

# EXHIBIT A

## FY16 Annual Action Plan Substantial Amendment #2 December 2015

The City of Iowa City received unanticipated CDBG (Community Development Block Grant) program income totaling over \$200,000 upon the sale of two CDBG assisted properties owned by Community Mental Health Center and the Extend the Dream Foundation. Staff conducted a mid-year funding round for the \$200,000 available in CDBG funds. In addition, Bilam Properties LLC (a Southgate entity) requests to repay the \$600,000 CDBG loan awarded to Wetherby Condos South LLC used to rehabilitate 94 condos at 1956, 1958 and 1960 Broadway (formerly Broadway Condos). They request these funds be reallocated to Bilam Properties LLC (a Southgate entity) to rehabilitate 53 condominium units at Walden Ridge (off Mormon Trek Boulevard).

The City proposes amending the FY16 Annual Action Plan to include four new projects totaling \$800,000. The proposed amendment is detailed on the following page.

The City Council will consider this recommendation on December 15 following a 30-day public comment period and the amendment will be submitted to the U.S. Department of Housing and Urban Development (HUD) following City Council approval.

| <b>Jurisdiction: City of Iowa City, Iowa</b>   | <b>Contact Person</b>   |
|--|---|
| Jurisdiction Web Address:<br><a href="http://www.icgov.org/actionplan">http://www.icgov.org/actionplan</a> | Tracy Hightshoe<br>Neighborhood Services Coordinator<br>410 E. Washington Street<br>Iowa City, IA 52240<br>319.356.5244<br><a href="mailto:Tracy-Hightshoe@iowa-city.org">Tracy-Hightshoe@iowa-city.org</a> |

# Proposed Amendment

|  |   |
|--|---|
| <b>Project Name</b>  | The Housing Fellowship Rehab Project                        |
| <b>Target Area</b>   |   |
| <b>Goals Supported</b>   | Increase the supply of affordable rental housing            |
| <b>Needs Addressed</b>   | Expanding Affordable Rental Housing                         |
| <b>Funding</b>   | CDBG: \$49,998  |
| <b>Description</b>   | Rehab of two rental properties for income qualified tenants |
| <b>Target Date</b>   | 1/15/2017   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Two households.<br>0-80% MFI: 100%                          |
| <b>Location Description</b>  | 2700 Wayne Avenue and 1017 Dover Street                     |
| <b>Planned Activities</b>  | Rental rehab  |

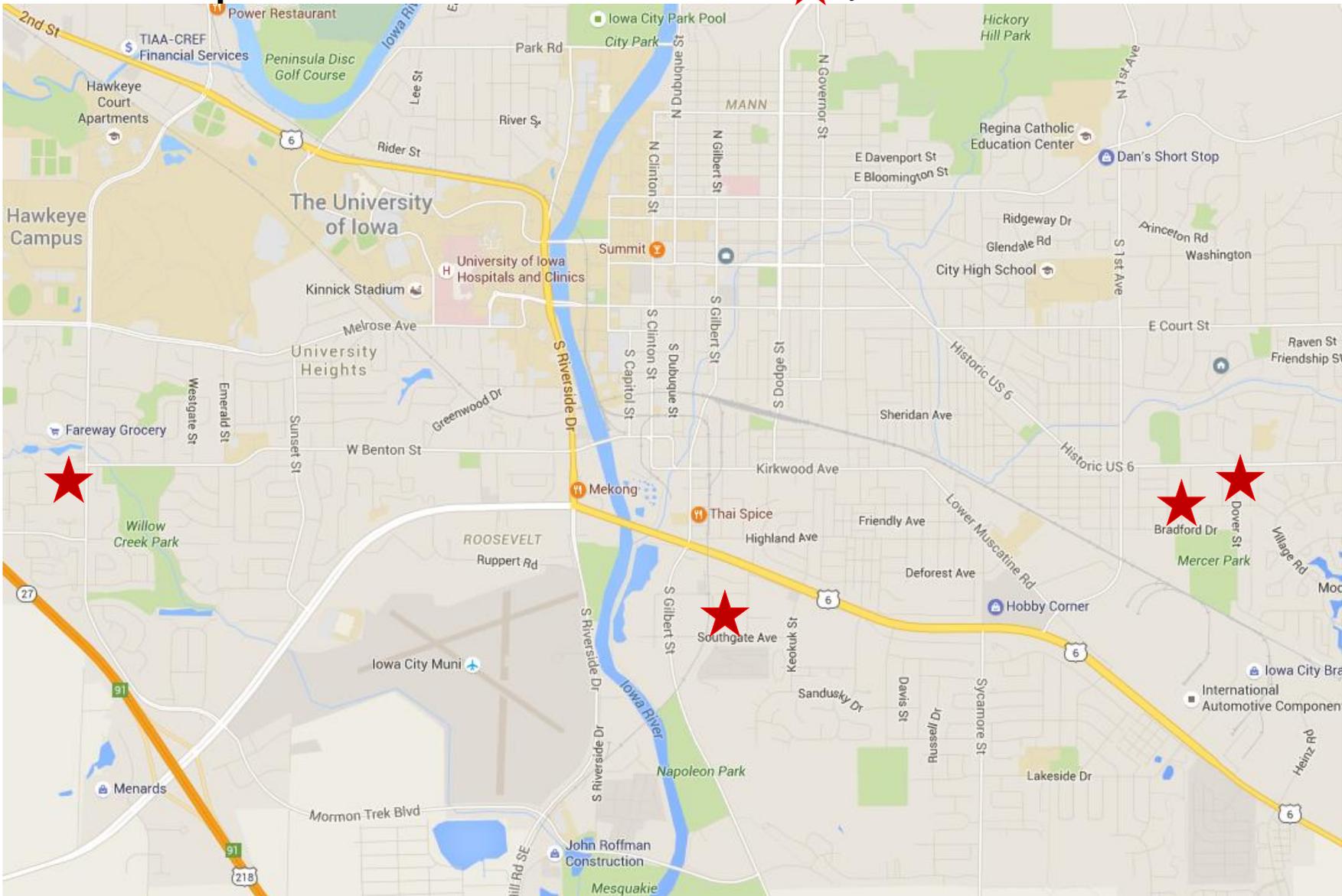
|  |  |
|--|--|
| <b>Project Name</b>  | Walden Ridge Rehab   |
| <b>Target Area</b>   |  |
| <b>Goals Supported</b>   | Increase the supply of affordable rental housing   |
| <b>Needs Addressed</b>   | Expanding Affordable Rental Housing  |
| <b>Funding</b>   | CDBG: \$600,000  |
| <b>Description</b>   | Rehab of up to 53 rental housing units for income qualified tenants.   |
| <b>Target Date</b>   | 1/15/2017  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 53 households.<br>0-80% MFI: 100%  |
| <b>Location Description</b>  | Bittersweet Court units 2450, 2446, 2442, 2438, 2428, 2419, 2415, 2411, 2407<br><br>Clearwater Court units 2574, 2570, 2566, 2562, 2556, 2552, 2548, 2544, 2538, 2534, 2530, 2526, 2520, 2516, 2512, 2508<br><br>Shady Glen Court units 2426, 2422, 2418, 2400, 2431, 2404, 2408, 2412, 2419, 2423, 2427<br><br>Sylvan Glen Court units 2568, 2564, 2560, 2556, 2550, 2532, 2520, 2565, 2561, 2557, 2553, 2565, 2561, 2557, 2553, 2547, 2543, 2539, 2535, 2521, 2517 |
| <b>Planned Activities</b>  | Rental rehab   |

|  |  |
|--|--|
| <b>Project Name</b>  | Prelude Behavioral Services  |
| <b>Target Area</b>   |  |
| <b>Goals Supported</b>   | Suitable living environment  |
| <b>Needs Addressed</b>   | Availability   |
| <b>Funding</b>   | CDBG: \$100,002  |
| <b>Description</b>   | The applicant proposes to acquire property that will be utilized to provide services to people with addiction. |
| <b>Target Date</b>   | 1/15/2017  |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 0-30% MFI: 60 percent<br>31%-50% MFI: 20 percent<br>51%-80% MFI: 10 percent<br>Over 80%: 10 percent            |
| <b>Location Description</b>  | 1925 Boyrum Street   |
| <b>Planned Activities</b>  | Property acquisition   |

|  |   |
|--|---|
| <b>Project Name</b>  | Systems Unlimited   |
| <b>Target Area</b>   |   |
| <b>Goals Supported</b>   | Increase the supply of affordable rental housing  |
| <b>Needs Addressed</b>   | Expanding Affordable Rental Housing   |
| <b>Funding</b>   | CDBG: \$50,000  |
| <b>Description</b>   | Acquisition of a three-bedroom home for three Single Room Occupancy units. Targeted groups are those with disabilities. |
| <b>Target Date</b>   | 1/15/2017   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 3 persons with disabilities.<br>0-30% MFI: 100%   |
| <b>Location Description</b>  | To be determined  |
| <b>Planned Activities</b>  | Property acquisition  |

# Location Map

★ Systems Unlimited location to-be-determined



# Publication Notice

Iowa City Press Citizen

December 4, 2015

## PUBLIC MEETING NOTICE

### FY16 Annual Action Plan Amendment #2

The City Council will hold a public meeting, accept comments, and consider approval of Iowa City's FY16 Annual Action Plan Amendment #2 on December 15, 2015. The meeting will be held at City Hall, Emma Harvat Hall, 410 East Washington Street at 7:00 p.m.

The Annual Action Plan is a portion of Iowa City's Consolidated Plan (a.k.a. CITY STEPS). The Annual Action Plan includes information on the proposed use of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds for housing, jobs, and services for low-moderate income persons. The Annual Action Plan outlines proposed activities and their budgets.

The FY2016 Action Plan Amendment #2 proposes adding the following CDBG funded projects due to unanticipated program income:

The Housing Fellowship, \$49,998 in CDBG funds to rehab two existing affordable rental units; Systems Unlimited, \$50,000 in CDBG funds to purchase a three-bedroom home for people with disabilities; Prelude Behavioral Services, \$100,002 in CDBG funds to acquire 1925 Boyrum Street for public services; and Bilam Properties LLC, \$600,000 to rehab 53 affordable rental units at Walden Ridge townhomes off of Mormon Trek Boulevard.

Copies of the proposed amendments are available from the Neighborhood and Development Services Department, 410 East Washington Street; the Iowa City Public Library, 123 S. Linn Street; or on Iowa City's web site ([www.icgov.org/actionplan](http://www.icgov.org/actionplan)). Additional information is available by calling 356-5230.

Comments may be submitted in writing to the Neighborhood and Development Services Department at the address above or by email to [Kristopher-Ackerson@iowa-city.org](mailto:Kristopher-Ackerson@iowa-city.org). If you require special accommodations or language translation please contact Tracy Hightshoe at 356-5230 or 356-5493 TTY at least seven (7) days prior to the meeting.

## **Public Comments Received with Staff Response**

The 30-day public comment period for the FY16 Annual Action Plan Amendment #2 starts November 13, 2015 and ends December 15, 2015. The City Council is holding a public meeting on December 15, 2015.

### **Comments Received:**

None

### **Staff Response:**

N/A