

# Agenda

## Housing & Community Development Commission (HCDC)

Thursday, April 20, 2017  
6:30 P.M.

Senior Center, Room 202  
28 S. Linn Street, Iowa City  
*Use the Washington Street entrance or  
2<sup>nd</sup> floor skywalk via Tower Place parking garage*

1. Call meeting to order
2. Approval of the February 16, 2017 minutes
3. Public comment of items not on the agenda
4. Monitoring Reports
  - Bilam Properties, LLC
  - The Housing Fellowship
  - Mayor's Youth Empowerment Program
  - Shelter House
5. Consider a recommendation to City Council regarding proposed FY2017 Annual Action Plan Amendment #1
6. Review and consider recommendation to City Council on approval of FY18 Annual Action Plan
7. Staff/commission announcements
8. Correspondence
9. Adjournment

If you will need disability-related accommodations in order to participate in this program/event, please contact Kristopher Ackerson at [kristopher-ackerson@iowa-city.org](mailto:kristopher-ackerson@iowa-city.org) or 319-356-5247. Early requests are strongly encouraged to allow sufficient time to meet your access needs.

**MINUTES  
 HOUSING AND COMMUNITY DEVELOPMENT COMMISSION  
 MARCH 7, 2017 – 6:30 PM  
 SENIOR CENTER, ROOM 208**

**PRELIMINARY**

**MEMBERS PRESENT:** Peter Byler, Syndy Conger, Christine Harms, Bob Lamkins, John McKinstry, Harry Olmstead, Dorothy Persson, Emily Seiple, Paula Vaughan

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Kris Ackerson, Tracy Hightshoe

**OTHERS PRESENT:** Anthony Smith, Steve Rackis, Mary Ann Dennis

**RECOMMENDATIONS TO CITY COUNCIL:**

By a vote of 9-0 the Commission recommends City Council approval of the following funding:

<b>Housing</b>	<b>Requested Amount</b>	<b>CDBG Recomm.</b>	<b>HOME Recomm.</b>
Successful Living	\$72,000	\$36,000	\$36,000
Habitat for Humanity	\$90,000	\$0	\$45,000
The Housing Fellowship Rehab	\$100,000	\$0	\$86,000
CHDO operations - Housing Fellowship	\$25,000	NA	\$18,000
Housing Authority Rent Assistance	\$200,000	NA	\$175,000
<b>Subtotal</b>	<b>\$487,000</b>	<b>\$36,000</b>	<b>\$360,000</b>
<b>Public Facilities</b>			
Crisis Center Food Pantry	\$100,000	\$85,000	NA
MYEP Facility	\$60,000	\$31,000	NA
Little Creations Academy Daycare	\$107,934	\$73,000	NA
<b>Subtotal</b>	<b>\$267,934</b>	<b>\$189,000</b>	<b>\$0</b>
<b>Total</b>	<b>\$754,934</b>	<b>\$225,000</b>	<b>\$360,000</b>

By a vote of 9-0 the Commission recommends that if the available funds are within 20% of the allocations all will be adjusted accordingly and if it is greater than a 20% differential then the Commission will reconvene.

By a vote of 9-0 the Commission recommends adoption of new criteria and Affordable Housing Location Model to City Council.

**CALL MEETING TO ORDER:**

Byler called the meeting to order at 6:30 PM.

**APPROVAL OF THE FEBRUARY 16, 2017 MINUTES:**

Olmstead moved to approve the minutes of February 16, 2017. Persson seconded the motion. A vote was taken and the motion passed 9-0 with minor edits.

**PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:**

None.

**RECOMMENDATION TO CITY COUNCIL REGARDING APPLICATIONS FOR FY18 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDING – APPLICATIONS AVAILABLE ONLINE AT [HTTP://BIT.LY/2K50LJP](http://bit.ly/2K50LJP):**

Ackerson showed ratings of all the Commission members. Byler suggested starting by looking at areas of broad consensus.

Persson commented that when she visited these places and looked at what she thinks could potentially happen nationally, she has concerns that there are a couple of groups the Commission need to look at seriously for what they do and the lack of services to certain groups. She based her proposed allocations on that. She has a concern that there is not enough childcare on the east side of town and if women are expected to work and contribute to the households then there needs to be adequate affordable childcare. Persson also discussed the MYEP facility, and also feels they deserve more attention from the Commission.

Seiple asked for clarification on funding public facilities and Ackerson confirmed they can only be made with CBDG funding.

Byler began with the Successful Living project and noted there are six commissioners that agreed to fully fund that project. Hightshoe noted that the project should be funded under CBDG funds as it may not be HOME eligible (due to underwriting analysis – is project feasible for compliance period based on rent only, not payments for supportive services?), but she has called HUD to inquire.

Byler next discussed the Crisis Center Food Pantry request of \$100,000 and it also had six commissioners support to fund. Persson noted that the Commission has supported Crisis Center as well as does the community and she really feels strongly that the other two groups in that section deserve full funding. She feels that if the Commission keeps saying they want to help families and women the focus needs to be childcare on the east side. Persson also stated that Crisis Center can likely raise the money they need where the other two groups (Little Creations Academy Daycare and MYEP) will not be as successful in raising the money. Byler agreed with Persson but noted that one of the criteria the Commission agreed upon regarding the rankings was instead of penalizing organizations for their ability to raise money, incentivizing people to raise money. Therefore in the scorings the Crisis Center scores higher than Little Creations or MYEP because some of the points are based on leverage. Byler noted the scoring doesn't reflect that any one project is better than another philosophically but just that is the scoring criteria the Commission established.

Olmstead stated that expanding the food pantry is also a way to assist women and children, and particularly single women. Persson agreed but reiterated that if these women can't work because they can't get childcare that is a dilemma.

Harms noted that in her experience with raising her four children alone, she absolutely needed childcare because she worked full-time and had a difficult time finding affordable options. She agrees that not only is there a big need, not only on the east side, but in the whole community, for childcare. She also acknowledged she went to the Crisis Center, but agrees that the Crisis Center has the ability to raise funds and knows that is where people in the community want to support, rather than for new childcare options.

McKinstry stated he also used the weighting criteria and felt the Crisis Center was higher than the other two in the category of being able to leverage funds. He noted that for 25 years the church where he served had a daycare and he believes in that, but the question he asked himself was what is hurt the most by no funding. The Crisis Center was always one of his first calls when he had someone in need so he understands their importance. The MYEP project is money mostly for parking, and while McKinstry agrees parking is important and will help the efficiency of the whole operation, Habitat doesn't build housing for cars. He feels MYEP needs to have more information on the execution of their plan, and perhaps the funding could be awarded next year.

Persson stated she found the criteria was difficult to follow because it didn't take into account what the Commission had funded in prior years nor the advice they had given to the organizations in prior years.

Olmstead asked if an agency does not use the funds that are allocated, what happens to those funds. Hightshoe stated the funds had to be used.

Byler asked of the six commissioners that allocated full funding to the Crisis Center if there was anyone, based on this evening's discussions, who would like to change their allocation. Harms noted that it depends on if Successful Living comes out of HOME or all CBDG funds.

Byler moved onto Habitat for Humanity. The \$90,000 requested is to purchase two lots so it makes sense to either fund them fully at \$90,000 or for half (\$45,000) so they could buy at least one lot. From the commissioners rankings, the median and mean are both closer to \$45,000.

Persson declared that they should be looking at the ability to serve the most people with the little funds available.

Next discussed was The Housing Fellowship, there was comprehensive agreement to fund the CHDO operations at \$18,000.

The Housing Authority Rental Assistance median was \$182,000 and there four commissioners wished to fund at the full amount.

Hightshoe noted that the budget is being executed differently this year, and all program funds will be allocated out so there will not be any funds available to use as contingency for project operations.

Byler discussed the Successful Living project again and the rental income. Hightshoe said project has to ensure compliance throughout affordability period. The Commission agreed to put one house (\$36,000) in each column (HOME & CDBG) and if at the time of the underwriting the City doesn't feel the HOME criteria will be met, those funds could be allocated to another project. That then frees up some funds in CDBG for allocation. With that allocation, and allocating \$175,000 to the Housing Authority Rental Assistance that

would leave \$86,000 for The Housing Fellowship Rehab which is less than requested but close. That also then leaves \$189,000 for the three public facilities projects.

The Commission discussed the allocation of \$189,000 to the three public facilities projects and the consensus was the ranking of Crisis Center, Little Creations Academy Daycare, and then MYEP. Giving MYEP enough to complete their environmental testing to see if the parking lot expansion was even feasible, as well as some other small projects.

Vaughan agreed that the daycare should be a funding priority and then perhaps they will have something to show so they can begin to fundraise.

Conger stated she based her scoring criteria on the leveraging and also on the number of people being served and community impact. All projects are worthy.

Persson asked Little Creations Academy Daycare where they would be able to raise money.

Anthony Smith (Little Creations Academy) stated that they are 100% government assisted and do not have any private funding. Of course any allocation would help, even if not fully funded.

Lamkins asked about the room dividers that the daycare is requesting. Smith responded that the daycare has to have a certain amount of square footage per room, so there have to be divided rooms. Each age group needs to be in its own area as the square footage differs per age group and how much square footage per each child in that age group.

McKinstry noted that the furnace system is high-efficiency and of course the furnace guy will say it needs to be replaced but it can be maintained and last longer than the 15 years quoted.

There was a consensus on the funding for the public facilities.

With regards to HOME funds, Persson asked if Housing Authority Rental Assistance doesn't need all their funds, how those will be reallocated.

Steven Rackis (Iowa City Housing Authority) stated that all funds would be allocated, they would be able to move more applicants off the waiting list and get them into decent and affordable housing.

Byler thanked the Commissioners for all their comments and acknowledged that the ability to raise funds is not always a measure of the number of people an organization is helping, but the Commission agreed to put a priority on matching funds.

**Lamkins moved and Conger seconded, to approve the funding recommendations as:**

<b>Housing</b>	<b>Requested Amount</b>	<b>CDBG Recommendation</b>	<b>HOME Recommendation</b>
Successful Living	\$72,000	\$36,000	\$36,000
Habitat for Humanity	\$90,000	\$0	\$45,000
The Housing Fellowship Rehab	\$100,000	\$0	\$86,000
CHDO operations - Housing Fellowship	\$25,000	NA	\$18,000
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<b>Total</b>	<b>\$754,934</b>	<b>\$225,000</b>	<b>\$360,000</b>

**A vote was taken and the motion passed 9-0.**

**Conger moved and Persson seconded that if the available funds are within 20% of the allocations all will be adjusted accordingly, if it is greater than a 20% differential the Commission will reconvene. A vote was taken and the motion passed 9-0.**

**CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING AMENDED AFFORDABLE HOUSING LOCATION MODEL:**

Byler reiterated that the Commission had talked about some different criteria or different ways to view the current criteria. There was seven different criteria used before, all with different weightings, so to begin they looked back at the original three goals of the affordable housing model (to not further burden school districts with a higher concentration of poverty, to spread affordable housing as much as possible throughout the City, and finally to interact with the School District and see what their thoughts were) and then Byler and Ackerson boiled that down to three actionable criteria. Those criteria were the free and reduced lunch rates at the elementary schools, the crime density of the neighborhoods, and the distance to existing affordable housing while not penalizing neighborhoods or blocks that have one unit of affordable rental housing. Byler explained that the old criteria stated that if there was one affordable rental unit that would create a 400 foot bubble where there could not be a second affordable rental unit. Ackerson then took an average density of affordable housing on the map, kept the 400 feet rule, and it showed two rental units was about 10% in a lot of cases. Then they used that 10% number and applied it to the 400 foot rule and said in any given 400 foot bubble if there are two affordable rental units in that bubble a third cannot be added, but if there is only one, a

second could be added to get up to the 10% approximate density. By making that change, it allows for areas that have a single affordable rental unit back as options for more affordable rental units. Byler stated that with the school criteria they just drew a line at 50%, so if the elementary school is above 50% free and reduced lunch then that area is not eligible for additional affordable housing units. That affects four elementary school areas. Byler noted that in 2019 the school boundaries will change, so that will need to be discussed.

Ackerson explained the crime density criterion is based on the number of police calls to an area. All crime calls unrelated to drugs, alcohol, and violence are removed and then evaluate the density of those calls across the City. Ackerson said if crime density should be a factor, the Commission can decide at what level is the density too high. The map as drawn currently includes the top five percent of the crime calls, and almost all of that is in the downtown area which is exempt from the affordable housing model criteria. If the percentage is raised, say to 10 or 15 percent, there would be an increase in other areas.

Mary Ann Dennis (The Housing Fellowship) added that the Riverfront Crossings Area is also exempt from the affordable housing model criteria and it is for affordable housing rentals for families, not for the elderly or disabled. She added that the new map Byler and Ackerson worked on is much improved but it doesn't take into consideration when talking about the FRL (free and reduced lunch) if the school district is busing children in. Also not all of the children who need the English as a second language classes (usually low income families) are not accounted for correctly, because not all elementary schools have those classes.

Byler noted that the school district does not do any busing to adjust for FRL and in the 2019 model will be readjusting boundaries to continue to deter from busing to counter high transportation costs.

Persson stated that the Commission had discussed how problematic it is to keep changing the affordable housing map based on what the school district is doing. Byler said the Commission could do that but they would have to go back to City Council and ask for new criteria and goals then. Byler noted that in 2019 the map will change because for example the busing that currently takes children to Lucas Elementary will stop and that will affect their FRL rate and subsequently open up the Lucas neighborhood for development for more affordable housing options.

Rackis noted that most of the children eligible for the FRL are from the trailer parks and throughout the school district there are about 4,000 children that are eligible for FRL but there are only about 800 that are within the Iowa City rental voucher system. Additionally the children in the trailer parks are bused to various elementary schools so that changes the map data as well.

Byler agreed but reiterated that when the school boundaries are adjusted for 2019 they will be solely based on geography, so the poverty levels at some schools will be high and some will be as low as five percent.

The Commission discussed using the crime rate as a criterion, and also the use of a crime-free lease. Ackerson noted the Council wanted to include crime rate as a criterion for livability effects. If the City is to invest in a subsidized unit they want to put the tenants in an environment with a lower prevalence of crime.

Lamkins asked about the 10% density rate and what would happen to areas if that were increased to a 15% density rate. Byler said the 10% was the rate that appeared when the

400-foot criterion was placed. Ackerson noted that the 400-foot criterion was created to ensure there wouldn't be more than one unit per block.

Persson questioned how often this map should be reviewed. Could the 10% criterion be used for a period of time and then reassess to see if it should be raised to 15%? Ackerson stated there have been two maps used and this latest one has been in place for five or six years. Ackerson updates the map every year, but the methodology hasn't changed in five or six years.

The Commission asked what staff believes is a good percent and Ackerson stated he feels the 10% is a good model, the two units per block is enough to avoid any burdens for the immediate neighbors. In this situation, a block is a 400-foot diameter from any affordable rental unit.

Byler noted it is not the Commission's place to choose a map, but rather the criteria, and then those criteria will determine how the map will take shape. He also stated it is not whether a certain person would want two or three affordable unit families on their block, but rather about the City wanting to invest more in affordable housing in new locations. This map makes it easy to understand the criteria used, easy to update every year with new data, but is less burdensome than the old map and therefore a step forward.

**Harms moved to recommend adoption of these criteria and the proposed amended Affordable Housing Location Model map for affordable housing locations to City Council. Vaughan seconded the motion. A vote was taken and the motion passed 9-0.**

**CORRESPONDENCE:**

Ackerson stated there is an invitation in the Commission's packets for an education class being offered in land development by Shive-Hattery.

**STAFF/COMMISSION COMMENT:**

Ackerson commented on the meeting room options, and asked if the Commission felt this room at the Senior Center would suffice if it is available. Everyone agreed this location was nice for future meetings.

**ADJOURNMENT:**

Olmstead moved to adjourn. Lamkins seconded the motion. Meeting adjourned.



**HOUSING AND COMMUNITY DEVELOPMENT  
COMMISSION ATTENDANCE RECORD  
2016-2017**

<b>Name</b>	<b>Terms Exp.</b>	<b>4/21</b>	<b>5/19</b>	<b>6/16</b>	<b>8/18</b>	<b>9/15</b>	<b>10/20</b>	<b>11/17</b>	<b>12/15</b>	<b>1/19</b>	<b>2/9</b>	<b>2/16</b>	<b>3/10</b>
<b>Byler, Peter</b>	7/1/17	X	X	X	X	X	X	X	X	X	O/E	X	X
<b>Conger, Syndy</b>	7/1/18	X	O/E	O/E	X	X	O/E	X	X	X	O/E	X	X
<b>Harms, Christine</b>	7/1/19	---	X	X	X	X	X	X	X	X	X	X	X
<b>Lamkins, Bob</b>	7/1/19	O/E	X	O/E	O/E	X	O/E	X	O/E	X	O/E	X	X
<b>McKinstry, John</b>	7/1/17	---	X	X	O/E	O/E	X	X	X	X	X	X	X
<b>Olmstead, Harry</b>	7/1/18	X	X	X	X	X	O/E	X	X	X	X	X	X
<b>Persson, Dottie</b>	7/1/17	O/E	X	X	X	X	X	X	X	X	X	X	X
<b>Seiple, Emily</b>	7/1/18	X	X	X	X	X	X	X	X	X	X	X	X
<b>Vaughan, Paula</b>	7/1/19	---	---	---	X	X	O/E	X	X	X	X	X	X

Key:

X = Present

O = Absent

O/E = Absent/Excused

--- = Vacant



# CITY OF IOWA CITY MEMORANDUM

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Date: April 13, 2017  
To: Housing and Community Development Commission  
From: Neighborhood Service Staff  
Re: April 20, 2017 meeting

The following is a short description of the agenda items. If you have any questions about the agenda, or if you are unable to attend the meeting, please contact Kris Ackerson at 356-5247 or *Kristopher-Ackerson@Iowa-City.org*.

## **Item 4: Monitoring Reports**

Bilam Properties, LLC

- FY16 Rehab of Walden Ridge

The Housing Fellowship

- FY16 Acquisition of Sabin Townhouses
- FY16 Rehab of Wayne and Dover
- FY17 Acquisition of residential unit
- FY17 CHDO Operating

Mayor's Youth Empowerment Program

- FY17 Acquisition of housing

Shelter House

- FY15 Rapid Rehousing Program
- FY17 FUSE land acquisition and construction
- FY17 Shelter operations (Aid to Agencies)

## **Item 5: Consider a recommendation to City Council regarding proposed FY2017 Annual Action Plan Amendment #1**

At your March 7 meeting, HCDC approved the FY18 CDBG/HOME budget recommendations. Staff is recommending a change in the budget due to issues with our HOME commitment deadline. The Shelter House FUSE project declined \$250,000 in FY17 HOME funds. The City currently has a HOME commitment shortfall and must commit over \$140,000 in HOME funds by July 31, 2017 or risk recapture of funds by HUD. Staff is recommending that Iowa City Housing Authority tenant base rental assistance (\$175,000) and the Habitat (\$45,000) HOME activities be removed from the FY18 budget and included in a FY17 Annual Action Plan amendment as these two projects can quickly proceed. As a reminder, to "commit" funds under the HOME program requires the following: location identified, completion of an environmental review, market analysis, underwriting review, and an agreement entered. By moving these two proposed FY18 projects to FY17 and committing the funds by July 31, the City complies with our HOME commitment deadlines and no funds are recaptured.

See draft resolution and Exhibit A enclosed for your reference. The amendment is available online at [www.icgov.org/actionplan](http://www.icgov.org/actionplan).

**Item 6: Review and consider recommendation to City Council on approval of FY18 Annual Action Plan** – online at [www.icgov.org/actionplan](http://www.icgov.org/actionplan)

At your March 7 meeting, HCDC approved the FY18 CDBG/HOME budget recommendations. Staff is recommending a change in the budget due to issues with our HOME commitment deadline as described in the Amendment narrative above.

The CDBG and HOME entitlement amounts are still unknown. The City can't submit an Annual Action Plan to HUD until we have our allocation amounts. As you may know, the budget is only one part of the Annual Action Plan. The Plan includes the budget for CDBG & HOME funds, a description of the projects to be funded, and several HUD-required documents. The 30-day public comment period is tentatively scheduled from May 5 to June 6, 2017. The City Council is tentatively scheduled to hold a public meeting and formally approve the Plan on Tuesday, June 6.

Staff is recommending that you recommend the FY18 Action Plan without the projects moved to FY17. As opposed to recommending a pro-rated adjustment if the allocation is within 20% of our estimate, staff recommends that the recommendation be program specific to CDBG and HOME. We anticipate much deeper cuts to HOME as opposed to the CDBG program. We will have a discussion about a proposed recommendation at the meeting.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ADOPTING IOWA CITY'S FY17 ANNUAL ACTION PLAN AMENDMENT #1, WHICH IS A SUB-PART OF IOWA CITY'S 2016-2020 CONSOLIDATED PLAN (CITY STEPS), AUTHORIZING THE CITY MANAGER TO SUBMIT SAID PLAN AND ALL NECESSARY CERTIFICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.**

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

WHEREAS, the Shelter House Community Shelter and Transition Services declined acceptance of \$250,000 in allocated FY17 HOME funds; and

WHEREAS, the City proposes to amend the FY17 Annual Action Plan by canceling the Shelter House FUSE project awarded \$250,000 in HOME funds; and

WHEREAS, the City proposes to amend the FY17 Annual Action Plan by adding the Habitat for Humanity acquisition of one vacant parcel for new affordable homeownership with \$45,000 in HOME funds; and

WHEREAS, the City proposes to amend the FY17 Annual Action Plan by adding the Iowa City Housing Authority tenant based rental assistance for \$175,000 in HOME funds; and

WHEREAS, according to the City Council adopted Citizen Participation Plan, said amendment is considered substantial and requires City Council approval; and

WHEREAS, the City has disseminated information soliciting public input at the June 6, 2017 City Council meeting on the proposed Amendment #1; and

WHEREAS, proposed FY17 Annual Action Plan Amendment #1 is attached hereto as Exhibit A; and

WHEREAS, the City Council finds that the public interest will be served by the adoption of the Amended FY17 Annual Action Plan.

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

1. The City of Iowa City's Amendment #1 to the FY17 Annual Action Plan, copies of which are filed in the Neighborhood and Development Services Department, are hereby approved and adopted.
2. The City Manager of Iowa City is hereby authorized and directed to submit the applicable documentation for the City of Iowa City's Amended FY17 Annual Action Plan to the U.S. Department of Housing and Urban Development to provide all the necessary certifications required by the U.S. Department of Housing and Urban Development in connection with said Plan.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR

Approved by

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
City Attorney's Office

# EXHIBIT A

## FY17 Annual Action Plan Substantial Amendment #1 April 2017

City of Iowa City staff proposes amending the FY17 Annual Action Plan due to a FY17 HOME recipient (Shelter House – FUSE Project) declining their award. The City proposes moving two HOME eligible projects that can proceed immediately from FY18 to FY17. The Iowa City Housing Authority was recommended for \$175,000 in FY18 HOME funds and Habitat for Humanity was recommended for \$45,000 to acquire a residential lot for new homeownership. The City currently has a HOME commitment shortfall and must commit HOME funds to eligible projects by July 31, 2017.

Staff proposes amending the FY17 Annual Action Plan to enable the Housing Authority and Habitat for Humanity to commit HOME funds and meet the City’s commitment deadline. The proposed amendment is detailed on the following page.

The City Council will consider this recommendation on June 6, 2017 following a 30-day public comment period and an amendment will be submitted to the U.S. Department of Housing and Urban Development (HUD) subject to City Council approval.

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

# Proposed Amendment

<b>Project Name</b>	Shelter House FUSE (Canceled)
<b>Target Area</b>	
<b>Goals Supported</b>	Increase the supply of affordable rental housing
<b>Needs Addressed</b>	Expanding Affordable Rental Housing
<b>Funding</b>	HOME: \$0
<b>Description</b>	NA
<b>Target Date</b>	NA
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
<b>Location Description</b>	NA
<b>Planned Activities</b>	NA

<b>Project Name</b>	Iowa City Housing Authority TBRA
<b>Target Area</b>	Iowa City Housing Authority service area
<b>Goals Supported</b>	Increase the supply of affordable rental housing
<b>Needs Addressed</b>	Expanding Affordable Rental Housing
<b>Funding</b>	HOME \$175,000
<b>Description</b>	Assistance to individual households to help them afford the housing costs of market-rate units through a tenant based rental assistance program.
<b>Target Date</b>	6/15/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Thirty-four households earning below 30 percent AMI. 0-30% MFI: 100 percent
<b>Location Description</b>	Johnson County
<b>Planned Activities</b>	Tenant-based rental assistance

<b>Project Name</b>	Iowa Valley Habitat for Humanity Property Acquisition
<b>Target Area</b>	Iowa City
<b>Goals Supported</b>	Increase the supply of affordable homeownership
<b>Needs Addressed</b>	Expanding Affordable Homeownership Housing
<b>Funding</b>	HOME \$45,000

<b>Description</b>	Acquisition of one vacant property for affordable homeownership project.
<b>Target Date</b>	5/31/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One household earning 31-50 percent MFI. 31-50% MFI: 100%
<b>Location Description</b>	928 North Governor Street, Iowa City, Iowa
<b>Planned Activities</b>	Property acquisition

# Publication Notice

Iowa City Press Citizen

May 25, 2017

## Public Meeting Notice

### FY17 Annual Action Plan Amendment #1

The City Council will hold a public meeting, accept comments, and consider approval of Iowa City's FY17 Annual Action Plan Amendment #1 on June 6, 2017. The meeting will be held at Emma Harvat Hall, 410 East Washington Street at 7:00 p.m.

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

A FY17 HOME recipient declined \$250,000. This amendment proposes to use \$175,000 in HOME funds for the Iowa City Housing Authority's tenant-based rental assistance (TBRA) project and \$45,000 in HOME funds for Iowa Valley Habitat for Humanity to acquire one property for affordable homeownership. \$30,000 will be allocated to eligible HOME project in FY18.

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

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



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

The 30-day public comment period for the FY16 Annual Action Plan Amendment #1 starts May 5, 2017 and ends June 6, 2017. The City Council is holding a public meeting on June 6, 2017.

### **Comments Received:**

None

### **Staff Response:**

N/A

To the staff of the  
Housing Fellowship:

Melissa and I would like  
to thank the staff and  
all of your work crews  
for the awesome windows,  
Bathrooms and Kitchen  
that you have provided.  
The cabinets and floors are a  
Beautiful dark tone and  
we have already noticed a  
difference on heating with  
the new windows.

Anyway thanks for being so  
wonderful. These cookies  
are a token of appreciation.  
I brought donuts to your  
workers to thank them for  
their fine work.

Many thanks!

Thank you so very much

Janet Carol Kepler

Melissa Carlson