

# Iowa City



## FY17 ANNUAL ACTION PLAN

### Neighborhood and Development Services

**CDBG - Community Development Block Grant**

**HOME - HOME Investment Partnerships Funds**



CITY OF IOWA CITY

**Neighborhood Services**

410 E. Washington St.  
Iowa City, IA 52240

Phone: 319.356.5230  
[www.icgov.org/commdev](http://www.icgov.org/commdev)

**May 2016**

**RESOLUTION NO. 16-134**

**RESOLUTION ADOPTING IOWA CITY'S FY17 ANNUAL ACTION PLAN WHICH IS A SUB-PART OF IOWA CITY'S 2016-2020 CONSOLIDATED PLAN (CITY STEPS) AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAID PLAN AND ALL NECESSARY CERTIFICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND DESIGNATING THE CITY MANAGER AS THE AUTHORIZED CHIEF EXECUTIVE OFFICER.**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires the City of Iowa City, Iowa, to prepare and submit the FY17 Annual Action Plan as part of the City's 2016-2020 Consolidated Plan (CITY STEPS) to plan the use of federal funds to assist lower income residents with housing, jobs, and services; and

WHEREAS, the Iowa City Housing and Community Development Commission has held a series of meetings regarding the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds for City of Iowa City fiscal year 2017; and

WHEREAS, the City has disseminated information, received public input and held a public meeting on the FY17 Annual Action Plan; and

WHEREAS, the FY17 Annual Action Plan contains the allocation of CDBG and HOME funds attached hereto as Exhibit A; and

WHEREAS, the Iowa City Housing and Community Development Commission has recommended that Exhibit A be approved; and

WHEREAS, adoption of the FY17 Annual Action Plan will make Iowa City eligible for federal and state funds administered by the U.S. Department of Housing and Urban Development; and

WHEREAS, the City Council finds that the public interest will be served by the adoption of the FY17 Annual Action Plan and submission to the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA, THAT:

1. The City of Iowa City FY17 Annual Action Plan, containing the allocation of CDBG and HOME funds attached hereto as Exhibit A, is hereby approved and adopted.
2. The City Manager is hereby designated as the Chief Executive Officer and authorized to act on behalf of the City of Iowa City in connection with the FY17 Annual Action Plan.
3. The City Manager of Iowa City is hereby authorized and directed to submit the City of Iowa City FY17 Annual Action Plan to the U.S. Department of Housing and Urban Development, and is further authorized and directed to provide all the necessary

certifications or documents required by the U.S. Department of Housing and Urban Development.

4. The City Manager is hereby authorized to execute, terminate, or amend CDBG and HOME Agreements executed in connection with the allocation of public funds with sub-recipients, Community Housing Development Organizations (CHDOs), or other legal entities.

Passed and approved this 3<sup>rd</sup> day of May, 2016.

  
MAYOR

ATTEST: Marian K. Kan  
CITY CLERK

 4-25-16  
City Attorney's Office

Resolution No. 16-134  
Page 2

It was moved by Dickens and seconded by Botchway the  
Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Botchway
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Cole
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Dickens
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Mims
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Taylor
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Thomas
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Throgmorton

### Exhibit A

Category	Project Name	CDBG Award	HOME Award	Persons / Households / Facilities Assisted
Public Services	Aid to Agencies Shelter House	\$ 50,000	\$ -	650
	Aid to Agencies NCJC	\$ 43,700	\$ -	120
	Aid to Agencies DVIP	\$ 6,300	\$ -	300
Public Facilities	Neighborhood Improvement Set-aside	\$ 75,000	\$ -	NA
	Arc of Southeast Iowa	\$ 51,000	\$ -	1
Housing	CHDO Operating THF	\$ -	\$ 16,000	NA
	MYEP Acquisition	\$ 50,000	\$ -	3
	THF Rental Housing	\$ -	\$ 58,000	1
	Shelter House FUSE	\$ 25,000	\$ 250,000	15
	CDBG Owner-Occupied Rehab	\$ 235,000	\$ -	18
	HOME Owner-Occupied Rehab	\$ -	\$ 90,000	4
Economic Development	Economic Development Set-aside	\$ 50,000	\$ -	2
Administration	CDBG Administration	\$ 131,704	\$ -	NA
	HOME Program Administration	\$ -	\$ 48,437	NA
<b>Total</b>		<b>\$ 717,704</b>	<b>\$ 462,437</b>	<b>1114</b>

# Executive Summary

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

### 1. Introduction

#### Objectives & Outcomes

The Annual Plan articulates funding decisions for the next year of Community Development Block Grant and HOME Investment Partnerships Program funds according to the long-term goals established in CITY STEPS, the city's 2016-2020 Consolidated Plan. The CP was guided by three overarching goals that are applied according to community needs. These 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 neighborhoods, greater integration of low and moderate income residents throughout the city, increased housing opportunities and reinvestment in deteriorating neighborhoods.
- To 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.

#### Focus of the Plan

As required by the federal government, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income (LMI) individuals and households. The Consolidated Plan must also address the needs of persons with "special needs" such as the elderly, persons with disabilities, large families, single parents and homeless individuals and families.

#### Priorities

Iowa City is committed to allocating funds that serve the needs of low-to-moderate income residents. Households with incomes less than 50% of the area median income, particularly those with extremely low incomes (less than 30% of area median income), 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.

The Consolidated Plan planning process requires the city to specifically address needs and proposed strategies in the following three areas: housing, homelessness and community development.

Based upon outreach efforts, the following community development and housing needs were determined to have a high priority and will continue to be an emphasis of CDBG funding:

#### Housing

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

#### Public Services

- Homeless Services
- Transportation Services
- Child care services
- Mental health
- Food banks

#### Public Facilities and Improvements

- Facility improvements to the structures housing the public service providers

#### Economic Development

- Micro-enterprise development

## **2. Summarize the objectives and outcomes identified in the Plan**

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

Based on guidance provided by HUD, the following performance measurement system is utilized by the City of Iowa City. Simply stated, performance measurement is an organized process for gathering information to determine how well programs and activities are meeting established needs and goals. HUD needs this information in a common format to summarize program outcomes at the national level. For each activity that the city funds, it must determine the goal of the activity based on local intent, identify one objective and one outcome for each activity, indicate the objective and outcome in IDIS and report on applicable indicators in IDIS and the Consolidated Annual Performance and Evaluation Report

(CAPER). Each activity must have an outcome statement. This outcome statement in its most basic form is the activity's objective plus outcome.

Three specific objectives are relative to each activity funded:

1. **Creating (or Enhancing) Suitable Living Environments.** Applicable to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities that are intended to address a wide range of issues faced by low and moderate income persons, from physical problems with their environment to social issues such as crime prevention, literacy, or elderly health services.
2. **Providing Decent Housing.** Applicable to housing programs where the purpose is to meet individual family or community needs, and not programs where housing is an element of a larger effort (such as would otherwise be applied under the "Suitable Living Environment" Objective).
3. **Creating Economic Development Opportunities.** Applicable to activities that are related to economic development, commercial revitalization, or job creation.

Three specific outcomes are relative to stated objectives:

1. **Availability/Accessibility.** Applicable to activities that make services, infrastructure, public services, public facilities, housing or shelter available or accessible to low- and moderate income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low- and moderate-income people.
2. **Affordability.** Applicable to activities that provide affordability in a variety of ways to low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
3. **Sustainability.** Applicable to activities or services that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to low- and moderate-income persons or by removing or eliminating slums or blighted areas.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Iowa 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 to a suitable living environment, sustainability of a suitable living environment, and accessibility to economic opportunities.

Each year, the City is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD, reporting on the activities that were funded with CDBG and HOME dollars, the amount spent, and the beneficiaries assisted. The City has submitted the required reports each year, and HUD has accepted the reports each year. Electronic versions of the City's past CAPER reports can be found on the City's website at [www.iowa-city.org/actionplan](http://www.iowa-city.org/actionplan).

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Throughout the year the Housing and Community Development Commission (HCDC) holds public hearings to oversee the operation of Neighborhood Services (formerly the Community Development Division), the Iowa City Housing Authority, monitor CDBG and HOME projects, and listen to public input into these and other programs.

The City of Iowa City's current 5-year Consolidated Plan was adopted in May 2015. Numerous public meetings and hearings were held to solicit public comment regarding the development of the CITY STEPS plan in accordance with the City's Citizen Participation Plan. The city ensured broad public participation in the development of CITY STEPS. The stakeholders invited to participate in the process are detailed in the Plan.

HCDC and the City Council have held a number of meetings for the preparation of this Annual Action Plan and other HUD related documents. The public has been invited to participate in all of the meetings and efforts were made to encourage and increase citizen participation. A chronology of the events, meetings, public hearings and actions taken in relation to the Annual Action Plan and Iowa City's 2016-2020 Consolidated Plan (a.k.a. CITY STEPS) are contained in Section A-12 Participation.

#### **5. Summary of public comments**

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

A 30-day public comment period regarding the draft Annual Action Plan ran from April 1 to May 3. A public meeting was held on May 3. Comments received and staff response can be found in Appendix A.

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

None at this time.

#### **7. Summary**

### ***Other Resources and Leverage***

Iowa City is fortunate to have active and vital organizations that provide housing and supportive services within the community. As such, multiple resources (federal, state, local and private) are available for activities including housing, jobs and human services. In addition to these funds, other resources like donations and volunteers are utilized.

According to the applications, we have been able to estimate over \$2.3 million in other funds will be leveraged. In addition, other municipal resources such as general fund expenditures, infrastructure improvements, and tax exemptions may be used to meet the City's HOME match liability.

Actual leverage and HOME match figures will depend on the outcomes of the projects proposed in this annual action plan. Upon completion of this year's projects the exact amount of other resources leveraged by these projects will be known and included within the Consolidated Annual Performance and Evaluation Report.

Private banks and lending institutions often provide significant capital to both Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) projects. Both the City and local organizations recognize this mutually beneficial relationship. To promote the goals and objectives of the Consolidated Plan (a.k.a. CITY STEPS) both parties have taken steps to strengthen and expand our partnerships.

As stated above, other resources include in-kind donations, volunteers, foundations and businesses. The following is a list of organizations or groups identified as contributing to past CDBG and HOME projects:

- Private (donations)
- Private (loans)
- Public funds (federal and state)
- United Way
- Johnson County
- In-kind Donations (skilled labor, goods, materials, waived fees)
- Volunteers
- City of Iowa City
- Iowa Finance Authority (Low Income Housing Tax Credits)

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role		Name	Department/Agency
CDBG Administrator	IOWA CITY	Neighborhood and Development Services Department	
HOME Administrator	IOWA CITY	Neighborhood and Development Services Department	

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Neighborhood Services Division

City of Iowa City

410 East Washington Street

Iowa City, Iowa 52240

Phone: (319) 356-5247

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

### **1. Introduction**

#### ***Institutional Structure & Enhanced Coordination***

Form of Government - The City of Iowa City is organized under the Council-Manager form of government. Iowa City citizens elect seven Iowa City residents to the City Council for overlapping four-year terms. Four of the Council Members, known as the Council Members At-large, are nominated and elected by the eligible electors of the City at large. The other three are known as District Council Members and are nominated by the eligible electors of their respective districts and elected by the qualified voters of the City at large. The Council, in turn, selects one of its members to serve as mayor for a two-year term. The Mayor presides at the City Council meetings and has one vote on the Council - the same as the other six members.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

**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.**

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 (LHCB) Continuum of Care’s planning process. The LHCB 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 LHCB to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Not applicable.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	THE HOUSING FELLOWSHIP
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Input during the development of the Consolidated Plan and Annual Action Plans.
2	<b>Agency/Group/Organization</b>	SHELTER HOUSE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Input during the development of the Consolidated Plan and Annual Action Plans.
3	<b>Agency/Group/Organization</b>	Elder Services Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

4	<b>Agency/Group/Organization</b>	Iowa City Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
5	<b>Agency/Group/Organization</b>	SYSTEMS UNLIMITED, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
6	<b>Agency/Group/Organization</b>	Housing Trust Fund of Johnson County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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

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

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

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

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
18	<b>Agency/Group/Organization</b>	Johnson County Democrats
	<b>Agency/Group/Organization Type</b>	Political Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
19	<b>Agency/Group/Organization</b>	Iowa City Parks and Recreation Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
20	<b>Agency/Group/Organization</b>	Arc of Southeast Iowa
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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

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

26	<b>Agency/Group/Organization</b>	Abbe Center for Community Mental Health
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
27	<b>Agency/Group/Organization</b>	Free Lunch Program
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

28	<b>Agency/Group/Organization</b>	Iowa4Cs
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
29	<b>Agency/Group/Organization</b>	Crisis Center of Johnson County
	<b>Agency/Group/Organization Type</b>	Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
30	<b>Agency/Group/Organization</b>	MECCA SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
31	<b>Agency/Group/Organization</b>	6th Judicial District Dept of Correctional Services
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	JCLHCB	Strategic Plan incorporates needs and strategies identified by these groups
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
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

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

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).

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.

## **AP-12 Participation – 91.105, 91.200(c)**

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

December 2015

- Public notice that CDBG and HOME applications are available
- CDBG/HOME Applicant Workshop #1

January 2016

- CDBG/HOME Applicant Workshop #2
- Applications due January 15

February

- HCDC meeting question/answer discussion with applicants

March

- HCDC meeting review of rankings & average funding; recommendation on funding awards

April

- Draft Annual Action Plan – 30-day comment period begins
- HCDC meeting – recommendation on the Annual Action Plan to Council
- Public Meeting Notice Appears in Press-Citizen

May

- Expiration 30-day comment period on the FY15 Annual Action Plan
- City Council: public meeting on the FY15 Annual Action Plan
- City Council: resolution-approving the FY15 Annual Action Plan

**Anticipated Dates**

May 15 - Annual Action Plan submitted to HUD

May 30 - Submission of Environmental Review Record and FONSI (as applicable)

June 16 - Submission of Request for Release of Funds

July 1 - Start CDBG and HOME projects

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	General public	Notice to solicit public input on the draft Annual Action Plan.	None to date.	None.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

### 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 projects.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	568,519	90,000	59,185	717,704	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	386,444	75,993	0	462,437	0	
General Fund	public - local	Other	250,000	0	0	250,000	450,000	UniverCity - City budgets 2-5 homes annually.
Other	public - local	Homeowner rehab	200,000	0	0	200,000	600,000	Amount annual estimates \$200,000 in general funds annually for the GRIP program.

Table 5 - Expected Resources – Priority Table

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

The City has been active in encouraging applicants and subrecipients to obtain other public and private resources that address needs identified in the Consolidated Plan. For example, the facade improvement program requires a 70 percent private match for all projects. The City of Iowa City and its subrecipients were able to leverage CDBG & HOME funds at a rate of over \$0.67 in non-formula funds for every \$1 of formula funds.

The CDBG program does not have federal match requirements, however leveraging for the HOME and CDBG programs are based on activities completed during Year 40. 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 owns property in the central business district that allows the city flexibility in developing and encouraging affordable housing units and employment opportunities.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### 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		Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Improve access to affordable owner housing	2016	2020	Affordable Housing	Citywide	Expanding Affordable Rental/Owner Housing		Homeowner Housing Added: 1 Household Housing Unit
3	Improve quality of affordable rental units	2016	2020	Affordable Housing Homeless	Citywide	Preserve Existing Affordable Housing Units		Rental units rehabilitated: 3 Household Housing Unit
4	Increase the supply of affordable rental housing	2016	2020	Affordable Housing	Citywide	Expanding Affordable Rental/Owner Housing		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 4 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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		Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
6	Improve and maintain public facilities	2016	2020	Public and neighborhood facility improvement	Citywide	Public Facility Improvements		Other: 2 Other
7	Provide public services	2016	2020	Non-Homeless Special Needs	Citywide	Public Services Economic Development		Other: 3 Other
8	Improve/maintain public infrastructure/amenities	2016	2020	Public and neighborhood facility improvement	Citywide	Infrastructure Maintenance & Improvement		Other: 2 Other
9	Strengthen economic development	2016	2020	Non-Housing Community Development	Citywide	Economic Development		Businesses assisted: 1 Businesses Assisted
10	Remove slum and blight	2016	2020	Non-Housing Community Development	Citywide	Economic Development		Businesses assisted: 1 Businesses Assisted
11	Planning and administration	2016	2020	Program admin	Citywide	Planning & Administration		Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Improve the quality of owner housing
	<b>Goal Description</b>	Rehab of existing owner-occupied units
2	<b>Goal Name</b>	Improve access to affordable owner housing
	<b>Goal Description</b>	Assistance for new homeowners
3	<b>Goal Name</b>	Improve quality of affordable rental units
	<b>Goal Description</b>	Rehab of existing renter-occupied units
4	<b>Goal Name</b>	Increase the supply of affordable rental housing
	<b>Goal Description</b>	Acquire one new renter-occupied unit
5	<b>Goal Name</b>	Improve access to affordable renter housing
	<b>Goal Description</b>	Assistance for renters
6	<b>Goal Name</b>	Improve and maintain public facilities
	<b>Goal Description</b>	Upgrading and expansion of public facilities
7	<b>Goal Name</b>	Provide public services
	<b>Goal Description</b>	Increase the effectiveness of physical investments that improve conditions for the elderly, youth, low-income persons, and other special populations

8	<b>Goal Name</b>	Improve/maintain public infrastructure/amenities
	<b>Goal Description</b>	Improving or replacing outdated and deteriorating infrastructure
9	<b>Goal Name</b>	Strengthen economic development
	<b>Goal Description</b>	Direct technical and business assistance
10	<b>Goal Name</b>	Remove slum and blight
	<b>Goal Description</b>	Facade improvement program
11	<b>Goal Name</b>	Planning and administration
	<b>Goal Description</b>	Administrative and planning costs to operate the CDBG and HOME programs successfully

**Table 7 – Goal Descriptions**

**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 91.215(b):**

## AP-35 Projects – 91.220(d)

### Introduction

The following project information for FFY 2016 (City FY2017) provides a comprehensive overview on the ranges of CDBG and HOME activities.

#	Project Name
1	CDBG and HOME Administration
2	Iowa City Owner-Occupied Rehab
3	MYEP Acquisition
5	Shelter House Supportive Housing
6	Economic Development
7	Neighborhood Improvement
8	Aid to Agencies Shelter House
9	Aid to Agencies NCJC
10	Aid to Agencies DVIP
11	Arc of Southeast Iowa Renovation
12	CHDO Operating The Housing Fellowship
13	THF Rental Acquisition

**Table 8 – Project Information**

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

The primary obstacle to meeting the underserved needs is the limited resources available to address priorities. Iowa City, like many cities across Iowa, continues a long and arduous flood recovery process. As a result, the City's financial and staff resources continue to be invested in grant funded recovery projects, which further limits pursuit of outside grant funds for housing and community development projects.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	CDBG and HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and administration
	<b>Needs Addressed</b>	Planning & Administration
	<b>Funding</b>	CDBG: \$131,704 HOME: \$48,437
	<b>Description</b>	Program administration as per HUD regulations
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	410 East Washington Street, Iowa City, Iowa 52240
	<b>Planned Activities</b>	Program administration as per HUD regulations
<b>2</b>	<b>Project Name</b>	Iowa City Owner-Occupied Rehab
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve the quality of owner housing

	<b>Needs Addressed</b>	Preserve Existing Affordable Housing Units
	<b>Funding</b>	CDBG: \$235,000 HOME: \$90,000
	<b>Description</b>	Housing rehabilitation for owner-occupied housing units
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	22 low income households
	<b>Location Description</b>	
	<b>Planned Activities</b>	Housing rehabilitation for owner-occupied housing units
<b>3</b>	<b>Project Name</b>	MYEP Acquisition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase the supply of affordable rental housing
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Acquisition of residential property for SRO units
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Three SRO units for residents with disabilities
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Acquisition of residential property for SRO units
<b>4</b>	<b>Project Name</b>	Shelter House Supportive Housing

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase the supply of affordable rental housing
	<b>Needs Addressed</b>	Expanding Affordable Rental/Owner Housing
	<b>Funding</b>	CDBG: \$25,000 HOME: \$250,000
	<b>Description</b>	Property acquisition and construction of fifteen SRO units for income qualified tenants.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifteen low income residents with disabilities.
	<b>Location Description</b>	Confidential at this time.
	<b>Planned Activities</b>	Property acquisition and construction of fifteen SRO units for income qualified tenants.
<b>5</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Strengthen economic development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funding to facilitate the creation and expansion of businesses and create new employment opportunities for low-income people.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two businesses that will employ LMI persons.

	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding to facilitate the creation and expansion of businesses and create new employment opportunities for low-income people
<b>6</b>	<b>Project Name</b>	Neighborhood Improvement
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve/maintain public infrastructure/amenities
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Improvements to the built environment that enhance the quality-of-life for residents earning less than AMI.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 families earning below the AMI.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	Aid to Agencies Shelter House
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	Operational funding for programming that address barriers to employment for persons who are homeless. Persons are assisted with housing and vocational issues, mental health, substance abuse, transportation and related needs.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	650 homeless individuals
	<b>Location Description</b>	429 Southgate Avenue, Iowa City, Iowa 52240
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Aid to Agencies NCJC
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$43,700
	<b>Description</b>	Operating costs associated with programming that provides licensed childcare for primarily low-moderate income infants, toddlers and pre-schoolers at their Broadway and Pheasant Ridge Centers in Iowa City.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	120 low to moderate income children
	<b>Location Description</b>	2105 Broadway St, Iowa City 2651 Roberts Road, Iowa City

	<b>Planned Activities</b>	Operating costs associated with programming that provides licensed childcare for primarily low-moderate income infants, toddlers and pre-schoolers at their Broadway and Pheasant Ridge Centers in Iowa City.
9	<b>Project Name</b>	Aid to Agencies DVIP
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$6,300
	<b>Description</b>	Provide short-term shelter to women and children fleeing intimate partner domestic violence as well as provide counseling support to adult and youth victims of domestic violence during their stay.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 clients yearly who are victims of domestic violence during the compliance period
	<b>Location Description</b>	Confidential
	<b>Planned Activities</b>	
10	<b>Project Name</b>	Arc of Southeast Iowa Renovation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve and maintain public facilities
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$51,000
	<b>Description</b>	Interior renovations to increase capacity.

	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Sixty clients will be served by the additional classroom space.
	<b>Location Description</b>	2620 Muscatine Ave, Iowa City, IA 52240
	<b>Planned Activities</b>	Interior renovations to increase the classroom capacity of the facility.
<b>11</b>	<b>Project Name</b>	CHDO Operating The Housing Fellowship
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and administration
	<b>Needs Addressed</b>	Planning & Administration
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	CHDO operating expenses for The Housing Fellowship.
	<b>Target Date</b>	6/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	322 E 2nd St, Iowa City, IA 52240
	<b>Planned Activities</b>	CHDO operating
<b>12</b>	<b>Project Name</b>	THF Rental Acquisition
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase the supply of affordable rental housing
	<b>Needs Addressed</b>	Expanding Affordable Rental/Owner Housing

<b>Funding</b>	HOME: \$58,000
<b>Description</b>	Rental acquisition for income eligible residents.
<b>Target Date</b>	6/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One household below 60% AMI
<b>Location Description</b>	
<b>Planned Activities</b>	Acquisition of one residential unit for affordable rental

## 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.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 10 - Geographic Distribution

## **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.

## **Discussion**

## Affordable Housing

### 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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	15
Non-Homeless	23
Special-Needs	3
Total	41

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	15
Rehab of Existing Units	22
Acquisition of Existing Units	4
Total	41

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

## **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  $\leq$  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  $\leq$  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 twenty-six 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 twenty-six respondents to the survey were contacted in October 2010 to submit input/comments but none responded.

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 three 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.

**Discussion**



## **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:

##### 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 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 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. The City will continue to support the CoC strategy to meet the needs of homeless persons and those at risk of becoming homeless.

**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, 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.

**Discussion**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## **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.

### **Discussion**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The following section provides information about the additional actions being undertaken by the City of Iowa City related to community development.

### **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.

The City will continue to work with area social service agencies and providers to address obstacles to meeting underserved needs. Declining resources have been the key impediment to addressing needs.

### **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.

### **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 program participants. Blood level tests may be paid through the Housing Rehabilitation program for targeted populations such as children under seven 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 and 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. Loans have been provided to bakeries, restaurants, small construction contractors, craft retail stores, salons, fitness studios, and more.

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 with architectural and/or historic significance. The ongoing program

has been in place since 2013 and the City awards grants to small businesses for building and storefront 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 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.

### **Discussion**

## Program Specific Requirements

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

#### Introduction

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

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(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 General Rehab Improvement Program (GRIP) 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 also purchases rental homes that are rehabilitated and sold, some of which 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:

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.

- Less than \$15,000: 5 years
- \$15,000 to \$40,000: 10 years
- Greater than \$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 funds? See 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.

- Less than \$15,000: 5 years
- \$15,000 to \$40,000: 10 years
- Greater than \$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.

## **Discussion**



Application for Federal Assistance SF-424		
* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation	* Other (Specify):
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	
* 3. Date Received:	4. Applicant Identifier:	
05/15/2016	2016 HOME Program	
5a. Federal Entity Identifier:	5b. Federal Award Identifier:	
<b>State Use Only:</b>		
6. Date Received by State:	7. State Application Identifier:	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: Iowa City, Iowa		
* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:	
42-6004805	1454099960000	
<b>d. Address:</b>		
* Street1:	410 E Washington St	
Street2:		
* City:	Iowa City	
County/Parish:		
* State:	IA: Iowa	
Province:		
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	52240-1825	
<b>e. Organizational Unit:</b>		
Department Name:	Division Name:	
Neighborhood and Development	Neighborhood Services	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
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 Development

**11. Catalog of Federal Domestic Assistance Number:**

**CFDA Title:**

**\* 12. Funding Opportunity Number:**

N/A

**\* Title:**

N/A

**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

\* b. Program/Project

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

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="386,444.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="75,993.00"/>
* g. TOTAL	<input type="text" value="462,437.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="05/13/2016"/>	4. Applicant Identifier: <input type="text" value="42-6004805"/>	
5a. Federal Entity Identifier: <input type="text" value="42-6004805"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Iowa City, Iowa"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="42-6004805"/>	* c. Organizational DUNS: <input type="text" value="1454099960000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="410 East Washington Street"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Iowa City"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="IA: Iowa"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="52240-1825"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Neighborhood &amp; Development Ser"/>	Division Name: <input type="text" value="Neighborhood Services"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Tracy"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Hightshoe"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Neighborhood Services Coordinator"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="319-356-5230"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="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:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

CFDA Title:

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**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 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

\* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="568,519.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="59,185.00"/>
* f. Program Income	<input type="text" value="90,000.00"/>
* g. TOTAL	<input type="text" value="717,704.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

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:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

## 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.

  
Signature/Authorized Official

6/2/16  
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) Five, \_\_\_\_\_ (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.

      6/2/16  
Signature/Authorized Official      Date

Interim 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;

      6/2/16  
Signature/Authorized Official      Date

Interim City Manager  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.