

Agenda

Housing & Community Development Commission (HCDC)

Thursday, April 19, 2018
6:30 P.M.

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

1. Call meeting to order
2. Approval of the March 15, 2018 minutes
3. Public comment of items not on the agenda
4. Review and consider recommendation to City Council on approval of Iowa City Housing Authority 2018 Annual Report
5. Review and consider recommendation to City Council on approval of FY19 Annual Action Plan – plan available online at <http://www.icgov.org/actionplan>
6. Discussion of projects that have not complied with the ‘Unsuccessful or Delayed Projects Policy’
 - FY18 New Creations Daycare
 - FY18 Crisis Center Remodel
 - FY18 Successful Living SRO CDBG Acquisition
7. Monitoring Reports
 - Housing Fellowship
 - Mayor’s Youth Empowerment Program
 - Successful Living
8. Discussion of the Community Development Celebration
9. Staff/commission comment
10. Adjournment

If you will need disability-related accommodations to participate in this program or event, please contact Kirk Lehmann at kirk-lehmann@iowa-city.org or 319-356-5230. Early requests are strongly encouraged to allow sufficient time to meet your access needs.



CITY OF IOWA CITY MEMORANDUM

Date: April 9, 2018
To: Housing and Community Development Commission
From: Neighborhood Service Staff
Re: April 19, 2018 meeting

Thank you for your time and dedication during the funding allocation process. 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 Kirk Lehmann at 319-356-5247 or Kirk-Lehmann@Iowa-City.org.

Item 4: Review and consider recommendation to City Council on approval of Iowa City Housing Authority 2018 Annual Report

The Iowa City Housing Authority (ICHA) prepares an annual report which provides details about ICHA's current programs, the resident population served, the annual application for grants to support public housing improvements, as well as its strategy for addressing the housing needs of currently assisted families and the larger community. The strategies for meeting ICHA's mission, goals, and objective are stated in its 5-Year Plan for Fiscal Years 2015-2019 and are contained in Iowa City's Consolidated Plan title CITY STEPS 2016-2020.

Be prepared to review and consider recommendation of the ICHA's 2018 Annual Report to City Council. Public copies are available in the office of the Iowa City Housing Authority, City Hall, 410 E. Washington Street, Iowa City.

Item 5: Review and consider recommendation to City Council on approval of FY19 Annual Action Plan – plan available online at www.icgov.org/actionplan

At the January 18 and March 15 meetings, HCDC approved City Fiscal Year 19 budget recommendations for Aid to Agencies and CDBG/HOME housing and public facilities projects. Staff will provide an overview of the draft CFY19 (Federal FY18) Annual Action Plan which incorporates your funding recommendations for the upcoming fiscal year, followed by discussion, proposed changes, and a consideration of recommending the draft Plan to City Council.

The Annual Action Plan provides a summary of actions and resources that will help address the needs and goals in the 2016-2020 CITY STEPS for the City's 2019 fiscal year. The Plan includes the budget for CDBG and HOME funds, a description of the projects to be funded, and several U.S. Department of Housing and Urban Development (HUD)-required documents. After approval by City Council, the Plan is submitted to HUD for approval. Final CDBG and HOME entitlement amounts are currently unknown, and the City cannot submit an Annual Action Plan to HUD until the allocation is finalized. However, draft Plan's allocations will be adjusted proportionally if the final allocation is within 20 percent of FY18 grant amounts, per the decision at the March 15 meeting.

The Annual Action Plan's 30-day public comment period began on April 13 and runs through May 14, 2018. The City Council is scheduled to hold a public meeting and formally approve the Plan on Tuesday, May 15, 2018. Public copies are available at the Iowa City Public

Library, Neighborhood Services Department at City Hall, and online at www.icgov.org/actionplan.

Item 6: Discussion of projects that have not complied with the ‘Unsuccessful or Delayed Projects Policy’

Staff will provide updates on projects that have not spent at least 50% of their funding award by March 15. The ‘Unsuccessful or Delayed Projects Policy’ permits HCDC to recommend recapturing unspent funds or to allow the recipient to retain the project funds. Currently, the following projects are out of compliance with the policy:

- FY18 New Creations Daycare
- FY18 Crisis Center Remodel
- FY18 Successful Living SRO CDBG Acquisition

Item 7: Monitoring Reports

Staff or project recipients will provide updates on open projects.

- Housing Fellowship
- Mayor’s Youth Empowerment Program
- Successful Living

Item 8: Discussion of the Community Development Celebration

Be prepared to discuss whether HCDC wishes to form a subcommittee to plan and implement a Community Development celebration highlighting the local uses of CDBG and HOME funds.

Item 9: Staff/Commission Comment

The following three members of HCDC have terms that expire on June 30, 2018:

- Syndy Conger
- Harry Olmstead
- Maria Padron

Expiring members and new applicants may apply for the next three-year term which will run from July 1, 2018 to July 1, 2021. Applications are due by **5:00 pm on Tuesday, May 8, 2018**. Applications can be found online at <https://www.icgov.org/city-government/boards-commissions-and-committees> or by contacting the City Clerk’s Office at 410 E. Washington Street. Applicants must be at least 18 years old and reside within the city limits of Iowa City. The City encourages diversity in the appointment to boards and commission.

**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MARCH 15, 2018 – 6:30 PM
SENIOR CENTER, ROOM 202**

MEMBERS PRESENT: Syndy Conger, Charlie Eastham, Vanessa Fixmer-Oraiz, Christine Harms, Bob Lamkins, John McKinstry, Harry Olmstead, Paula Vaughan

MEMBERS ABSENT: Maria Padron

STAFF PRESENT: Sue Dulek, Stan Laverman, Kirk Lehmann

OTHERS PRESENT: Maryann Dennis, Brian Loring, Ron Berg, Angel Taylor, Ashley Gillette, Carla Phelps, Maryann Dennis, Kari Wilken, Roger Goedken, Roger Lusala, Scott Hawes

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 8-0 the Commission recommends that no CDBG allocation be made to the Arthur Street Healthy Life Center but that City Council considers offering tax abatement for the same services as a for-profit provider.

By a vote of 7-1 (Eastham dissenting) the Commission recommends to the City Council the following FY19 Community Development Block Grant and HOME Investment Partnership Program Funding:

Housing	Requested Amount	CDBG Recomm.	HOME Recomm.
The Housing Fellowship Operating	\$25,000	NA	\$21,000
Habitat for Humanity Ownership	\$80,000	\$0	\$80,000
Mayor's Youth Rental Acq.	\$75,000	\$0	\$75,000
Successful Living Rental Acq.	\$310,000	\$0	\$194,000
The Housing Fellowship Rental Acq.	\$100,000	\$0	\$100,000
Prelude Rental Rehab.	\$82,010	\$34,000	NA
City of Iowa City Rehab./Resell	\$100,000	\$0	\$100,000
Unlimited Abilities Rental Acq.	\$200,000	\$0	\$0
Subtotal	\$972,010	\$34,000	\$570,000
Public Facilities			
Arthur Street Healthy Living Center	\$100,000	\$0	NA
NCJC– Siding Rehabilitation	\$51,467	\$41,000	NA
Subtotal	\$151,467	\$41,000	\$0
Total	\$1,123,477	\$75,000	\$570,000

By a vote of 8-0 the Commission recommends that City Council have Staff analyze the neighborhood stabilization and racial equity impacts of the South District Partnership as it is carried out, including the use of the racial equity toolkit.

By a vote of 8-0 the Commission recommends to the City Council that should federal funding not be within 20 percent of FY18 grant amounts, then the HCDC will review the allocations. Otherwise, staff will proportionally adjust funding as needed to match the CDBG and HOME grants for FY19.

CALL MEETING TO ORDER:

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

APPROVAL OF THE FEBRUARY 15, 2018 MINUTES:

Eastham moved to approve the minutes of February 15, 2018. Harms seconded the motion. A vote was taken and the motion passed 7-0 (Conger not present for vote).

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

Maryann Dennis (The Housing Fellowship) wanted to announce that their project, Del Ray Ridge Limited Partnership, was awarded low-income housing tax credits yesterday at the Iowa Finance Authority Board meeting. The Board received 29 applications, 12 of which were approved. Dennis reminded the Commission that they recommended to the Council that they receive the \$330,000 that they set aside and now they will move forward to build at 628 South Dubuque Street with 33 units, 29 affordable and 4 at market value, 4 will be ADA compliant and 1 will be adapted for visual impaired and the income targeted is 60/40/30 percent of median income. Overall it will be \$6.5 million project.

RECOMMENDATIONS TO CITY COUNCIL REGARDING APPLICATIONS FOR FY19 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDING - APPLICATIONS AVAILABLE ONLINE AT <http://www.icgov.org/actionplan>:

Lehmann used a spreadsheet to track the discussions and keep track of the recommended amounts. He noted there was extra monies available, they thought they would have \$570,000 total to allocate, and it will actually be \$645,000 total. \$570,000 in HOME funds and \$75,000 in CDBG.

Eastham noted he had submitted a revised scoring criteria and funding recommendations. Lehmann noted he updated the funding recommendations but did not realize the scoring criteria had been revised. Eastham noted he revised the scoring criteria for the Systems Unlimited application, he changed the score from 17 to 66. Lehmann made that change on his spreadsheet.

Eastham suggested beginning the review by looking at the CDBG funds and reviewing those applications by the highest score and going on from there, everyone agreed.

Olmstead began with review of the Arthur Street Healthy Living Center Project.

Eastham noted he gave it a score of 66 but does feel it is an interesting project, but to him since it is a privately-owned entity it will be subject to property taxes and he suggests the applicant and the City, with this commission's encouragement, look at a property tax abatement method of doing the necessary financing.

Olmstead asked how much extra the Commission had, Lehmann replied an extra \$75,000 for HOME. CDBG is still only \$75,000 total to allocate.

Eastham moved that no CDBG allocation be made to the Arthur Street Healthy Life Center but that City Council considers offering tax abatement for the same services as a for-profit provider. McKinstry seconded the motion.

Olmstead echoed this motion believing it was a great idea.

A vote was taken and the motion passed 8-0.

Olmstead moved to the next application, the Neighborhood Centers of Johnson County (NCJC) siding project, which has a median proposed allocation of \$42,000 and an average of \$43,400. The request of \$51,467.

Conger asked about the proposal and noted there was mention of going with a less expensive siding so on that basis allocated \$30,000.

Brian Loring (Neighborhood Centers of Johnson County) said they would not change out the siding completely but might do some of the unexposed sides in a cheaper siding. He would have to talk with the contractor on that and what it would look like in total cost.

McKinstry feels that the allocation has to be higher than \$30,000 to achieve the project, it is a high need category and a great organization. Lamkins agreed, noting that using cheaper siding now would result in replacement needed sooner, so better to go with a higher quality product now. Eastham feels the organization can do some fundraising or use other funds to contribute to the project as well.

Olmstead moved to the Prelude – Transitional Housing Upgrades project, Lehmann noted the median proposed allocation is \$29,000 and the average is \$23,800.

Vaughn noted that the City is the only entity that will fund this type of project for Prelude, it is not necessarily something people will get excited about and fundraise for, and so for that reason feels the funding is important. She questioned the water heaters and if the type of water heater purchased might alter the total cost.

Ron Berg (CEO Prelude) noted the project is for carpeting and stair trends in the transitional housing and replacing the water heater that serves all 12 apartments. They would like to replace that with two or three tankless heaters that would be installed in sequence as the advantage to having a couple tankless in sequence is if one goes down there can still be some hot water in the building. He stated that the total cost of the project is pretty split between the floors and water heaters, the water heaters will cost \$34,665.

Vaughn asked about the carpet cost and the architect fee. Berg said the cost estimates came from the architects and when they go out to bid the architects would prepare the bid documents, collect them and make sure all requirements are met. However after learning that they will not have to go out for construction sealed bids, the cost will decrease and the architect fee will not be needed.

Harms asked about prioritizing and if the Commission was only able to award partial funds, how would Prelude prioritize carpet over the water heater. Berg said he would move forward with the water heater first.

Harms recommends \$41,000 to NCJC and \$34,000 to Prelude so it would allow at least for the purchase of the water heater. Vaughn agreed. All other Commissioners agreed.

Olmstead moved on to the HOME Eligible allocations. First is The Housing Fellowship – CHDO Operating. The median proposed allocation is \$21,000, the average is \$21,400 and the request is \$25,000.

Eastham believes the maximum available is \$21,000. Lehmann confirmed. Therefore Eastham suggests an allocation of \$21,000, all are in agreement.

Olmstead moved on to the Habitat for Humanity – Homeownership request. The median was \$70,000 with an average of \$62,000 and the request was \$80,000.

Eastham suggests an allocation of \$80,000 due to the additional funds now available and therefore would allow for the purchase of two lots. Vaughn agreed as did the rest of the Commission.

Olmstead next discussed Mayor’s Youth Empowerment Program – HOME Acquisition. \$75,000 was the median, \$75,000 was the average and the request was \$75,000. He noted that it appears everyone is in agreement for \$75,000.

Next is Successful Living – four new rental houses. Olmstead noted \$155,000 is the median, \$124,200 is the average and the request is for \$310,000.

Eastham noted his allocation was based on a response to Tracy Hightshoe’s recommendation to not allocate funding for housing acquisition projects that are proposing to not acquire all the buildings within the coming program year. However he would like to come back to this application after reviewing the rest. Olmstead and others agree. Lehmann noted he will put the allocation at \$155,000 since that seems to be the median and use that as a marker as the other applications are discussed. All agree.

Olmstead moved on to The Housing Fellowship – Rental. The median is \$100,000 the average is \$96,000 and the request was \$100,000. Eastham suggested moving forward with the \$100,000 allocation and all agree.

Next is the City – South District Home Investment Partnership. Olmstead stated the median was \$86,000 the average was \$57,200 and the request was \$100,000.

Eastham noted this project proposes buying two duplexes for housing units on Taylor and Davis Streets and doing modifications and then selling those units as owner occupied. The application states that the City would purchase duplexes that are now being rented and Eastham looked at the 2010 Census for the race and ethnicity for residents on Taylor and Davis Streets and it appears 38% of residents on those two streets are black or African American households and that is about six times the City-wide average. Eastham stated that the City Council is in the process of adopting a racial impact toolkit for the purpose of making sure City policies and practices have a racially neutral impact across the community and he does not see this proposal as conforming to that upcoming City Council goal. He also does not see this proposal as being fair for black or African American households; if Staff is convinced there is an overriding policy need for decreasing the proportion of rental households in parts of the community, there are plenty of other streets in this neighborhood that have a more balance of white, African American and Hispanic households closer to that of the city. Eastman also notes the houses are being sold to homebuyers and it has been documented that black and African American households have a harder time obtaining financing than white households. Therefore, he does not feel this proposal passes the test of a reasonable treatment of African American households.

Vaughn noted that if the houses are for sale, then anyone can buy them. Eastham agreed but the notion is that the City is interjecting themselves into the process. Vaughn is questioning how the racial piece comes into play. Conger agreed. Eastham said the African American households are being displaced.

Lamkins noted that these programs do help with lower-affordable housing purchasing options and is similar to the UniverCity Program. The City will purchase these homes, go in and upgrade them and not pass that charge onto the buyer so they will get a pretty nice home way below the market price.

McKinstry noted he lives in a neighborhood where the UniverCity Program worked, the Northside, and within a couple blocks of his house there are a number of these homes that he thinks created a significant positive impact in the neighborhood with increased stability, so he feels there is a positive social good in the program. He understands Eastham is saying that perhaps up to four African American families may be displaced out of their rentals, and that the people who buy the homes are less likely to be African American due to financing challenges, but McKinstry wonders how to avoid that racial bias. Eastham

believes they could choose different streets, and not two streets that are predominately occupied by African Americans.

Conger believes one of the purposes of this program is neighborhood stabilization in the sense of too many rentals in one area.

Lamkins disagrees that this would be discrimination against African American and based on the numbers he feels there is more likelihood an African American family would purchase the four homes as well.

Harms feels that if this was put in an all-white neighborhood it could be seen as stabilizing only white neighborhoods which could also be discrimination. Eastham noted it should be done on streets that have a better mix of white, African American and Hispanic residents, not in a just white neighborhood. Harms added that worst case scenario is if all four homes are purchased by white families it will actually help diversify those streets. Eastham is not worried about diversification he is worried about displacement.

Stan Laverman (City of Iowa City) stated that one of the reasons they chose Taylor and Davis Streets is because of the high concentration of rentals, the number of nuisance complains, and the success they have seen with UniverCity Programs to stabilize neighborhoods. An example is Douglass Court where there were able to go in and purchase a few homes there and really turn that neighborhood around. Laverman noted that Taylor and Davis are the two streets that need stabilization, and they are looking at houses where the occupants have been transient in nature, not looking at acquiring homes that have had long term tenants.

Eastham asked if those occupants that are transient primarily black. Laverman could not say, he cannot affirm nor deny, they have not looked at that data; they were looking more at types of landlords they would like to incentivize to sell. Eastham asked why they cannot look at other streets that are more diverse. Laverman said due to the ratio of rentals the Taylor and Davis area is the place to start because it would get the most bang for the buck. Lehmann added that those two streets also had more nuisance complaints than other streets. Eastham stated then because those two streets are majority transient and have the most nuisances the City wants to move blacks out of there. Laverman stated that was not at all what he was saying, those are facts and reasons to stabilize the neighborhood.

McKinstry said the focus needs to be on what good the program will do for the neighborhood and weigh that against if some families will be displaced. Harms noted that no matter where this happened in the city that would be true. Lamkins agreed and feels it is a good program for neighborhood stabilization and the UniverCity Program has proven to work over the long term.

Conger noted she is not discounting Eastham's concerns and feels it should be in the Commission purview when looking at applications. She would like to move forward in terms of funding while still addressing the concern. She asked if Eastham was against funding this program completely. Eastham noted that if the supposed purpose of reducing the percentage of rental occupied housing in an area can be accomplished without the cost of displacing people of color he is in favor, so the program could be done on other streets and in other areas so it won't have the racial disparity.

Fixmer-Oraiz noted that if the current landlords decide to sell the duplexes, they would be displacing these tenants as well, so fails to see the difference.

Laverman added it is not just the stabilization of the neighborhood, it will be four families that will be able to buy a home who wouldn't likely otherwise be able to buy a home. Eastham still feels that can be done in other areas in such a way. Lamkins understands Eastham's argument however the only way to accomplish what he wants, creating affordable home buying opportunities for African Americans is to target that group which cannot be done when selling houses.

Lamkins recommends allocating \$100,000 to this project. Majority of the Commission agrees.

Olmstead notes that this issue is important and wonders if City Council could request that staff might look at the effects of this program in terms of racial impacts.

Conger notes that she would like the City to arrange some sort of follow up study or check in to see what has happened to the housing and the neighborhood.

Vaughan suggested potentially expanding the study to all neighborhoods and how stabilization has worked overall for the City.

Eastham adds that it makes sense for City Council to analyze this project using the available racial equity toolkit. Staff already has access to these analytical tools, and the City is focusing on racial equity.

Conger notes that would be a piece of the analysis, but that she hopes it wouldn't be the whole follow up. Conger wants to be sure the City looks at neighborhood and housing improvement as well.

Fixmer-Oraiz notes that she's not sure what the Commission wants to motion. She suggests having the City evaluate the impact of this project, and one of the ways to do this is using the racial equity toolkit.

Lamkins states what exactly did the Commission want staff to do, evaluate just this project or all neighborhood stabilization efforts?

Fixmer-Oraiz said she's surprised a study has not already been done regarding stabilization for other neighborhood stabilization programs.

Conger asked whether the City has done other studies already.

Laverman noted that staff has looked at other neighborhoods for stabilization, such as the Douglass Court area, however it is important for the City to be able to justify actions in these neighborhoods and not take credit for everything good that happens in the neighborhoods just because the City had some interaction in the neighborhoods. They keep track of areas with nuisance complaints, and realized with the new occupancy standards there will be a lot of revisiting of these issues over the next few years.

Eastham suggests that the study be confined to the South District Partnership rather than the City at-large.

Fixmer-Oraiz agrees.

Olmstead adds that the City Council will receive a copy of these minutes, so they should have an understanding of this discussion.

Conger moved that City Council have staff analyze the neighborhood stabilization and racial equity impacts of the South District Partnership as it is carried out, including the use of the racial equity toolkit. McKinstry seconded. A vote was taken and the motion passed 8-0.

Olmstead moved on to Unlimited Abilities, the median was \$65,000 average was \$67,000 and the request was \$200,000

Fixmer-Oraiz noticed the scoring was for this application was low and was curious why Eastham changed his allocation. Eastham noted he sees this application as basically a MYEP, a home for people with special needs, specifically for people with intellectual disabilities. Their application was to buy one home entirely using City funds, so given the total amount of money available for all applications, to fund Unlimited Abilities as they attempt to establish a group home agency is something he feels he can support for one home initially using City funds for down payment and financing the rest through private mortgage lenders. He realizes it is a new program and not established like MYEP but he does think the federal money available to the City should be used to help establish new organizations where there is a need.

Angel Taylor (Unlimited Abilities) came forward to answer questions. The home would be for adults with disabilities so the funding to support the residents would come from Medicaid.

McKinstry noted that with cuts in Medicaid funding that may not be sufficient. Eastham is not concerned about the Medicaid issues, he feels they have a plan in place to achieve enough income from the three to four residents in this one house. Taylor confirmed they do have private funding sources as well. Taylor

stated the request was for \$200,000 however just to get enough for a down payment would be helpful and they can look to a private lender for the rest.

Fixmer-Oraiz agrees with using funds to support start-ups, especially where there is a need such as housing for adults with disabilities, however her concern is the application asked for \$200,000 and stated the City was the only source for funding, and then now saying they could seek funding elsewhere is confusing.

Lamkins is fine with leaving the \$39,000 in the Unlimited Abilities allocation, he also likes the idea of supporting a start-up, but also would be okay with putting those funds into one of the other two larger project applications, like Successful Living.

Lehmann noted that HOME funds cannot fully fund a project, at least 25% must be matched so the Commission could not allocate the entire award to fully purchase the home.

Vaughn asked if there would be 24/7 staffing at the Unlimited Abilities home. Taylor said it would be 24/7 staffing so there would need to be two to three staff members supporting the home.

Harms feels there is not enough information with this application to know that they will be stable enough to be able to fulfill this project. She is concerned that the plan is not developed and that is why she didn't allocate any funds to this in her projections.

Vaughn agrees there was not enough information in the application to base an allocation on and seeing a cash flow in today's climate. Olmstead is also concerned with the instability of Medicaid and what happens when it falls through or payments are late.

Eastham stated he will not defend the application, he just felt after thinking about it there was a similarity to MYEP except MYEP has larger support, budgets, staffing etc., and this is a start-up and should be supported.

Harms noted that the Commission has been very sympathetic to start-ups in the past (such as Inside Out) but they had a clearer objective and requests that could be met. It took a couple years for them to show they could sustain and effectively use the money.

Taylor added that the Foundation will also generate income through rentals. Eastham acknowledged that is common in group home support.

Harms is leaning towards an allocation of zero this year and placing the \$39,000 into another application that can put the funds to good use this year. Lamkins is also leaning towards zero.

Lamkins suggested moving the remaining \$39,000 in HOME funds to the Successful Living allocation.

Lamkins moved to recommend the following to City Council regarding applications for FY19 Community Development Block Grant and HOME Investment Partnership Program Funding:

- **\$21,000 HOME funds to The Housing Fellowship for Community Housing Development Organization Operations**
- **\$80,000 HOME funds to the Iowa Valley Habitat for Humanity for homeownership**
- **\$75,000 HOME funds to Mayor's Youth Empowerment Program for home acquisition**
- **\$194,000 HOME funds to Successful Living for new rental houses**
- **\$100,000 HOME funds to The Housing Fellowship for rental acquisition**
- **\$100,000 HOME funds to the City of Iowa City for the South District Home Investment Partnership program**
- **\$34,000 CDBG funds to Prelude for transitional housing improvements**
- **\$41,000 CDBG funds to the Neighborhood Centers of Johnson County for the Broadway Center siding improvements**

McKinstry seconded.

Eastham noted he will not vote in favor of this recommendation due to the allocation to the City of Iowa City South District Home Investment Partnership Program.

A vote was taken and the motion passed 7-1 (Eastham against)

Lamkins moved to that should federal funding not be within 20 percent of FY18 grant amounts, then the HCDC will review the allocations. Otherwise, staff will proportionally adjust funding as needed to match the CDBG and HOME grants for FY19. Conger seconded. Passed 8-0.

STAFF/COMMISSION COMMENT:

Lehmann noted the next meeting is Thursday, April 19, and they will be reviewing the Annual Action Plan for recommendation to City Council. There is a change that the deadline normally followed may be delayed due to federal funding. At the April 19 meeting they will also discuss delayed and unsuccessful CDBG and HOME projects from FY18.

Meeting announcement regarding the League of Women Voters on Sunday, March 19 where the panel will discuss housing in Iowa City.

Sarah Barren of the Affordable Housing Coalition invites interested Commissioners to a panel discussion on Friday, March 23 at noon at the County Health Services Building. Lehmann reminded the Commission they need to avoid a quorum if possible so please sign up.

Tuesday, April 17 is the third fair housing training session, it is complimentary, and it will celebrate the 50th anniversary of the Fair Housing Act and there are two sessions at 10am and 1:30pm.

ADJOURNMENT:

Conger moved to adjourn. Fixmer-Oraiz seconded. Passed 8-0.

**Housing and Community Development Commission
Attendance Record
2017 - 2018**

Name	Terms Exp.	3/7	4/20	6/15	8/17	9/21	10/30	11/16	1/18	2/15	3/15
Conger, Syndy	7/1/2018	X	X	X	X	X	X	O/E	X	X	X
Eastham, Charlie	7/1/2020	---	---	---	X	X	X	X	X	X	X
Fixmer-Oraiz, Vanessa	7/1/2020	---	---	---	X	X	X	X	X	O/E	X
Harms, Christine	7/1/2019	X	X	X	X	X	X	X	X	X	X
Lamkins, Bob	7/1/2019	X	O/E	X	X	O/E	X	O/E	X	O/E	X
McKinstry, John	7/1/2020	X	O/E	X	X	X	X	X	X	X	X
Olmstead, Harry	7/1/2018	X	X	X	X	X	O/E	X	X	X	X
Padron, Maria	7/1/2018	---	---	---	O/E	X	X	X	X	O/E	O/E
Vaughan, Paula	7/1/2019	X	X	X	X	X	X	O/E	X	X	X

X = Present
O = Absent
O/E = Absent/Excused
--- = Vacant or prior commissioner

Key:

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.					
A.1	PHA Name: <u>Iowa City Housing Authority</u> PHA Code: <u>IA022</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>81</u> Number of Housing Choice Vouchers (HCVs) <u>1,298</u> 1,215 HCVP Total Combined <u>1,379</u> 83 VASH PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
Lead PHA:					PH	HCV

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?
 Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?
 Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 Progress Report.
 Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

in the submission of the 2018 Annual Plan 2019, the ICHA has a target of 100% couch utilization/year. Currently, couch utilization is 99% of the Housing Assets, on a target, with 97% of the same title program maintains an average enrollment of 190 families with 93 of those families having units in their slow savings accounts.

<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>D.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><input type="checkbox"/> Iowa City Housing Authority's 2016-2019 was approved on May 18, 2016. The Capital Fund units are for general maintenance and repair of the Housing units. As necessary, these units will also be used to upgrade structures, interiors, HVAC systems and appliances.</p>

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To improve quality of life, the Iowa City Housing Authority acts as a community leader for affordable housing, family self-sufficiency, and homeownership opportunities.

Date: May 1, 2018

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Staff

Housing Program Assistant	Robin Butler
Housing Program Assistant	Denise Kinnison
Housing Program Assistant	Carri Fox-Rummelhart
Housing Program Assistant	Diana Huff
Office Manager	Virginia Stroud
Family Self-Sufficiency (FSS) Coordinator	Mary Abboud
Public Housing/Homeownership Coordinator	Pat MacKay
Housing Choice Voucher (HCV) Program Coordinator	Heidi Wolf
Housing Administrator	Steven J. Rackis
Intake/Customer Service Clerk	Anna Mohrhauser
Intake/Customer Service Clerk	Benjamin Roberts

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Executive Summary

Housing Choice Voucher (HCV), Veterans Supportive Services (VASH) & Public Housing Program Highlights:

- The top 5 participant Heads-of-Household characteristics in the Housing Authority's rental assistance programs are: Disabled and/or Elderly (57%); Households without minors (56%), White (52%), One-person households (50%) and Working families (49%).
- Total voucher utilization for Calendar Year (CY) 2017 = 100.6%.
- Average Public Housing occupancy for CY 2017 = 97% or 3 vacancies.
- Achieved "High Performance" status for the HCV program for Fiscal Year (FY) 2016.
- Total available vouchers = 1,298
- Diversity of participants is increasing due to an influx of North African, Middle Eastern and Congolese families.

Comparing the Iowa City Housing Authority to the other 70 Housing Authorities in the State of Iowa. Effective dates included: November 1, 2016—February 28, 2018:

- ICHA participants have higher average annual incomes - **\$15,293 vs. \$12,651**;
- The ICHA assists more working families – **49% vs. 33%**;
- The ICHA assists fewer families receiving welfare – **4% vs. 18%**;
- ICHA participants pay a higher average monthly amount of the contract rent - **\$361 vs. \$294**.

CY2018 Funding Summary (source: National Association of Housing and Rehabilitation Officials NAHRO):

The FY 2018 omnibus spending package contains \$63 billion in additional funding for domestic programs and a 10 percent increase in spending for HUD.

Tenant-Based Rental Assistance (TBRA)

Housing Choice Voucher (HCV) Housing Assistance Payments (HAP): The omnibus includes \$19.6 billion for HAP renewals. This is an increase of \$1,245 million from the FY 2017 enacted budget. At this time, NAHRO believes that this represents full funding (i.e., a 100 percent proration) of this account.

HUD-VASH: The omnibus allocates \$40 million for new HUD-VASH vouchers. HUD will make the funding available to PHAs that partner with eligible United States Department of Veterans Affairs (VA) Medical Centers or other entities based on geographical need, PHA administrative performance, and other factors. The FY 2017 enacted budget allocated \$40 million for HUD-VASH vouchers also. Additionally, the omnibus allocates \$5 million for HUD-VASH renewals "to

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serve Native American veterans that are homeless or at-risk of homelessness living on or near a reservation or other [Native American] areas.”

Ongoing Administrative Fees: The omnibus allocates \$1.730 billion for ongoing administrative fees, a \$90 million increase from the FY 2017 enacted levels. At this time, NAHRO believes that this represents a 77 percent proration.

Public Housing Operating Fund

The omnibus provides \$4.55 billion to support the operation and management of public housing. This is \$150 million more than funding for FY 2017, \$50 million more than what was proposed by the Senate, \$150 million more than the House bill and \$650 million more than what was proposed by the President’s FY 2018 budget request. According to HUD’s Congressional Justifications, funding provided by the Senate bill would be sufficient to fund 94 percent of public housing agencies’ (PHAs’) anticipated formula eligibility - although this may change as the year progresses and HUD provides PHAs with true-ups to account for underfunding in January, February, and March.

Public Housing Capital Fund

The omnibus provides \$2.75 billion for the Capital Fund, \$808.5 million more than FY 2017 funding. The omnibus includes \$2.122 billion more than the President’s 2018 budget, \$805 million more than the Senate bill, and \$900 million more than the House bill. NAHRO has long worked to see increases to the Capital Fund and is pleased that the omnibus provides such a significant increase compared to 2017 funding levels. That said, funding for the Capital Fund still remains lower than the \$3.4 billion annual accrual baseline established by HUD’s 2010 Capital Needs Assessment.

Calendar Year 2018 Capital Improvement Funds

The Iowa City Housing Authority’s 5-Year Plan for Fiscal Years 2015-2019 was approved by HUD on May 18, 2016. The Capital Improvement funds are earmarked for general maintenance and repair of the Public Housing units. As necessary, these funds will also be used to upgrade structures, interiors, HVAC systems, and appliances.

Housing Choice Voucher Program

The Housing Choice Voucher Program (HCV) is funded by the U.S. Department of Housing and Urban Development (HUD) with the intent of increasing affordable housing choices for elderly, persons with disabilities, & low-income working families. Participants with a HCV voucher choose and lease safe, decent, and affordable privately owned rental housing. Total number of available HCV and Veterans' Affairs Supportive Housing (VASH) vouchers = **1,298**.



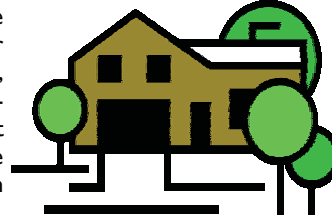
HCV Economic Impact: For Calendar Year 2017 (CY17), the Housing Choice Voucher program paid approximately \$7.6 million in Housing Assistance Payments (HAP) to landlords/owners of rental properties in Johnson County. The vouchers in use, as of 3/14/2018, in Iowa City (860) represents 4.6% of the total number of rental units (18,531) in the City of Iowa City.

Following is the Johnson County breakdown by city. Overall voucher utilization in Johnson County shows fifty-five percent (55%) were households without minor children.

Voucher Utilization by City As of 3/14/2018 (total = 1,262)	Total Population *	% of Total Johnson County Incorporated Population	Total Vouchers By City	% Total Voucher Utilization	Households <u>without</u> Minors	% Total Vouchers By City
Iowa City	67,862	50.00%	860	68.1%	509	59.1%
Coralville	18,907	13.90%	202	16.0%	101	50.0%
North Liberty	18,228	13.40%	123	9.7%	54	43.9%
Solon	2,037	1.50%	15	1.1%	15	100.00%
Oxford	807	0.60%	6	0.004%	5	83.3%
Tiffin	1,947	1.40%	5	0.003%	2	40.0%
Lone Tree	1,300	0.96%	3	0.002%	2	66.6%
Hills	703	0.52%	6	0.004%	3	50.00%
Johnson County Total Population	135,736	Johnson County Incorporated	114,558			
% of Johnson County Population Living in Incorporated areas = 84%						
* Source: U.S. Decennial Census 2010 and North Liberty Special Census 2015.						
41 VASH Vouchers (3% of total vouchers) are being utilized in the Cedar Rapids Metropolitan Area.						
1 HCV Voucher (<1% of total vouchers) is being utilized in Iowa County.						

Public Housing Program

Public housing was established to provide affordable, decent and safe rental housing for eligible low-income families, elderly persons, and persons with disabilities. The U.S. Department of Housing and Urban Development (HUD) distributes federal subsidies to the Iowa City Housing Authority (ICHA), which owns and manages the housing.



The **eighty-one (81)** Public Housing units are low-density and constructed to conform and blend into the existing neighborhood architecture. The 81 Public Housing units represent half (1/2) of 1% of the total number of rental units in the City of Iowa City.

Public Housing Economic Impact for the City of Iowa City:

- Total CY17 rental income from Public Housing properties = \$318,964
- Payment in Lieu of Taxes (PILOT) paid to the Johnson County Assessor for the Public Housing properties in CY17 = \$30,847
- In CY17, the Housing Authority paid \$306,264 to private sector Iowa City contractors for the capital improvement, general maintenance and repair of the Public Housing properties.

Public Housing Units by Iowa City Planning Districts	Total by Location	Total Occupied 3/14/2018	Occupied Units No Minors	Occupied Units w/ Minors (includes non-school aged minors)
Northeast	6	5	1	4
Central	7	6	1	5
Southeast	31	31	14	17
Southwest	3	3	0	3
South	35	27	1	26
TOTAL	81	72	17	55

Family Characteristics

ICHA Participant Characteristics. Definition of Participant (participant family): A person or family that has been admitted to the Iowa City Housing Authority's HCV, VASH or Public Housing program and is currently receiving housing assistance.

Head of Household (HOH) Characteristics. Total Families = 1,312 as reported to HUD: November 1, 2016 — February 28, 2018 (multiple category reporting eliminated — like characteristics will equal 100%)

• Disabled and/or Elderly HOH	= 748 (57%)
• Households without Children	= 737 (56%)
• White HOH	= 682 (52%)
• One Person Household	= 656 (50%)
• Working Households	= 643 (49%)
• Black/African American HOH	= 590 (45%)
• Households with Children	= 575 (42%)
• Disabled HOH	= 533 (41%)
• Female HOH with Children	= 471 (36%)
• Elderly & Disabled HOH	= 145 (12%)
• Elderly HOH	= 70 (5%)
• Hispanic HOH	= 52 (4%)
• All Other Races HOH	= 26 (2%)

Income Sources: Total Families = 1,312 as reported to HUD: November 1, 2016 — February 28, 2018 (All Family Members: Many Families Have Multiple Sources of Income):

• Social Security (SS)/Supplemental Security (SSI)	= 60%
• Employment	= 49%
• Family Investment Program (FIP/Welfare)	= 4%
• With any Other Income	= 13% *
• No Income	= 5%

* Child Support, Self-Employment, Unemployment Insurance, Other Non-Wage Sources.

As of February 28, 2018, only thirteen (13) of the total 1,371 assisted households are reporting FIP as the sole source of household income. This equals .009% of all currently assisted households.

Family Characteristics (continued)

**Length of Participation as reported to HUD: 1,312 as reported to HUD:
November 1, 2016 — February 28, 2018.**

- Less than 1 year = 191 (15%)
- 1 to 5 years = 486 (37%)
- 5 to 10 years = 288 (22%)
- 10 to 20 years = 283 (22%)
- Over 20 years = 60 (5%)



**Residence prior to admission — Currently Assisted:
Based on the residence identified on the preliminary
application and/or prior residence for port-ins. Residency preference does
not apply to HUD/VASH. (ICHA jurisdiction is Johnson County, Iowa
County, & Washington County North of HWY 92):**

- ICHA Jurisdiction = 1,125 (86%)
- All Other State of Iowa Counties = 63 (5%)
- State of Illinois = 82 (6%)
- All Other States = 39 (3%)

**Iowa City Community School District (ICCS) information 2017-2018;
Total Enrollment & Free/Reduced (F/R) Lunch:**

- Total ICCSD Enrollment K-12 = 13,845@
- Total ICCSD Eligible for F/R (37.4% of total) = 5,184
- Total ICHA (All Programs) Minors K-12 * = 1,040
- Total ICHA (All Programs) K-12 Eligible F/R = 958

@ Source: Page 26 of the ICCSD Enrollment, Demographics & Class Size Report, October 2017.

* Total may include children enrolled in the Clear Creek Amana School District, or children who have received scholarships to attend Reginal.

Examples of Participants' Places of Employment:

Aramark Food Service, Best Friends Veterinary Care LLC, Blue Sky Satellite Service, Caring Hands & More LLC, Check & Go, Crisis Center, Deadwood Tavern, Dept. of Veterans Affairs, Destiny Cruises & Tours Inc. (Owner), Dial Silvercrest Corp, Durham School Services, EPC Inc, Faith Academy, Handicare, Happy Trails Daycare, HD Supply Management Inc, Hy-Vee, Innovative Software Engineering Inc., ICCSD, John Roffman Construction, Legacy Pointe Assisted Living, Loparex, Lucky's Market, Mass Markets, Mercy Hospital, Mid-Prairie Community School District, Self-Employed (cleaning services, private child care), Plank Family Dental Center, Reach for Your Potential, Remedy Intelligent Staffing, Staff Management, STS Transportation Inc., Systems Unlimited, Team Staffing, University of Iowa, Vangent, WalMart, West Liberty Foods, Whirlpool Corporation, Wig & Pen East.

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Public Housing Waiting List March 13, 2018

Applicant (applicant family): A person or family that has applied for admission to the Iowa City Housing Authority's Public Housing program but is not yet a participant. Eligibility for housing programs is not established until applicants reach the top of the waiting list and their Preliminary Application for Assistance is processed.

The Iowa City Housing Authority's jurisdiction is Johnson County, Iowa; Iowa County, Iowa; and, Washington County, Iowa, North of Highway 92. The general applicant pool from which the Housing Authority draws to determine program eligibility are elderly, disabled, and families with children under the age of 18 who are residents (have a legal domicile) or are employed, in our jurisdiction (Johnson County, Iowa County, and Washington County N of HWY 92).

When vacancies exist, the Housing Authority draws applicants from this pool by date and time of application and only those applications of families who qualify for the bedroom size of the available Public Housing units. The eligibility determination process includes verification of residency, family composition, eligibility status, and a national criminal background check conducted through the Iowa Department of Criminal Investigation and the Federal Bureau of Investigation.

Public Housing Waiting List

Elderly, disabled, and families with children under the age of 18 who are residents (have a legal domicile) or are employed, in our jurisdiction.	Number of Applicants	% of Applicants
	533 *	100%
Elderly	66	12%
Disabled	262	49%
Families w/minor Children	256	48%
White Head of Household	247	46%
Black/African American Head of Household	236	44%
Multiple races or none reported	38	3%
All Other Races Head of Household	12	2%
Hispanic Head of Household	34	6%

* An additional 8,722 applicants are on the list in lower preference categories (Head-of-Household totals do not add up to 100% because individuals can be counted in multiple categories):

HCV Waiting List March 13, 2018

The HCV waiting list shares the majority of the characteristics described in the Public Housing section. There is a great deal of duplication as the majority of applicants apply to both lists. For HCV applications, bedroom size is not taken into consideration. When vouchers are available, the Housing Authority draws applications, by date & time of application, from the applicant pool that contains elderly, disabled, and families with children under the age of 18 who are residents (have a legal domicile) or are employed, in our jurisdiction (Johnson County, Iowa County, and Washington County N of HWY 92).

The eligibility determination process includes verification of residency, family composition, eligibility status, and a national criminal background check conducted through the Iowa Department of Criminal Investigation and the Federal Bureau of Investigation.

Housing Choice Voucher Waiting List

Elderly, disabled, and families with children under the age of 18 who are residents (have a legal domicile) or are employed, in our jurisdiction.	Number of Applicants	% of Applicants
	1,208	100%
Elderly	121	10%
Disabled	508	42%
Families w/minor Children	724	60%
White Head of Household	507	42%
Black/African American Head of Household	594	49%
Multiple races or none reported	80	7%
All Other Races Head of Household	27	2%
Hispanic Head of Household	70	6%

* An additional 21,460 applicants are on the list in lower preference categories (Head-of-Household totals do not add up to 100% because individuals can be counted in multiple categories):

Promoting Self-Sufficiency & Homeownership

The lack of safe, decent, and affordable housing undermines quality education, public health, and economic growth. Affordable housing is a contributing factor to stabilizing families. Stable families are better equipped to take advantage of educational opportunities. With opportunities for and access to advanced education and training, families increase their employability. Sustainable employment offers opportunities to attain self-sufficiency. Economic self-sufficiency leads to a better society and strengthens the “sense of community.”



Through our Self-Sufficiency programs, the Housing Authority is helping low income families bridge the economic gap by building assets, improving employment opportunities, and transitioning from renters of units to owners of homes.

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.

Current FSS Enrollment Data (3/31/2018):

- Total FSS participants = 193
- Participants with an escrow savings account = 179 (93%)
- Average monthly escrow savings deposit (participants with an escrow balance) = \$290
- Average escrow savings account balance (participants with an escrow balance) = \$3,601
- Highest escrow savings account balance = \$26,513

Workshop Accreditations:

- “Money Smart”: Federal Deposit and Insurance Corporation (FDIC).

Promoting Self-Sufficiency & Homeownership (continued)

FSS Program Coordinating Committee:

The FSS Program Coordinating Committee has been replaced with three (3) already existing wider-reaching networks that have lessened the duplication of effort in leveraging community resources to promote self-sufficiency among FSS program participants.

The FSS coordinator has joined the Community Reentry Network of Johnson County Area which includes representatives from educational institutions, employment services, government agencies, housing agencies, neighborhood centers, labor programs and family services. Participating entities:

- Center for Worker Justice.
- Goodwill of the Heartland.
- Inside Out.
- Iowa City Housing Authority.
- Iowa Department of Corrections, 6th Judicial District.
- Iowa Works.
- Jane Boyd Community House.
- Kirkwood Community College.
- Labor Ready.
- Neighborhood Centers of Johnson County.
- Shelter House.
- Teamsters Local 238.

The Iowa City Housing Authority is also a partner in the Workforce Innovation & Opportunity Act (WIOA) one-stop career center service delivery system. WIOA reinforces the partnerships and strategies necessary for one-stops to provide job seekers and workers with the high-quality career services, education and training, and supportive services they need to get good jobs and stay employed, and to help businesses find skilled workers and access other supports, including education and training for their current workforce. Participating entities:

- Kirkwood Community College.
- Iowa Workforce Development.
- Iowa Vocational Rehabilitation.
- Iowa Department for the Blind.
- Experience Works.
- AARP.

Promoting Self-Sufficiency & Homeownership (continued)

- Denison Job Corps.
- Ottumwa Job Corps.
- Proteus.
- Hawkeye Community Action Agency.
- Cedar Rapids Housing Authority.
- Iowa City Housing Authority.

Interagency Case Management Sub-Committee of the Local Homeless Coordinating Board. This group meets to ensure coordination of services provided to families, improve collaboration of services, identify unmet needs, and seek solutions. Participating entities:

- City of Iowa City.
- Domestic Violence Intervention Program.
- Hawkeye Community Action Program (HACA)
- Iowa City Community School District.
- Iowa City Housing Authority.
- Iowa Legal Aid.
- Johnson County Social Services.
- Prelude Behavioral Services.
- Salvation Army.
- Shelter House.
- United Action for Youth.

Homeownership Programs:

FSS Homeownership: Through our FSS program, many families have used their escrow savings accounts and private mortgages to attain homeownership independent of the Housing Authority programs. **Fifty-nine (59)** FSS graduates have moved to homeownership.

HCV Homeownership Program: Eligible participants have the option of purchasing a home with their HCV assistance rather than renting.

- **Forty (40)** HCV Vouchers have been used to purchase homes since January 2003; **Sixteen (16)** HCV Vouchers are currently active.

Tenant-to-Ownership Program (TOP): The Tenant-to-Ownership Program is funded by HUD. The TOP program offered opportunities for low to very low-income families to purchase single-family homes owned by the Housing Authority.

Promoting Self-Sufficiency & Homeownership (continued)

- **Twenty-six (26)** homes have been sold and **ten (10)** resold since May 1998.

Affordable Dream Home Ownership Program (ADHOP): The Affordable Dream Home Ownership Program is operated, managed and funded solely by the ICHA. It offers opportunities for income eligible families to purchase newly constructed homes, newer homes, or resale of homes purchased through the TOP/ADHOP programs.

- **Sixteen (16)** homes (10 “Universal Design” homes) were built and sold since May 1999.

Down Payment Assistance Program — Grant Award \$187,500: Funded with Fiscal Year 2009 HOME funds. First-time homebuyers with a household income of less than 80% of the Area Median Income (AMI) may be eligible for a forgivable loan for down payment assistance. At the date of this publication:

- 20 families purchased homes (total funds expended) = \$187,500
- Families with household income 60-80% of AMI = 11
- Families with household income <60% of AMI = 9

UniverCity Neighborhood Partnership: The UniverCity Neighborhood Partnership is an effort by the City of Iowa City 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.

From May 2011 to May 2015, the Iowa City Housing Authority provided \$102,276 in down payment assistance to sixteen (16) families purchasing a UniverCity home.

In FY2014, the ICHA allocated \$170,000 to the UniverCity Neighborhood Partnership for the rehabilitation of homes purchased by the City of Iowa City. In FY 2015, an additional \$20,000 was allocated for rehabilitation of homes. From June 2014 to September 2015, ICHA funds in the amount of \$165,164.25 were used for the rehabilitation of eight (8) homes purchased by the City of Iowa City.

Funding for Calendar Year 2017

The United States Congress allocates funding and passes laws for all housing programs. The U.S. Department of Housing and Urban Development's (HUD) role in the locally administered housing programs is to allocate money to local housing authorities and to develop policy, regulations and other guidance that interprets housing legislation.

The Actual Funds Received for CY17. HUD will release the CY18 budget details for individual Housing Authorities in May 2018.

Housing Choice Voucher Program CY17

• Housing Assistance Payments	= \$7,052,127
• Administrative Fees	= \$839,504
• Family Self-Sufficiency Grant	= \$121,721
• Fraud Recovery	= \$131,040
• HOME Tenant Based Rental Assistance (TBRA)	= \$200,000

Total HCV Program CY17 = **\$8,344,392**

Public Housing CY17

• Operating Subsidy	= \$261,766
• Rental Income	= \$318,964
• Reimbursement of Expenses/Fraud Recovery	= \$20,198
• Capital Funds Program (CFP)	= \$106,900

Total Public Housing CY17 = **\$707,828**

Total Housing Authority Funding CY17 = **\$9,052,220**

Iowa City Housing Authority (ICHA) Funding Sources

ICHA income and cash sources. The uses of the cash sources are based on relevant HUD notices and signed agreements between the Housing Authority and HUD.

Housing Choice Voucher (HCV) Administrative Fees

Administrative fees are available to the ICHA for the operation and management of the HCV program. Starting January 31, 2004, HUD and Congress, through the approval of the Annual Appropriations Act, restricted the use of administrative fee income to activities related to the HCV tenant-based rental assistance and related development activities (PIH Notice 2008-15).

Housing Assistance Payments (HAP)

HUD provided funds to cover the housing subsidy paid to owners/landlords directly by the ICHA on behalf of the participating family. The family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the ICHA, a family may use its voucher to purchase a modest home.

HUD/Veterans' Affairs Supportive Housing (VASH)

This is tenant based rental assistance funds targeting homeless veterans participating in VA Case Management Services.

Family Self-Sufficiency (FSS)

The FSS program is a tenant self-sufficiency work incentive program. ICHA establishes cash accounts for FSS program participants that will be available to them if they complete the program. ICHA's contributions to these accounts are funded by HUD through the ICHA's regular funding process. FSS cash is not available to ICHA for any other use.

Public Housing Operations

Under Section 9(3) of the Housing Act of 1937, Operating Funds are available to the ICHA for the operation and management of the Public Housing program. These funds assist the ICHA in bridging the gap between the rent collected and the operating expenses of the program. Operating cash is only available for the use and benefit of public housing units and residents.

Annual Report — 2018

Housing Authority Capitol Fund Grants

HUD provides funds to the ICHA to improve the physical condition, upgrade the management and operation and carry out other activities for Public Housing developments. These funds are primarily used for general maintenance and repair of the Public Housing units. As necessary, these funds will also be used to upgrade structures, interiors, HVAC systems and appliances. Capital Funds are calculated and allocated by an established formula.

Affordable Dream Homeownership Program (ADHOP)

On September 3, 1993, the ICHA entered into a Section 5(h) Agreement with HUD. The purpose of this program is to create affordable home ownership opportunities throughout Iowa City. This agreement authorizes the ICHA to sell Public Housing units and use the sales proceeds to construct or purchase homes for rehabilitation to continue the cycle. To ensure affordability, the ICHA provides a second mortgage for the homeowners.

Broadway Sales Proceeds

ICHA received approval from HUD for the sale of 18 units at 1926/1946 Broadway Street, Iowa City, Iowa. Per the approved plan submitted to HUD, the sales proceeds were to be used for the development of 18 low-density scattered site replacement units that would be more efficiently and effectively operated as lower income housing. There is no other permissible use of these funds per the agreement.

Public Housing Tenant Security Deposits

The ICHA holds security deposits until tenants vacate units. At that time, the tenants receive a full or partial refund depending on such factors as remaining rental or other charges outstanding and reimbursement of damage repairs. Tenant security deposit cash is not available to ICHA for any other use.

Partnerships and Community Collaborations

- University of Iowa School of Social Work.
- Women's Resource and Action Center (WRAC).
- Montessori School.
- Goodwill of the Heartland.
- Habitat for Humanity.
- Iowa Women's Foundation.
- Iowa City Junior Service League.
- Shelter House.
- Iowa State University (ISU) Extension.
- Iowa City Area Association of Realtors.
- Hawkeye Area Community Action Program (HACAP).
- Foster Grandparents Program.
- The Housing Trust Fund of Johnson County (HTFJC).
- City of Iowa City Parks & Recreation.
- City of Iowa City Neighborhood Services.
- Iowa City Public Library.
- Iowa City Human Rights Commission.
- Domestic Violence Intervention Project (DVIP).
- Johnson County Department of Public Health.
- Horizons Community Credit Counseling.
- Johnson County Local Homeless Coordinating Board.
- Cross Park Place.
- Workforce Innovation & Opportunity Act (WIOA) Partners.
- Veterans' Administration.
- Kirkwood Community College.
- Reentry Network of Johnson County.
- Crisis Center.
- ABBE Center for Community Mental Health.
- Iowa City Community School District.
- Community Transportation Committee.



We provide:

- *Information and education,*
- *Housing assistance,*
- *Public and private partnership opportunities.*

Phone: (319) 356-5400

FAX: (319) 356-5459

Web: www.icgov.org/icha

Iowa City

>> **FY19 ANNUAL ACTION PLAN**

Neighborhood and Development Services

CDBG - Community Development Block Grant

HOME - HOME Investment Partnerships Funds



Neighborhood Services
410 E. Washington St.
Iowa City, IA 52240
Phone: 319.356.5230
www.icgov.org/commdev

May 2018



Executive Summary

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

1. Introduction

Objectives & Outcomes

The City of Iowa City's Annual Action Plan articulates funding decisions for the next year of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds according to the long-term goals established in CITY STEPS, the city's 2016-2020 Consolidated Plan. CITY STEPS was guided by three overarching goals that apply according to community needs:

- 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. Consolidated plans 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. Needs and proposed strategies must fit within the following three areas: housing, homelessness, and community development.

Priorities

Iowa City is committed to allocating funds that serve the needs of low-to-moderate income residents. Households with less than 50% of the Area Median Income (AMI), especially those with extremely low incomes (less than 30% AMI), are particular priorities. The City 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, victims of domestic violence, the elderly, and persons with disabilities.

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 and HOME funding:

Housing

- Non-student renter households making less than 50% AMI
- 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
- Domestic Violence (recommended by the Housing and Community Development Commission 10/30/2017)

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. This information provides a common format to summarize program outcomes at the national level. For each activity funded, the City must determine the goal of the activity based on local intent, identify one objective and outcome for each activity, input the data into IDIS, and report on applicable indicators in IDIS and the Consolidated Annual Performance and Evaluation Report (CAPER). Each activity must have an outcome statement, which 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 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 submits a 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.

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) and the Iowa City Housing Authority, monitor CDBG and HOME projects, and listen to public input into these and other programs. Staff also attends events to solicit additional input, such as the IC Compassion Back-to-School event.

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 Iowa City's 2016-2020 Consolidated Plan (a.k.a. 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 held numerous meetings for the preparation of this Annual Action Plan and other HUD related documents. The public has been invited to participate in all 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 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 was provided per the adopted Citizen Participation Plan. The draft Annual Action Plan was discussed in multiple public meetings of the Housing and Community Development Commission, as well as made available online and distributed to subscribers of the City's email listserv. Comments received, if any, and staff response can be found in Appendix A.

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

All comments or views that were received were accepted. The summary of public input provided during public meetings of the Housing and Community Development Commission are attached in Appendix A.

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, the City estimates leveraging more than \$2.2 million in other funds for the upcoming fiscal year. 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. Additional resources include in-kind donations, volunteers, foundations, and businesses. The following are organizations, groups, and resources identified as contributing to past and current CDBG and HOME projects:

- Private funds (donations and 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)

Private banks and lending institutions also often provide significant capital to both CDBG and HOME projects. Both the City and local organizations recognize this mutually beneficial relationship. To promote the goals and objectives of CITY STEPS, all parties have taken steps to strengthen and expand our partnerships.

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 CAPER.

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)

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.

Consolidated Plan Public Contact Information

Neighborhood Services Division
City of Iowa City
410 East Washington Street
Iowa City, Iowa 52240
Phone: (319) 356-5247
neighborhoods@iowa-city.org

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

1. Introduction

The City of Iowa City consults with a variety of public and private entities during the development and adoption of the Consolidated Plan and subsequent Annual Action Plans. This includes regular contact throughout each year with current and past recipients of CDBG and HOME funding who carry out housing, public facilities, and public service activities. In addition, citizen participation remains integral to the ongoing management and oversight of housing and community development funds. City Council appoints nine residents to the Housing and Community Development Commission (HCDC) to assess Iowa City's community development needs for housing, jobs, and services for low-to-moderate income residents and to promote public and private efforts to meet such needs. HCDC provides a regular opportunity for public participation in the planning and management of CDBG and HOME funds. HCDC's bylaws also require representation, when possible, from persons with expertise in construction and finance and one member that receives rental assistance.

Because of these open lines of communication, and through participation and leadership in local and regional partnerships, the City maintains an active understanding of changing conditions, including new programs and services, changes to existing services and the economy, and current housing needs.

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))

The City of Iowa City actively strives to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. The following examples showcase these efforts:

- **Public Health:** The City of Iowa City recognizes the interconnected nature of community development, housing, and the physical and mental health of residents. For that reason, the City helped spearhead the INVEST Health initiative through a partnership with the University of Iowa College of Public Health, the Housing Fellowship, and University of Iowa Hospitals and Clinics. INVEST Health emphasizes making changes in low-income neighborhoods to improve resident health and well-being by bringing community development, public health, housing providers, and health service providers together to discuss and address disparities in health outcomes for low income residents. The City especially recognizes the importance of housing for physical and mental well-being, leading to a collaboration with Shelter House to create the first "Housing First" homeless shelter in the State of Iowa. This facility will pair 24 apartments with on-site rooms for case managers and partnering health and behavioral health clinicians. Additional affordable housing projects often showcase this same interdisciplinary approach.

- **Affordable Housing:** The City works with numerous nonprofit and for-profit entities providing permanent and temporary affordable housing. CDBG and HOME funds directly help nonprofit and for-profit developers create and improve affordable housing options for low-to-moderate income residents. These projects typically leverage significant public and private dollars, including Low Income Housing Tax Credits, private investments, and other resources. Many of the affordable housing units funded by HOME and CDBG also provide supportive services that meet the physical and mental health needs of residents due to the high need for these kinds of housing options. In addition, the City generates affordable housing through its Tax Increment Financing policies and Inclusionary Zoning requirements in the Riverfront Crossings area.
- **Public and Assisted Housing:** The Iowa City Housing Authority (ICHA) administers housing vouchers awarded by the U.S. Department of Housing and Urban Development (HUD) from the Housing Choice Voucher (HCV) Program, in addition to managing the City's public housing stock and other assistance programs. As part of the Department of Neighborhood and Development Services, ICHA regularly meets with staff administering CDBG and HOME funds to discuss current needs and issues and partners on community development and affordable housing efforts.
- **Public Services:** The City of Iowa City regularly funds agencies that meet the public service needs of the community through CDBG, HOME, and alternative funding sources.
- **Intergovernmental Coordination:** The City strives to coordinate efforts with surrounding local jurisdictions, Johnson County, and regional groups such as the East Central Iowa Council of Governments.

The City also partners with the following entities to achieve the goals of the Consolidated Plan:

- Charm Homes, Inc.
- Crisis Center of Johnson County
- Domestic Violence Intervention Program
- Goodwill Industries of the Heartland
- Iowa Valley Habitat for Humanity
- Housing Trust Fund of Johnson County
- The Housing Fellowship
- Iowa City Transit
- Iowa City Area Chamber of Commerce
- Mayor's Youth Empowerment Program
- Neighborhood Centers of Johnson County
- Prelude Behavioral Services
- Successful Living
- Shelter House
- Systems Unlimited, Inc.
- Local lending institutions

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.

The Consolidated Plan's homeless strategy includes the City undertaking extensive consultation as part of its consolidated planning efforts, particularly through collaboration with the Johnson County Local Homeless Coordinating Board (LHCB) Continuum of Care's planning process. The LHCB represents over 25 agencies in Iowa City that provide 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

The City of Iowa City does not receive ESG funds. Rather, funding for agencies that serve Iowa City residents access funding through the State of Iowa.

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

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

7	Agency/Group/Organization	Successful Living
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.
8	Agency/Group/Organization	Metropolitan Planning Organization of Johnson County
	Agency/Group/Organization Type	Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through in-person interviews and follow-up telephone conversations, as necessary.

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

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

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

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

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

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

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

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

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

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

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 Comprehensive 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
2015 Updated Affordable Housing Market Analysis	MPOJC	Strategic Plan acknowledges and addresses needs identified in the AHMA

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Plans that most influenced the development of the Consolidated Plan include Iowa City's IC2030 Comprehensive Plan update (adopted May 2013), the 2014 Analysis of Impediments to Fair Housing Choice, the 2015 Update to the Affordable Housing Market Analysis (prepared by the Metropolitan Planning Organization of Johnson County and Housing Trust Fund of Johnson County 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 Consolidated Plan. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan 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

The City of Iowa City greatly values the participation of its residents, organizations, and others interest in community development. To that end, the City adopted a Citizen Participation Plan (CPP) to help the public join in the development of the 5-year Consolidated Plan, each Annual Action Plan, Consolidated Annual Performance and Evaluation Report, and the City's Assessment of Fair Housing. The CPP includes requirements for the length of public comment periods, when to hold public hearings, and when public notices must be published.

As mentioned earlier, the Housing and Community Development Commission (HCDC) plays a key role in the resident participation process. HCDC holds regular public meetings, collect comments, and provide forums for the annual review of the Consolidated Plan and Annual Action Plans. In addition, other groups such as the Local Homeless Coordinating Board and the Iowa City Housing Authority are asked to participate in the ongoing planning process.

Through these efforts, the City of Iowa City sets its goals and priorities for community development and identifies and funds projects to further these goals. The following is a brief timeline of public involvement for this Annual Action Plan:

- **Workshop:** Aid to Agencies Workshop for potential applicants (8/17/17)
- **Deadline:** Aid to Agencies applications due (9/7/17)
- **Workshop:** CDBG/HOME Workshop for potential applicants (1/4/18)
- **Public Meeting:** HCDC recommended Aid to Agency awards to City Council (1/18/18)
- **Deadline:** CDBG/HOME applications due (1/19/18)
- **Public Meeting:** HCDC discussed CDBG/HOME applications with applicants (2/15/18)
- **Public Meeting:** HCDC recommended CDBG/HOME awards to City Council (3/15/18)
- **Notice:** 30-day comment period began on draft Annual Action Plan and notice was published in the Iowa City Press-Citizen (4/13/18)
- **Public Meeting:** HCDC recommended draft Annual Action Plan to City Council (4/19/18)
- **Notice:** Public meeting notice published in the Iowa City Press-Citizen (5/1/18)
- **Deadline:** 30-day comment period on draft Annual Action Plan expired (5/15/18)
- **Public Meeting:** City Council held public meeting on draft Annual Action Plan, followed by passing a resolution approving it (5/15/18)

Throughout the public involvement process, the City also discussed needs and issues with numerous other groups. Moving forward, the City anticipates the following timeline:

- Annual Action Plan submitted to HUD (5/16/18)
- Submission of Environmental Review Record and FONSI as applicable (7/1/18)
- Submission of Request for Release of Funds (7/1/18)
- Start CDBG and HOME projects (7/1/18)

In CFY2019, the City will also hold public meetings for the annual performance report in addition to the preparation of the City's upcoming Assessment of Fair Housing and Housing Needs Assessment. This will pave the way for the preparing a new Consolidated Plan in CFY2020.

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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	Minorities Non-English Speaking - Specify other language: Translation available for all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit agencies/service providers	Notice to solicit public input on the draft Annual Action Plan. Advertised online and through direct email messages.	None to date.	Not Applicable	
2	Newspaper Ad	Non-targeted/broad community	Notice to solicit public input on the draft Annual Action Plan.			

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)
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit agencies/service providers	Approximately ___ attendees and ___ members of Housing and Community Development Commission	See attached.	All comments offered were accepted.	http://www8.iowa-city.org/weblink/Browse.aspx?dbid=0
4	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit agencies/service providers	Approximately ___ attendees and ___ members of the City Council.	None to date.	All comments offered were accepted.	http://www8.iowa-city.org/weblink/Browse.aspx?dbid=0

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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	567,507	70,000	25,000	662,507	0	
HOME	public - federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; TBRA	425,846	85,000	300,000	810,846	0	

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

Federal funds will be utilized to leverage additional funds in larger rental developments. Depending on the actual applications received these other leveraged funds could include low-income housing tax credits; local, State, and other Federal funds; and private equity.

The City actively encourages applicants and subrecipients to obtain other public and private resources that address needs identified in the Consolidated Plan. For example, most affordable housing acquisition projects include private financing. In FY17, the City of Iowa City and its subrecipients leveraged CDBG and HOME funds at a rate of \$2.61 in non-formula funds for every \$1.00 of formula funds. The CDBG program does not have federal match requirements, but leveraging for the HOME and CDBG programs helps stretch limited resources for low- and moderate-income populations. The City does not require matching funds for owner occupied rehabilitation projects funded through the housing rehabilitation process.

The City currently has a balance of excess matching funds that can be applied to projects in the future. In addition, matching funds are required for unit production activities. These requirements are typically met through the receipt of non-federal grant funds and tax benefit programs by the developers. 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

When the City has available property that would be appropriate for redevelopment, from time to time it offers these lots to other entities for development, including both for profit and nonprofit developers. In the event land is offered to a developer, the terms of the transfer are evaluated based on the need for the development, the cash flow of the proposed development, and the ability of the receiving entity to pay. Depending on the outcome of this evaluation, the land may be sold or donated to the receiving entity according to terms negotiated on a case-by-case basis. Past examples include the donation of foreclosed homes to nonprofit groups for rehabilitation and resale, the donation of single family lots for the construction of affordable homes, and the transfer of commercial land for the construction of affordable rental units.

The City owns property in the central business district that allows the city flexibility in developing and encouraging affordable housing units and employment opportunities. Projects currently underway include developing an existing surface parking lot at Iowa Avenue and Gilbert Street, The Chauncey project at 404 East College Street, as well as 435 South Linn Street. As a condition of the sale for each property, the City required affordable housing units in all three developments. The City has also allocated over \$600,000 in general funds for land banking for affordable housing and is in the process of reviewing properties to purchase.

Discussion

No additional discussion at this time.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve the quality of owner housing	2016	2020	Affordable Housing	Citywide	Expanding Affordable Rental/Owner Housing Preserve Existing Affordable Housing Units	CDBG: \$235,000 HOME: \$270,000	Homeowner Housing Added: 6 Household Housing Unit Homeowner Housing Rehabilitated: 22 Household Housing Unit
2	Improve quality of affordable rental units	2016	2020	Affordable Housing Homeless	Citywide	Preserve Existing Affordable Housing Units	CDBG: \$34,000	Rental units rehabilitated: 12 Household Housing Unit
3	Increase the supply of affordable rental housing	2016	2020	Affordable Housing	Citywide	Expanding Affordable Rental/Owner Housing	HOME: \$369,000	Other: 14 Other
4	Improve access to affordable renter housing	2016	2020	Affordable Housing Homeless	Citywide	Expanding Affordable Rental/Owner Housing & Services for Homeless/Those at Risk	HOME: \$21,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve and maintain public facilities	2016	2020	Public and neighborhood facility improvement	Citywide	Public Facility Improvements	CDBG: \$41,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted
6	Provide public services	2016	2020	Non-Homeless Special Needs	Citywide	Public Facility Improvements Public Services	CDBG: \$95,000	Public service activities other than Low/Moderate Income Housing Benefit: 420 Persons Assisted Homeless Person Overnight Shelter: 1,100 Persons Assisted
7	Improve/ maintain public infrastructure/ amenities	2016	2020	Public and neighborhood facility improvement	Citywide	Infrastructure Maintenance & Improvement	CDBG: \$75,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
8	Strengthen economic development	2016	2020	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$50,000	Businesses assisted: 2 Businesses Assisted
9	Planning and administration	2016	2020	Program admin	Citywide	Planning & Administration	CDBG: \$127,501 HOME: \$51,085	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve the quality of owner housing
	Goal Description	Rehab of existing owner-occupied units and addition of new affordable owner-occupied units
2	Goal Name	Improve quality of affordable rental units
	Goal Description	Rehab of existing renter-occupied units
3	Goal Name	Increase the supply of affordable rental housing
	Goal Description	Acquire new rental units for affordable housing
4	Goal Name	Improve access to affordable renter housing
	Goal Description	In FY16, the City allocated \$200,000 to the Iowa City Housing Authority for TBRA, a project which is ongoing. In addition, the City allocated \$21,000 to help support a Community Housing Development Organization which will expand access to affordable renter housing.
5	Goal Name	Improve and maintain public facilities
	Goal Description	Upgrading and expanding public facilities
6	Goal Name	Provide public services
	Goal Description	Increase the effectiveness of investments that improve conditions for the elderly, youth, low-income persons, and other special populations
7	Goal Name	Improve/maintain public infrastructure/amenities
	Goal Description	Improving or replacing outdated and deteriorating infrastructure
8	Goal Name	Strengthen economic development
	Goal Description	Direct technical and business assistance
9	Goal Name	Planning and administration
	Goal Description	Administrative and planning costs to operate the CDBG and HOME programs successfully

Projects

AP-35 Projects – 91.220(d)

Introduction

The following project information for FFY 2018 (City FY2019) provides a comprehensive overview on the ranges of CDBG and HOME activities.

The project funding identified in this document was approved by the Housing and Community Development Commission with the condition that if federal funding is not within twenty percent of the amount of funds estimated for FFY18, then the Commission will review the allocations. Otherwise, staff will proportionally adjust the funding to match the final CDBG and HOME funding amounts for FFY18.

Projects

#	Project Name
1	CDBG and HOME Administration/Planning
2	Homeowner Housing Rehabilitation
3	Other Housing Activities
4	Neighborhood and Area Benefits
5	Low-Mod Clientele Public Services/Facilities
6	Economic Development

Table 7 - 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, has needs that far outstrip the funds available for housing and community development projects. However, the City has sought to increase local support for such projects through policies, programs, and additional local funding and to pursue outside grant funds as well.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG and HOME Administration/Planning
	Target Area	Citywide
	Goals Supported	Planning and administration
	Needs Addressed	Planning & Administration
	Funding	CDBG: \$127,501 HOME: \$51,085
	Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies per HUD regulations.
	Target Date	6/29/2019
	Estimate the number and type of families that will benefit from the proposed activities	HUD does not require the reporting of beneficiary data for planning and administration activities. It should be noted, however, that the housing, economic development, and public service activities that are undertaken with CDBG and HOME funds serve, on average, between 1,000 and 3,000 individuals, households, and businesses per year. Without the planning and administration funds available to carry out required planning, environmental, monitoring and oversight activities, none of these activities would be able to receive CDBG and HOME funds and none of the beneficiaries would be able to be served.
	Location Description	Planning and Administration activities will be undertaken by City staff at Iowa City City Hall.
	Planned Activities	Funds will be used to coordinate, administer, and monitor the CDBG program; prepare reports and plans required by HUD, and to prepare Section 106 and environmental reviews and historic preservation studies.

2	Project Name	Homeowner Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Improve the quality of owner housing
	Needs Addressed	Preserve Existing Affordable Housing Units
	Funding	CDBG: \$235,000 HOME: \$90,000
	Description	With CDBG and HOME funding in accordance with rules and regulations, assistance will be provided by the City directly to homeowners to rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. Housing units assisted will be single family housing, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the repayment of loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.
	Target Date	6/29/2019
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing units planned for rehabilitation: 22
	Location Description	Funding is available citywide. Exact addresses of housing projects are not known until applications have been received, processed, and approved.
	Planned Activities	Assistance will be provided by the City directly to low-to-moderate income homeowners of single family units to rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs.

3	Project Name	Other Housing Activities
	Target Area	Citywide
	Goals Supported	<p>Improve the quality of owner housing</p> <p>Improve quality of affordable rental units</p> <p>Increase the supply of affordable rental housing</p> <p>Improve access to affordable renter housing</p>
	Needs Addressed	<p>Expanding Affordable Rental/Owner Housing</p> <p>Preserve Existing Affordable Housing Units</p> <p>Housing & Services for Homeless/Those at Risk</p>
	Funding	<p>CDBG: \$34,000</p> <p>HOME: \$570,000</p>
	Description	<p>With CDBG and HOME funding in accordance with rules and regulations, assistance will be provided by the City directly to homeowners and developers, as well as to nonprofits, for-profits, or CHDOs to acquire and/or rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. May include: acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, down payment/closing cost assistance and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the repayment of loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.</p>
	Target Date	6/29/2019
	Estimate the number and type of families that will benefit from the proposed activities	<p>The following are expected to benefit from the proposed activities:</p> <ul style="list-style-type: none"> • Six low income owner households • Thirteen low income renter households • Approximately thirteen low income individuals in need of housing with supportive services • Those receiving services from the Housing Fellowship
	Location Description	Funding is available citywide. Addresses of activities are unknown at this time.

<p>Planned Activities</p>	<p>Planned activities at this time include:</p> <ul style="list-style-type: none"> • Purchase and rehabilitate two rental duplexes to resell as four affordable, owner-occupied units • Help Iowa Valley Habitat for Humanity purchase and construct two homes for affordable homeownership opportunities • Provide the Housing Fellowship CHDO Operating funds • Provide the Housing Fellowship appropriate leverage to acquire one rental property • Assist Prelude in replacing its single hot water heater with multiple tankless water heaters for twelve affordable rental units • Assist the Mayor's Youth Empowerment Program in acquiring three supportive living SRO units • Assist Successful Living in acquiring ten supportive living SRO units
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4	Project Name	Neighborhood and Area Benefits
	Target Area	Citywide
	Goals Supported	Improve/maintain public infrastructure/amenities
	Needs Addressed	Infrastructure Maintenance & Improvement
	Funding	CDBG: \$75,000
	Description	Improvements to the built environment that enhance the quality-of-life for residents earning less than 80 percent AMI.
	Target Date	6/29/2019
	Estimate the number and type of families that will benefit from the proposed activities	<p>Because the beneficiaries are dependent on the area to be served, beneficiaries cannot be estimated until the areas to be assisted have been identified. For a placeholder in this plan, three hundred persons per year has been used. It is important to note, however, that this is only an estimate and actual number assisted may vary.</p> <p>In any given year, the ability to complete infrastructure projects is dependent on funds available, eligible projects coming forward, and availability of public works staff and contractors to carry out the projects.</p> <p>Infrastructure projects may not be completed every year. In this plan, a placeholder of \$75,000 is being used to ensure that funds are available in the event an appropriate project comes forward.</p>
	Location Description	Funding is available in low-to-moderate income areas, however, because infrastructure in older parts of the City is older, funds will be concentrated in these areas. With limited funding available, infrastructure funding will likely be located in these areas.
Planned Activities	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to), blight removal, improvements to streets, sidewalks, gutters, sewer, alleys, parks, etc.	

5	Project Name	Low-Mod Clientele Public Services/Facilities
	Target Area	Citywide
	Goals Supported	Improve and maintain public facilities Provide public services
	Needs Addressed	Public Facility Improvements Public Services
	Funding	CDBG: \$136,000
	Description	Funding for a variety of public service activities and public facility improvements serving low to moderate income clientele including: advocacy, case management, referrals, service coordination, education, counseling, and legal assistance and funding for the staff to implement these activities, as well as public facilities serving income eligible residents.
	Target Date	6/29/2019
	Estimate the number and type of families that will benefit from the proposed activities	Public Service and Public Facility activities serve on average 2,000 beneficiaries per year.
	Location Description	Public service/facility activities are available citywide to low and moderate income individuals.
	Planned Activities	<p>Funding for a variety of public service activities serving low- to moderate-income clientele has been proposed for this year, including:</p> <ul style="list-style-type: none"> • Homeless and Transitional Housing: Provides shelter and transitional housing for homeless adults and families. Services also include advocacy, case management, referrals, service coordination. Meal sites, and funding for the staff to implement these activities. • Domestic Violence Services: Advocacy shelter aids and shelters victims of domestic violence. Shelter staff provides crisis line, advocacy, and assistance to victims in obtaining safe shelter, food, clothing, medical attention, and basic needs. Program provides counseling, referrals, and legal assistance to victims of domestic violence. Provides community and prevention education programs to individuals age 3 to 18. • Neighborhood Services: Provides resources to low-income residents at neighborhood centers that include computer access, daycare, hang-out, and English Language classes. <p>In addition, this project includes improving the Broadway Neighborhood Center in a low-income neighborhood.</p>

6	Project Name	Economic Development
	Target Area	Citywide
	Goals Supported	Strengthen economic development
	Needs Addressed	Economic Development
	Funding	CDBG: \$50,000
	Description	Funding to facilitate the creation and expansion of businesses and create new employment opportunities for low-income people.
	Target Date	6/29/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated two businesses will be assisted, with at least one new job created or retained per \$20,000 in assistance through the Economic Development CDBG Funds.
	Location Description	Funding is available citywide. The exact addresses of projects will not be known until applications have been received, processed and funds awarded.
	Planned Activities	<p>Funding to facilitate the creation and expansion of businesses and create new employment opportunities for low-income people.</p> <p>Provide economic development assistance including loans, loan guarantees, and grants to businesses locating to or expanding in Iowa City. At least 51% of the jobs created by the assisted businesses must be made available to low/moderate income people. Economic assistance may also be provided to alleviate slum or blighted conditions in designated slum/blight areas or on individual slum/blight properties. Small business loan program will address the impact of credit access and reduction of capital for business startups or expansion.</p>

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

Though funds are available city-wide, the City of Iowa City strives to invest its CDBG and HOME funds in areas primarily impacted by non-student low- to moderate-income (LMI) persons. Several of the City's LMI census areas are located downtown and include rental housing stock that is predominantly occupied by University of Iowa 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 are 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. The model mathematically combines three factors, including distance to existing subsidized family rental housing, elementary school poverty, and crime density, and sets threshold scores below which funding for new city-assisted rental housing is not be available (excluding units reserved for the elderly or disabled). This serves three goals of the City:

- 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 affordable housing location model, now cited as a best practice, has successfully achieved 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 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In light of the limited amount of funds available to the City, not all of 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 following two points indicate the rationale behind the City's city-wide availability of funds with certain restrictions:

1. **Neighborhood-Level Focus:** Addressing non-housing community development needs in non-student low- and moderate-income neighborhoods reflects the City's desire to create positive and lasting living environments despite limited funds. By focusing on non-student areas, those most in need of assistance can receive it.
2. **Specific Geographic Targeting:** Targeting new family rental housing to different areas according to the Affordable Housing Location Model reflects the need to affirmatively further fair housing by directing this type of development to a broader range of neighborhoods, while combating existing segregated settlement patterns. This prevents a concentration of poverty from being reinforced in certain geographical areas.

Therefore, while funds are available city-wide, staff often tries to cluster public facility and services investment in focused low- to moderate-income neighborhoods for increased effect while locating additional affordable homes in areas without concentrations of poverty. Applying these priorities city-wide allows flexibility in selecting projects.

Discussion

The City has some programs targeted to specific geographic areas, but the City does not do so with its more general CDBG and HOME projects.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City uses both HOME and CDBG funds to create new affordable housing opportunities and to rehabilitate existing housing units. Special needs populations are often served through the acquisition and/or rehabilitation of existing structures for rental housing. The homeless population is primarily served through assistance grants to local service providers. Because of this, homeless populations do not have easily quantifiable housing goals.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	41
Special-Needs	13
Total	54

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	38
Acquisition of Existing Units	14
Total	54

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The goals noted above are extrapolated from expected projects in CFY19. These numbers may change if projects expand or contract due to future factors.

AP-60 Public Housing – 91.220(h)

Introduction

The Iowa City Housing Authority (ICHA) works to improve the quality of life for clients, acting as a community leader on affordable housing by providing information and education, housing assistance, and public and private partnership opportunities. ICHA was established in 1969 to administer housing assistance programs throughout Johnson County, Iowa County, and Washington County north of Highway 92. Today, it is part of the City of Iowa City's Department of Neighborhood and Development Services.

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

ICHA has several actions planned during the next year to address the needs of public housing. ICHA targets its available assistance to the disabled, elderly, and families with children under 18 residing within its jurisdiction. Tenant-based rental assistance such as the Housing Choice Voucher Program (HCVP) is targeted to those with household incomes under 30 percent of the Area Median Income (AMI) and public housing units to those with incomes under 80 percent AMI. The ICHA strives to maximize HCVP and Veterans Affairs Supportive Housing (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 one year and their total tenant payment (TTP) is higher than \$499. In 2017, ICHA administered approximately 1,298 vouchers.

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 5-year plan to attain financial self-sufficiency as well as provide rental assistance.

Public housing provides affordable, decent, and safe rental housing for eligible low-income families, elderly persons, and persons with disabilities. ICHA owns and manages 81 public housing units with the support of HUD. These units are low-density and constructed to conform to and blend with the existing neighborhood architecture. They represent less than one percent of the total number of rental units in the City of Iowa City.

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, ICHA surveyed all active Public Housing tenants and Family Self-Sufficiency (FSS) program participants (211 families) to identify interest in serving on a Resident Advisory Board (RAB). 26 families responded. In May 2009, ICHA sent the 26 interested 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. 8 families responded.

In June 2008, flooding severely damaged ICHA's Public Housing unit in the 500-year floodplain at 608 Eastmoor, Iowa City. Due to the City of Iowa City's intent to purchase all properties located the 100- and 500-year floodplains, ICHA submitted a Demolition/Disposition application to the U.S. Department of Housing and Urban Development (HUD). HUD requires RAB input/comment for Demolition/Disposition applications. The 26 respondents to the survey were contacted in October 2010 to submit input and comments, but none responded.

In December 2014, ICHA again surveyed all active Public Housing tenants (75 families) to determine interest in serving on an RAB. 7 families responded, 3 stating an interest and 4 stating no interest. Recommendations submitted by Resident Advisory Board (RAB) were analyzed and decisions were made based on these recommendations.

ICHA-participating families show very little interest in serving on an RAB focusing solely on ICHA programs and services. Most comments received via the 3 separate survey instruments are beyond the scope, power, and authority of the ICHA to impact, 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.

ICHA and the City of Iowa City Neighborhood Services will continue the "Good Neighbors—Strong Neighborhoods" initiative launched in 2008. The idea is to partner with Neighborhood Associations to develop strategies that promote the peaceful enjoyment of the neighborhood for all residents. The goal is increased participation of ICHA clients in activities sponsored by the City of Iowa City's 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 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 assistance by providing information to neighborhoods through social media and meeting notices.

ICHA 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 continually ranked ICHA as a "High Performance" housing authority and has not designated ICHA as troubled.

Discussion

In the next year, ICHA expects to take possession of 11 affordable units in downtown Iowa City due to recent Tax Increment Financing projects that require a portion of the units to be affordable.

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

Introduction

As a participant in the Johnson County Local Homeless Coordinating Board (JCLHCB), the City is a partner in its plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. During FFY2018, 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 Iowa City's Aid to Agency funds, in addition to those for United Way, Johnson County, and Coralville funds, all 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 FFY18, 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 the FUSE Housing First project

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, and 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) housing units 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 Housing Choice Voucher program and administration of 81 units of public housing for residents who are low-income, very low-income, and extremely low-income.

Discussion

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. In the upcoming year, the City will update the analysis.

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 CFY19. 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 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 continue to review City and CDBG/HOME-supported housing 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. In addition, the City will continually reevaluate parts of the Affordable Housing Location Model based on its implementation.

In the Riverfront Crossings district, the City will continue to support higher density development under the condition that it provides some affordable housing. This, paired with affordable housing requirements for Tax Increment Financing projects and the new land bank, will help provide additional affordable housing opportunities.

Finally, the City will work with the Human Rights Coordinator to provide Fair Housing updates to educate local commissions and boards, especially the Housing and Community Development Commission.

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, and new programs such as the South District Home Investment Partnership will further support these goals.

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 City's housing rehabilitation programs 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 City 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. The City also utilizes the Small Business Development Center (SBDC) to provide technical assistance for early stage entrepreneurs.

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. These are further supported by groups such as the SBDC, ICAD, the Chamber of Commerce, and local financial partners.

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:

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.

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	70,000
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
Total Program Income:	70,000

Other CDBG Requirements

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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. | |
| | 90.00% |

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

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

The City offers the 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 purchases rental homes that are rehabilitated and sold, some of which are restricted to homeowners under 80% of median income. The City allocated \$180,000 for the program to purchase, rehabilitate, and resell 3 homes in CFY19.

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 adopted 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 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 for people with incomes at or below 80% of the area median income (AMI) as determined by HUD. This will include an affordability period based on the amount of HOME funds used as indicated in the following table. If down payment 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 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.

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 begins 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 affordability period, then the housing will be sold only to a buyer whose family income does not exceed 80% AMI. The City will target homeowners between 60 to 80% AMI. The buyer shall use the home as their principal residence. The purchase price may not exceed 95% of the median purchase price for single family housing in the Iowa City MSA as determined by HUD for new or existing housing.

The original HOME-assisted owner is entitled to a fair return on investment (homebuyer's down payment 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 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 if 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.

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 utilizes the following recapture 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. The City prefers to use the recapture provision, though it may use the resale

provision for projects such as for the South District Home Investment Partnership.

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.

Recapture and resale provisions used by the City are detailed in number 2 above.

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:

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

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Attachments

Appendix A: [Will be Citizen Comment (HCDC/City Council Minutes, written comments received)]

DRAFT

**Appendix B
CFY19**

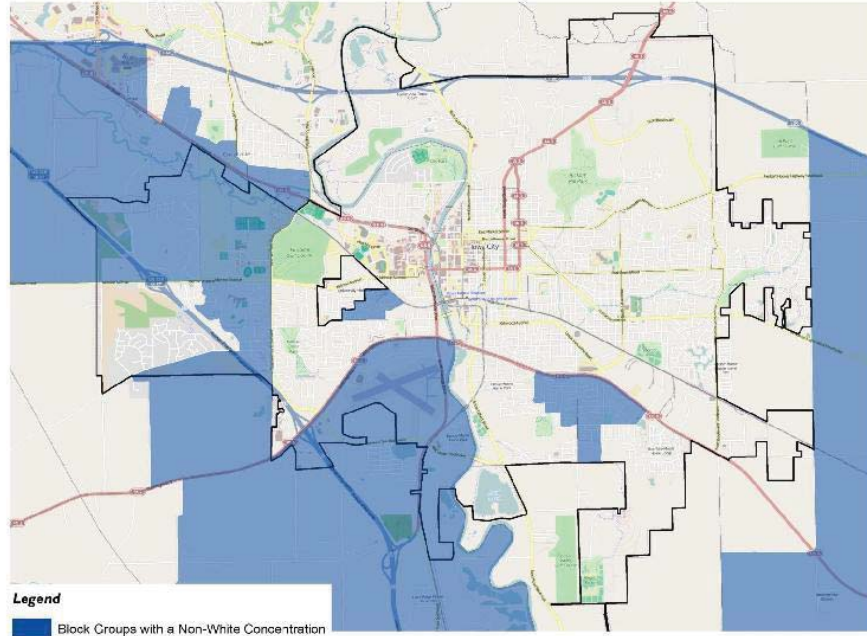
Project	Planned activities	CDBG Award	HOME Award	Persons / Households / Facilities Assisted
Low-Mod Clientele Public Services/Facilities	Aid to Agencies Shelter House	\$ 50,000	NA	1,100
	Aid to Agencies NCJC	\$ 10,000	NA	120
	Aid to Agencies DVIP	\$ 35,000	NA	300
	NCJC Siding Improvement	\$ 41,000	NA	2,000
Neighborhood and Area Benefits	Neighborhood Improvements Set Aside	\$ 75,000	NA	300
Homeowner Housing Rehabilitation	Comprehensive rehabilitation	\$ 235,000	\$ 90,000	22
Other Housing Activities	THF - CHDO Operating	NA	\$ 21,000	NA
	THF - Rental Acquisition	\$ -	\$ 100,000	1
	Habitat for Humanity - Ownership	\$ -	\$ 80,000	2
	MYEP - Rental Acquisition	\$ -	\$ 75,000	3
	Successful Living - Rental Acquisition	\$ -	\$ 194,000	10
	City of Iowa City - South Dist. Part.	\$ -	\$ 100,000	4
	Prelude - Transitional Housing Impr.	\$ 34,000	NA	12
Economic Development	Economic Development Set-aside	\$ 50,000	NA	2
CDBG and HOME Administration/Planning	CDBG Administration	\$ 127,501	NA	NA
	HOME Administration	NA	\$ 51,085	NA
Total		\$ 657,501	\$ 711,085	3,876

Appendix C: Consolidated Plan Unique Appendices

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

Racial/Ethnic Concentration, 2011

Source: ACS 2007-2011



Unique Appendices

1

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

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SP-80 Monitoring – 91.230

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

Reporting

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

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

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

Timeliness of Expenditures

Neighborhood Services staff require that each CDBG and HOME recipient attend a City-sponsored workshop just prior to the beginning of each year to review the CDBG and HOME regulations and reporting requirements. The timeliness of expending the funds is one of the topics discussed at the workshop. In addition, each recipient of CDBG

and/or HOME funds signs a formal agreement after the funds have been released that includes a copy of the City's policy, as stated below:

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

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

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

in the application after two consecutive funding rounds following the allocation of local CDBG/HOME funds, the City will recapture all CDBG/HOME funds.

Housing Code Compliance

Each agreement between the CDBG/HOME recipient and the City states the following:

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

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

MBE/WBE Policy

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