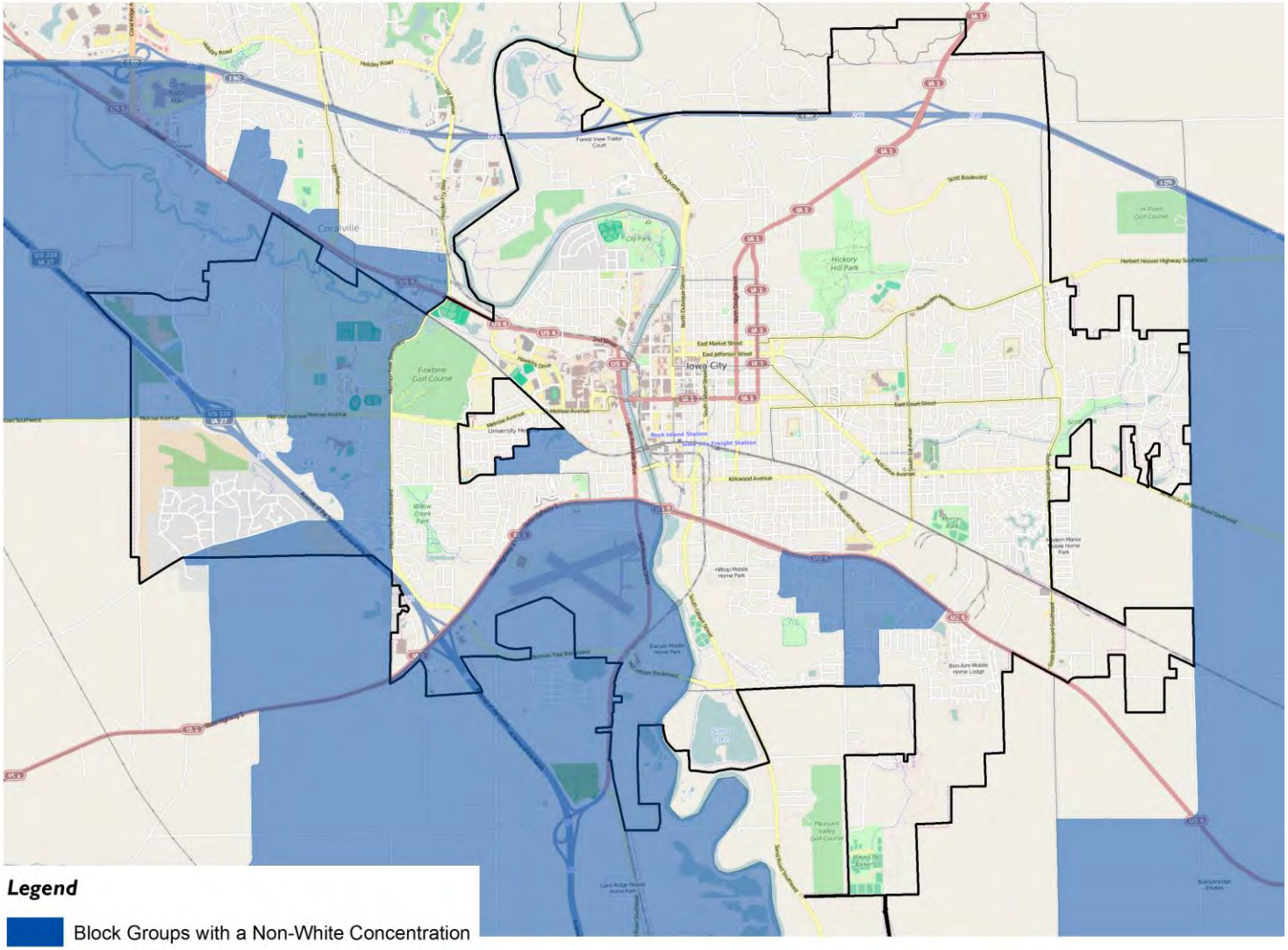
Name (please print legibly)	Organization	Phone Number & E-mail Address
Becci Reedus	Crisis Center Johnson County	319 5385090 becci.reedus@jccrisiscenter.org

B. Unique Appendices

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Racial/Ethnic Concentration, 2011

Source: ACS 2007-2011



OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Reporting

The City requires each organization receiving CDBG and/or HOME funds to submit quarterly reports until project close-out. The quarterly reports include information on the number of clients served, income level, and race/ethnicity. The reports also include a brief narrative providing an update of the activity. Each organization must also submit a year-end report summarizing all required data as needed for entry into IDIS and for inclusion in the City's CAPER.

Neighborhood Services performs on-site monitoring visits for each activity at least once after the project is funded. The City monitors projects on an annual basis until project close-out. All housing providers, during a stated period of affordability or as required by agreement, must also submit an annual tenant rental housing report to document compliance with all applicable regulations, specifically household income and program rents. In addition, members of the City Council appointed citizen commission, Housing and Community Development Commission, choose CDBG and/or HOME funded projects to visit and monitor.

The members meet with the project stakeholders to discuss the project, ensure that the project is proceeding properly by serving the intended clientele, and that it will be completed on time. The commission members then report back to the full commission at a regularly scheduled meeting.

Timeliness of Expenditures

Neighborhood Services staff require that each CDBG and HOME recipient attend a City-sponsored workshop just prior to the beginning of each year to review the CDBG and HOME regulations and reporting requirements. The timeliness of expending the funds is one of the topics discussed at the workshop. In addition, each recipient of CDBG and/or HOME funds signs a formal agreement after the funds have been released that includes a copy of the City's policy, as stated below:

From time to time there may be Community Development Block Grant (CDBG) and/or HOME Investment Partnership Program (HOME) projects that do not meet the anticipated schedule for implementation as presented to the Housing and Community Development Commission (HCDC). These circumstances may be due to unforeseen events (e.g. unfunded applications for other financing). HCDC recognizes the need to utilize CDBG, HOME and other funding as effectively and efficiently as possible to meet the needs of low/moderate income household for housing, jobs, and services within Iowa City.

OMB Control No: 2506-0117 (exp. 07/31/2015)

To assist HCDC in evaluating a project's status and ability to proceed, the following policy was adopted and became effective July 1, 2003:

1. All CDBG projects will have entered into a formal agreement with the City of Iowa City for the utilization of federal funds by September 30 each year. Should a recipient fail to meet this threshold, the project will be reviewed by HCDC to evaluate if extenuating circumstances exist. If extenuating circumstances exist and it is anticipated the project will proceed, a new timeline will be established for the completion of the project. If circumstances do not warrant an extension of time, HCDC may recommend the recapture and re-use of the funds to the City Council.
2. All CDBG projects (except applicants for LIHTCs) will have expended a minimum of fifty percent (50%) of the assistance provided for the proposed project by March 15 each year. This provides the recipient with approximately 255 days following the start of the fiscal year to reach this threshold for CDBG projects. All HOME projects will expend their funds on a timely basis per the applicable HOME regulation. Should a recipient fail to meet these thresholds, all unexpended CDBG/HOME funding will be recaptured by the City and recommendations will be made by the HCDC for re-use of the funds or HCDC may allow the recipient to retain the funds for the previously approved project.
3. If housing projects are applying for other funds through various state or federal agencies, the recipient must apply for those funds in the first available application period offered. Should a recipient fail to meet this application threshold, all CDBG/HOME funding will be recaptured by the City and recommendations be made by the HCDC for re-use of the funds.
4. Should a recipient be unsuccessful in obtaining the funds listed in the application round immediately following the allocation of local CDBG/HOME funds, and the project will not be able to proceed without the aforementioned funds, all CDBG/HOME funds will be recaptured by the City and recommendations will be made by the HCDC for re-use of the funds or HCDC may allow the recipient to retain the funds for the previously approved project. If the project is unsuccessful in obtaining the required funds listed in the application after two consecutive funding rounds following the allocation of local CDBG/HOME funds, the City will recapture all CDBG/HOME funds.

Housing Code Compliance

Each agreement between the CDBG/HOME recipient and the City states the following: "The project shall be completed in compliance with all applicable state and local building codes; and upon completion, shall be operated in compliance with all applicable state and local laws." Neighborhood Services staff verify that the appropriate permits are taken out and that Neighborhood and Development Services have inspected the structure for compliance with local building codes and local rental inspection housing codes (if the project is a rental project).

Neighborhood and Development Services annually inspect each HOME funded rental unit where the tenant receives Section 8 funds to ensure compliance with housing codes. In addition, the City inspects all rental units every two years to ensure compliance with rental housing codes.

MBE/WBE Policy

Each CDBG agreement contains language specifying that the subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women's business enterprises the maximum practicable opportunity to participate in the performance of its contract. As used in the contract, "small business" refers to a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632) and "minority and women's business enterprise" means a business at least 51% owned and controlled by minority group members or women. Sub-recipients may rely on written representations by businesses regarding their status as a minority and female business enterprises in lieu of independent investigations.

2016-2020 CITY STEPS Amendment #1

The City of Iowa City proposes an amendment to the 2016-2020 Consolidated Plan (known as, CITY STEPS) to utilize $50,000 in Year One (Fiscal Year 2016) for sidewalk curb cuts in the downtown commercial district to improve accessibility and prevent slum and blight. The Consolidated Plan currently apportioned these funds for building façade improvements and micro-enterprise assistance. This new activity will also be an eligible activity from Year Two to Year Five under the economic development set-aside. At their April 12, 2015 meeting, the Housing and Community Development Commission (HCDC) will discuss this proposed amendment and consider a recommendation to the City Council.

Although the commission does not anticipate allocating significant funds to Public Facilities and Infrastructure Improvements due to the nature of CDBG funds, access for pedestrians and persons with disabilities is a community need and frequently mentioned as an obstacle for low income residents to achieve their highest degree of self-sufficiency. Also, the Consolidated Plan is a document that other city departments and outside agencies use to document need for projects funded with local, state, or other federal funding sources.

Public Facilities and Infrastructure Improvements

03K Street Improvements	
Plan to Fund:	Yes
Funds Source:	CDBG

C. Certifications

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

5-6-15

Signature/Authorized Official Date

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

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

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

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

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

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

5-6-15

Signature/Authorized Official Date

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

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

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

5-6-15

Signature/Authorized Official Date

City Manager

Title

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 05/15/2015

4. Applicant Identifier: 2015 CDBG Program

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Iowa City, Iowa

* b. Employer/Taxpayer Identification Number (EIN/TIN): 42-6004805

* c. Organizational DUNS: 1454099960000

d. Address:

* Street1: 410 E Washington St
Street2:
* City: Iowa City
County/Parish:
* State: IA: Iowa
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 52240-1825

e. Organizational Unit:

Department Name: Neighborhood and Development

Division Name: Neighborhood Services

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Tracy
Middle Name:
* Last Name: Hightshoe
Suffix:

Title: Neighborhood Services Coordinator

Organizational Affiliation:

* Telephone Number: (319) 356-5244
Fax Number:

* Email: tracy-hightshoe@iowa-city.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Developlment

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant - Entitlement

*** 12. Funding Opportunity Number:**

FR-5900-N-0

* Title:

General Section to HUD's Fiscal Year 2015 Notice[s] of Funding Availability (NOFAs)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant (CDBG) funds to assist Iowa City with housing and non-housing community development activities.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: IA-2
* b. Program/Project: IA-2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 06/01/2015
* b. End Date: 05/31/2016

18. Estimated Funding ($):

* a. Federal	571,062.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	205,544.00
* f. Program Income	85,000.00
* g. TOTAL	861,606.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 11/07/2014.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:
* First Name: Thomas
Middle Name: M
* Last Name: Markus
Suffix:

* Title: City Manager

* Telephone Number: 319-356-5010
Fax Number:

* Email: tom-markus@iowa-city.org

* Signature of Authorized Representative:
* Date Signed: 5-6-15

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 05/15/2015

4. Applicant Identifier: 2015 HOME Program

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

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Title: Neighborhood Services Coordinator

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Fax Number:

* Email: tracy-hightshoe@iowa-city.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Developlment

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships

*** 12. Funding Opportunity Number:**

FR-5900-N-01

* Title:

General Section to HUD's Fiscal Year 2015 Notice[s] of Funding Availability (NOFAs)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Home Investment Partnerships Program (HOME) funds to assist Iowa City to develop and maintain affordable housing.

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: IA-2
* b. Program/Project: IA-2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 06/01/2015
* b. End Date: 05/31/2016

18. Estimated Funding ($):

* a. Federal	321,280.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	272,500.00
* f. Program Income	100,000.00
* g. TOTAL	693,780.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 11/07/2014.

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Prefix:
* First Name: Thomas
Middle Name: M
* Last Name: Markus
Suffix:

* Title: City Manager

* Telephone Number: 319-356-5010
Fax Number:

* Email: tom-markus@iowa-city.org

* Signature of Authorized Representative:
* Date Signed: 5-16-15