City of Iowa City

Consolidated Annual Performance & Evaluation Report
Federal Fiscal Year 2017 (City Fiscal Year 2018)

Neighborhood and Development Services

CDBG - Community Development Block Grant

HOME - HOME Investment Partnerships Funds

CITY OF IOWA CITY

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Assessment of Five–Year Goals and Objectives

Most projects described in this report are carried out by local organizations in partnership with the City. All Annual Action Plan projects consistently address the needs identified in the CITY STEPS 2016-2020 Consolidated Plan. Each year, City of Iowa City staff and the Housing and Community Development Commission (HCDC) work to meet the five-year goals of CITY STEPS through the annual allocations of CDBG and HOME funds.

Three of the five fiscal years covered by CITY STEPS are complete, meaning progress towards goals in the table "CITY STEPS Outcome Tracking Through City Fiscal Year 2018" should be at 60 percent (see below). Of CITY STEPS' 11 goals, the City has completed two: increase the supply of affordable rental housing (10 units expected, but 15 completed) and strengthen economic development (5 businesses expected, but 17 completed). Five others match expected progress. The remaining four goals are below expected progress, though preliminary numbers suggest three will be completed in City FY20. The final goal, improve/maintain public infrastructure/amenities, may not reach its goal depending on the number of City projects funded in City FY20. This is due to the City completing fewer, larger projects rather than more small ones

Per priorities outlined in CITY STEPS, the City utilized CDBG/HOME funds in the following ways for Federal FY2017 (City FY2018):

1) Provide housing opportunities that are decent and affordable.

- City of Iowa City: CDBG & HOME owner-occupied housing rehabilitation
- The Housing Fellowship: CHDO Operations
- The Housing Fellowship: Rental rehabilitation of 4 units
- Successful Living: Rental acquisition of a property providing 4 SRO units (Hollywood)
- Habitat for Humanity: Property acquisition for a new homeowner unit (Blazing Star)
- MYEP: Rental acquisition of a property providing 3 SRO units (Downey)
- Successful Living: Rental rehabilitation of a property providing 5 SRO units (N. Johnson)

2) Provide a Suitable Living Environment

<u>Public Facilities</u>

OMB Control No: 2506-0117 (exp. 06/30/2018)

- MYEP: paving of new facility parking area to increase access to services and increase attractiveness
- Little Creations Academy: renovations to increase the capacity and comfort of the day care
- Crisis Center: interior renovations to increase the capacity of the food bank
- Villa Park: a new playground and trails to increase access and enjoyment of the park

Public Services

- Shelter House: homeless shelter operations
- Neighborhood Centers of Johnson County: licensed day care for low income children
- Domestic Violence Intervention Program: shelter operations (homeless activity)

3) Expand Economic Opportunities

The *CDBG Economic Development Fund* stimulates private sector investment to create private sector jobs with living wages for low- and moderate-income persons in Iowa City. The City received no CDBG Economic Development Fund applications in FFY17 (CFY18). The City currently plans to continue offering this fund, but may move towards providing technical assistance in the future as many individuals interested in utilizing the funds are not yet ready to begin a business, and need additional guidance.

The tables below show some accomplishment data for the program year and strategic plan to-date, though they are auto-generated by HUD's Integrated Dispersement and Information System. These attached tables further provide data to supplement and clarify this information:

- CITY STEPS Outcome Tracking Through City Fiscal Year 2018 (Federal Fiscal Year 2017)
- Annual Action Plan Outcome Tracking City Fiscal Year 2018 (Federal Fiscal Year 2017)
- Activities Completed in City Fiscal Year 2018 (Federal Fiscal Year 2017)
- Activities Underway in City Fiscal Year 2018 (Federal Fiscal Year 2017)

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount in FFY17	Indicator	Unit of Measure	Strategic Plan			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Improve access to affordable owner housing	Affordable Housing	HOME: $70,000	Direct Financial Assistance to Homebuyers	Households Assisted	5	4	80.00%	0	0	
Improve access to affordable renter housing	Affordable Housing Homeless	HOME: $40,250	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	41	82.00%	0	41	
Improve and maintain public facilities	Public and neighborhood facility improvement	CDBG: $103,852	Public Facility or Infrastructure Activities other than LMI Housing Benefit	Persons Assisted	0	2,420		12,319	802	6.51%
			Other	Other	8	4	50.00%	0	2	
Improve quality of affordable rental units	Affordable Housing Homeless	CDBG: $30,000 / HOME: $22,387	Rental units rehabilitated	Housing Unit	18	2	11.11%	10	0	0.00%
Improve the quality of owner housing	Affordable Housing	CDBG: $208,174 / HOME: $44,595 / Local: $118,901	Homeowner Housing Rehabilitated	Housing Unit	90	66	73.33%	22	22	100.00%

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Improve/ maintain public infrastructure/ amenities	Public and neighborhood facility improvement	CDBG: $89,730	Public Facility or Infrastructure Activities other than LMI Housing Benefit	Persons Assisted	0	85,755		300	12,985	4,328.33%
			Other	Other	10	4	40.00%	0	1	
Increase the supply of affordable rental housing	Affordable Housing	CDBG: $50,000 / HOME: $365,000	Public Facility or Infrastructure Activities for LMI Housing Benefit	Households Assisted	0	15		8	12	150.00%
			Rental units constructed	Housing Unit	10	0	0.00%	0	0	
Planning and administration	Program admin	CDBG: $108,451 / HOME: $40,923	Other	Other	1	1	100.00%	1	1	100.00%
Provide public services	Non-Homeless Special Needs	CDBG: $97,700	Public Facility or Infrastructure Activities other than LMI Housing Benefit	Persons Assisted	0	8,450		1,070	2,497	233.36%
			Other	Other	15	9	60.00%	0	3	
Remove slum and blight	Non-Housing Community Development	CDBG: $0	Facade treatment/business building rehabilitation	Businesses Assisted	6	4	66.67%	0	1	
Strengthen economic development	Non-Housing Community Development	CDBG: $22,852	Businesses assisted	Businesses Assisted	5	17	340.00%	2	16	800.00%

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Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The activities undertaken by the City of Iowa City in the fiscal year are consistent with the documented priorities established in the 2016-2020 Consolidated Plan (CITY STEPS) for both HOME and CDBG. The priorities, goals and objectives of the CITY STEPS Plan are designed to assist lower income citizens needing housing, jobs and services. As such, the priorities established within our CITY STEPS Plan and relevant activities completed in this reporting year with CDBG/HOME funds are as follows:

- **Expanding Affordable Rental and Homeowner Housing Opportunities**
  - The Housing Fellowship Sabin Townhomes
  - The Housing Fellowship Community Housing Development Organization Operating Funds
  - Mayor's Youth Empowerment Program Acquisition of Downey
  - Mayor's Youth Empowerment Program Acquisition of Dartmouth and Raven
- **Preserving Existing Affordable Rental and Homeowner Housing Units**
  - CDBG Owner-Occupied Rehabilitation
  - HOME Owner-Occupied Rehabilitation
- **Housing and Related Services for the Homeless and Those at Risk of Homelessness**
  - Shelter House Rapid Rehousing
- **Public Facility Improvements**
  - Mayor's Youth Empowerment Program Public Facility Improvements
  - Arc of Southeast Iowa Public Facility Rehabilitation
- **Public Service Activities**
  - Shelter House Aid to Agencies (also fits under Housing and Related Services for the Homeless and Those at Risk of Homelessness)
  - Domestic Violence Intervention Program Aid to Agencies (also fits under Housing and Related Services for the Homeless and Those at Risk of Homelessness)
  - Neighborhood Centers of Johnson County Aid to Agencies
- **Infrastructure Maintenance and Improvement**
  - Wetherby Park Sports Court Improvements
- **Economic Development Initiatives**
  - 4Cs Childcare Techical Assistance for Microenterprises
  - Airliner Façade Improvements
- **Planning & Administration**
  - HOME Administration
  - CDBG Administration

While this list includes activities completed this year, ongoing projects also align with these priorities. They will be reported in subsequent CAPERs in the year when they are completed.

CITY STEPS Outcome Tracking Through City Fiscal Year 2018
(Federal Fiscal Year 2017)

CITY STEPS Goals	Goal Outcome Indicator	Goal	FY16	FY17	FY18	*FY19**	*FY20*	TOTAL Completed	PERCENT Completed
Improve the quality of owner housing	Homeowner Housing Rehabilitated	90 Units	17	27	22	*19*		66	73%
Improve access to affordable owner housing	Direct Financial Assistance to Buyers Owner Units Constructed	5 Households ---	2 0	2** 0	0 0	*4*** 4		4 0	80%
Improve quality of affordable rental units	Rental units rehabilitated	18 Units	0	2	0	*66*		2	11%
Increase the supply of affordable rental housing	Rental units constructed Rental units acquired	10 Units ---	0 3	0 0	0 12	*24* *18*		0 15	150%
Improve access to affordable renter housing	Tenant-based rental assistance	50 Households	0	0	41	*34*		41	82%
Improve and maintain public facilities	Other (Public Facilities Improved)	8 Other	0	2	2	*4*		4	50%
Provide public services	Other (Service Providers Assisted)	15 Other	3	3	3	*3*		9	60%
Improve/maintain public infrastructure/amenities	Other (Amenities Added/Improved)	10 Other	1	2	1	*2*		4	40%
Strengthen economic development	Businesses assisted	5 Businesses	1	0	16	*16*		17	340%
Remove slum and blight	Businesses assisted	6 Businesses	3	0	1	*0*		4	67%
Planning and administration	Other (Programs Managed)	1 Other	NA	NA	NA	NA		0	0%
	Public Facility Beneficiaries		0	1,618	802	*1,500*		2,420	NA
	Public Service Beneficiaries		2,618	3,335	2,497	*1,520*		8,450	NA
	Infrastructure Beneficiaries		0	72,770	12,985	*300*		85,755	NA

** FY19 Anticipated*
** Direct assistance to homebuyers through homebuyer credit
*** Through FY16-FY18

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Annual Action Plan Outcome Tracking City Fiscal Year 2018
(Federal Fiscal Year 2017)

FY18 Project	FY18 Activity	CDBG Funds	HOME Funds	Status	Funds Spent	PERCENT Completed	Planned to Assist	Actual Assisted
Low-Mod Clientele Public Services/Facilities	Aid to Agencies Shelter House	$49,696	$0	Completed FY18	$49,696	100%	750	817
	Aid to Agencies NCJC	$43,434	$0	Completed FY18	$43,434	100%	120	619
	Aid to Agencies DVIP	$4,570	$0	Completed FY18	$4,570	100%	300	1,061
	MYEP Facility	$24,550	$0	Completed FY18	$24,550	100%	445	65
	Little Creations Academy	$73,000	$0	Ongoing	$9,300	13%	15	
	Crisis Center Remodel	$95,000	$0	Ongoing	$56,414	66%	11,859	
Neighborhood and Area Benefits	Villa Park Improvements	$75,000	$0	Ongoing	$1,380	2%	300	
Homeowner Housing Rehabilitation	Comprehensive rehabilitation	$208,174	$39,060	Ongoing	$236,673	96%	22	
Other Housing Activities	CHDO Operating	$0	$18,000	Completed FY18	$18,000	100%	NA	NA
	The Housing Fellowship Rental Rehab	$0	$86,000	Ongoing	$38,566	45%	5	
	Successful Living SRO units	$36,000	$51,000	Ongoing	$0	0%	5	
	Habitat for Humanity	$0	$35,000	Ongoing	$30,000	86%	1	
	~~THF Rental Construction~~	~~$0~~	~~$0~~	~~Cancelled~~	~~$0~~	~~0%~~	~~28~~	~~0~~
	MYEP Rental Acquisition	$0	$50,000	Completed FY18	$50,000	100%	3	3
	Successful Living Rental Rehab	$0	$50,000	Ongoing	$0	0%	5	
Economic Development	Economic Development Set-aside	$50,000	$0	Ongoing	$0	0%	2	
CDBG and HOME Administration/Planning	CDBG Administration	$108,451	$0	Completed FY18	$108,451	100%	NA	NA
	HOME Administration	$0	$46,635	Ongoing	$39,274	84%	NA	NA
	TOTAL	$767,876	$375,695		$710,308	62%		

Note: Some activity funds are rolled over into subsequent years for ongoing programs, such as owner-occupied rehab

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Annual Action Plan Outcome Tracking City Fiscal Year 2017
(Federal Fiscal Year 2016)

FY17 Project	FY17 Activity	CDBG Funds	HOME Funds	Status	Funds Spent	PERCENT Completed	Planned to Assist	Actual Assisted
Low-Mod Clientele Public Services/Facilities	Aid to Agencies Shelter House	$80,000	$0	Completed FY17	$80,000	100%	650	834
	Aid to Agencies NCJC	$50,000	$0	Completed FY17	$50,000	100%	120	602
	Aid to Agencies DVIP	$43,700	$0	Completed FY17	$43,700	100%	300	1,899
	Arc of Southeast Iowa Facility Rehab	$6,300	$0	Completed FY18	$6,300	100%	60	737
Neighborhood and Area Benefits	Wetherby Sports Courts Improvement	$93,750	$0	Completed FY18	$93,750	100%	12,985	12,985
Homeowner Housing Rehabilitation	Comprehensive rehabilitation	$292,853	$87,084	Completed FY18	$379,938	100%	22	28
Other Housing Activities	CHDO Operating	$0	$16,000	Completed FY17	$16,000	100%	NA	NA
	The Housing Fellowship Rental Rehab	$0	$58,000	Ongoing	$0	0%	2	
	Habitat for Humanity	$0	$50,000	Ongoing	$40,000	80%	1	
	ICHA TBRA	$0	$200,000	Ongoing	$29,287	15%	34	
	MYEP Rental Acquisition	$50,000	$0	Completed FY18	$50,000	100%	3	6
	Shelter House FUSE	$25,000	$0	Ongoing	$25,000	100%	24	
Economic Development	Economic Development Set-aside	$25,000	$0	Ongoing	$0	0%	2	
	4Cs Childcare Technical Assistance	$25,000	$0	Completed FY18	$25,000	100%	10	16
CDBG and HOME Administration/Planning	CDBG Administration	$131,704	$0	Completed FY17	$131,704	100%	NA	NA
	HOME Administration	$0	$48,437	Completed FY18	$39,274	81%	NA	NA
	TOTAL	$823,307	$459,521		$1,009,953	79%		

Note: Some activity funds are rolled over into subsequent years for ongoing programs, such as HOME-funded owner-occupied rehab

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Activities Completed in City Fiscal Year 2018
(Federal Fiscal Year 2017)

CDBG Activities	City ID	IDIS ID	Project Type / Project	Planned to Assist	Actual Assisted
FY15 Airliner Façade Improvements	60.17	645	Economic Development	1	1
FY17 Arc of Southeast Iowa Facility Rehab	61.09	642	Public Facilities	60	737
FY17 MYEP SRO Acquisition	61.08	644	Housing	3	6
FY17 Wetherby Sports Court Improvements	61.07	647	Public Facilities	12,985	12,985
FY17 4Cs Childcare Techical Assistance	61.06	651	Economic Development	10	16
FY18 CDBG Administration	62.01	655	CDBG and HOME Administration/Planning	NA	NA
FY18 CDBG Owner-Occupied Rehab	62.02	657	Homeowner Housing Rehabilitation	19	19
FY18 MYEP Facility Rehab	62.07	660	Low-Mod Clientele Public Services/Facilities	445	65
FY18 Aid to Agencies - Shelter House	62.03	662	Low-Mod Clientele Public Services/Facilities	750	817
FY18 Aid to Agencies - NCJC	62.04	663	Low-Mod Clientele Public Services/Facilities	120	619
FY18 Aid to Agencies - DVIP	62.05	664	Low-Mod Clientele Public Services/Facilities	300	1,061

HOME-Activities	City ID	IDIS ID	Project Type / Project	Planned to Assist	Actual Assisted
FY15 Shelter House Rapid Rehousing	59.03	603	Housing	25	41
FY16 THF Sabin Townhomes Acquisition	61.11	636	Housing	3	3
FY17 HOME Administration	60.05	640	Administration	NA	NA
FY17 Comprehensive Homeowner Rehab - Mahoney	61.18	650	Housing	1	1
FY17 Comprehensive Homeowner Rehab - Hurtado	61.22	653	Housing	1	1
FY18 THF CHDO Operating	62.21	665	Other Housing Activities	NA	NA
FY18 Comprehensive Homeowner Rehab - Cardona	62.28	666	Other Housing Activities	1	1
FY18 MYEP SRO Acquisition	62.29	667	Other Housing Activities	3	3

Other Activities Underway in City Fiscal Year 2018
(Federal Fiscal Year 2017)

CDBG Activities	City ID	IDIS ID	Project Type / Project	Planned to Assist	Actual Assisted
FY16 Bilam Properties (Walden Ridge)	60.24	634	Housing	40	
FY17 Eco Dev (See 4Cs & Rise)	61.06	NA	Economic Development	2	
FY17 Shelter House FUSE	61.14	646	Housing	24	
FY18 Crisis Center Remodel	62.09	659	Low-Mod Clientele Public Services/Facilities	9,000	
FY18 Little Creations Academy	62.08	671	Low-Mod Clientele Public Services/Facilities	15	
FY18 Villa Park - Neighborhood Improvement	62.06	672	Neighborhood and Area Benefits	300	
FY18 Successful Living SRO CDBG Acq	62.10	683	Other Housing Activities	*See H0683*	
FY18 Economic Development Set-aside	62.11	NA	Economic Dev	2	

HOME Activities	City ID	IDIS ID	Project Type / Project	Planned to Assist	Actual Assisted
FY17 ICHA TBRA	61.21	654	Housing	34	
FY17 Habitat 928 Governor Acq	61.19	661	Housing	1	
FY17 THF Rental Rehab	61.13	668	Housing	2	
FY18 HOME Program Administration	62.22	656	CDBG and HOME Administration/Planning	NA	
FY18 THF Rental Rehab	62.23	669	Other Housing Activities	4	
FY18 Habitat for Humanity Acq	62.25	670	Other Housing Activities	1	
FY18 Comp Rehab Boyken	62.28	674	Other Housing Activities	1	
FY18 Successful Living Rehab	62.27	682	Other Housing Activities	5	
FY18 Successful Living SRO HOME Acq	62.24	683	Other Housing Activities	4	

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	4,217	15
Black or African American	2,912	6
Asian	126	0
American Indian or American Native	60	0
Native Hawaiian or Other Pacific Islander	10	0
Total	**7,325**	**21**
Hispanic	904	11
Not Hispanic	6,421	10

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

As required by HUD, the City of Iowa City and its subrecipients (public and private) follow affirmative marketing rules. The City's Affirmative Marketing Plan is attached. Both public and private subrecipients of HOME funds are also required to follow the affirmative marketing requirements in 24 CFR 92.351. City staff reviews these efforts during annual monitoring visits. An evaluation of these efforts shows that both the City and its subrecipients have met HUD requirements. Note, the above table is auto-generated from HUD's Integrated Dispersement and Information System. The table below further provides data that suplements and clarifies this information, and is used as the basis for the conclusions drawn.

Beneficary data suggests that the City of Iowa City and its subrecipients successfully market to minorities. According to the 2016 American Community Survey 5-Year estimates, approximately 76 percent of Iowa City's population is non-Hispanic white, compared to only 47 percent of CDBG beneficiaries and 30 percent of HOME beneficiaries for projects completed in FFY17. Similarly, 6 percent of Iowa City's population is Hispanic, compared to 9 percent of CDBG beneficiaries and 10 percent of HOME beneficiaries for projects completed in FFY17. The City and subrecipients will continue to encourage everyone, including minority groups, to take advantage of CDBG- and HOME-assisted public services, public facilities, infrastructure, and housing.

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Beneficiaries by Race and Ethnicity for Projects Completed
City Fiscal Year 2018 (Federal Fiscal Year 2017)

	CDBG		HOME		Total	
Non-Hispanic	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White	1,584	47.4%	15	30.0%	1,599	47.2%
Black/African American	1,207	36.1%	28	56.0%	1,235	36.4%
Asian	34	1.0%	0	0.0%	34	1.0%
American Indian/Alaskan Native	20	0.6%	0	0.0%	20	0.6%
Native Hawaiian/Other Pacific Islander	5	0.1%	0	0.0%	5	0.1%
Asian & White	27	0.8%	0	0.0%	27	0.8%
Black/African American & White	34	1.0%	2	4.0%	36	1.1%
Other multi-racial	137	4.1%	0	0.0%	137	4.0%
Sub-Total	**3,048**	**91.3%**	**45**	**90.0%**	**3,093**	**91.2%**
	CDBG		**HOME**		**Total**	
Hispanic	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White	233	7.0%	3	6.0%	236	7.0%
Black/African American	19	0.6%	1	2.0%	20	0.6%
Other multi-racial	40	1.2%	1	2.0%	41	1.2%
Sub-Total	**292**	**8.7%**	**5**	**10.0%**	**297**	**8.8%**
	CDBG		**HOME**		**Total**	
Total	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Total	3,340	100.0%	50	100.0%	3,390	100.0%

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	664,925	660,758
HOME	HOME	607,009	583,156
HOPWA	HOPWA		
ESG	ESG		
Other	Other	200,000	118,901

Table 2 - Resources Made Available

Narrative

In FFY 2017 (City FY 2018), the City had approximately $664,925 in CDBG funds, $607,009 in HOME funds, and $200,000 in general funds made available for projects. Of those available resources, 99 percent of new CDBG funds were expended and 96 percent of new HOME funds were expended. This still leaves a backlog of past funds that will be utilized next fiscal year. The general funds are used exclusively for the City's General Rehabilitation and Improvement Program (GRIP), of which 59 percent were expended.

Note that HOME Program Income (PI) funding amounts below match City internal records rather than IDIS records. This can create discrepancies because PI is often receipted in City records at different times from when they were processed in IDIS.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	All funds were used within the City of Iowa City

Table 3 – Identify the geographic distribution and location of investments

Narrative

All projects funded by CDBG and HOME are located in Iowa City and serve individuals and families living city-wide according to their needs, especially public service and public facility projects. However, the City strives to invest HOME and CDBG funds in areas primarily home to non-student low- and moderate-income (LMI) persons, defined as those making less than 80 percent of the Area Median Income (AMI). This includes areas that are home to families, the elderly, the disabled, and the homeless.

The 2006-2010 American Community Survey (ACS) indicates 53.4 percent of Iowa City's population is considered LMI, as are 18 Census areas, defined as tracts or block groups comprised of at least 51 percent LMI persons. Several of the City's LMI census areas are located downtown and include rental

OMB Control No: 2506-0117 (exp. 06/30/2018)

housing stock predominantly occupied by University of Iowa students. The City first utilizes resources other than CDBG and HOME funds in these areas to maintain and preserve housing, infrastructure, and public services. This includes UniverCity project funds that help create a healthy balance of owner occupied and renter households within downtown/university neighborhoods, tax increment financing, and other program funds. This policy provides the greatest impact to those who need it most

Iowa City defines minority concentrations as census areas (tracts or block groups) where minority persons are at least 10 percentage points greater than in general population. Based on the 2010 Census data, eight census block groups meet this criterion. The attached maps display LMI areas and minority concentrations in Iowa City.

The City's Housing Rehabilitation Program serves residents citywide as well, distributing resources via individual projects located anywhere in Iowa City. However, staff sets aside a portion of CDBG rehabilitation funds to assist targeted neighborhoods with older homes and a higher percentage of LMI residents. The set-aside provides low interest, no-interest, and forgivable loans to homeowners to make exterior, emergency and comprehensive repairs to their homes. Targeted neighborhoods include the College Green, Northside, Miller Orchard, Towncrest, Twain, and Grant Wood areas.

The development and acquisition of rental housing is governed by the City's Affordable Housing Location Model (AHLM). The model uses three factors – distance to existing subsidized family rental housing, elementary school poverty, and crime density – to determine where funding for new city-assisted rental housing is available. 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 AHLM, now cited as a best practice, has successfully achieved its objective of not placing additional assisted rental housing in areas with concentrated poverty or other factors. The City does not restrict funding for the location of owner-occupied housing, rental rehabilitation, or projects for the elderly or persons with disabilities. The AHLM Map can be found in the attachments.

In FFY17 (CFY18), these policies directly reflect where funded projects were located.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City actively encourages applicants and subrecipients to obtain other public and private resources. For activities allocated funds in FFY17, the City of Iowa City and its subrecipients leveraged CDBG & HOME funds at a rate of over $0.64 in non-formula funds for every $1 of formula funds, excluding private funds leveraged for staff due to public service and CHDO operations activities and other resources from the City. The CDBG program does not have federal match requirements, however leveraging for the HOME and CDBG programs are based on activities completed during the reporting period. The calculations for the City's match contributions are found in the attachments.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	3,133,338
2. Match contributed during current Federal fiscal year	304,962
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	3,438,300
4. Match liability for current Federal fiscal year	43,133
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	3,395,167

Table 4 – Fiscal Year Summary - HOME Match Report

OMB Control No: 2506-0117 (exp. 06/30/2018)

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
FY17 THF Sabin Townhomes	06/30/2018	0	276,312	0	0	0	0	276,312
FY18 MYEP Rental Acquisition	06/30/2018	0	28,650	0	0	0	0	28,650

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
113,128	184,966	104,957	26,239	193,137

Table 6 – Program Income

OMB Control No: 2506-0117 (exp. 06/30/2018)

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	74,194	0	0	0	50,401	23,793
Number	3	0	0	0	2	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	74,194	0	74,194
Number	3	0	3
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 7 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 8 – Minority Owners of Rental Property

OMB Control No: 2506-0117 (exp. 06/30/2018)

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Relocation and Real Property Acquisition

OMB Control No: 2506-0117 (exp. 06/30/2018)

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	41
Number of Non-Homeless households to be provided affordable housing units	6	25
Number of Special-Needs households to be provided affordable housing units	12	9
Total	**18**	**75**

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	41
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	10	22
Number of households supported through Acquisition of Existing Units	7	12
Total	**18**	**75**

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Differences between goals and outcomes can largely be explained by mismatches between the year the activity originated and the year in which it was completed. Affordable housing goals not met for FFY17 will be met as the following underway activities – including rental assistance, affordable rental and homeowner units, and assistance for homeless residents – provide an additional **115 affordable units**. These activities will be reported in subsequent CAPERs when they are completed.

1. Bilam Properties (Walden Ridge); FY16 CDBG project; 40 units; 99 percent complete
2. Shelter House FUSE; FY17 CDBG; 24 units; 90 percent complete
3. Iowa City Housing Authority TBRA; FY17 HOME; 34 units; 15 percent complete
4. Comprehensive homeowner rehab; FY18 HOME; 1 unit; completion expected 2019
5. The Housing Fellowship rental rehab; FY17 and FY18 HOME; 5 units; 40 percent complete
6. Habitat for Humanity; FY17 and FY18 HOME; 2 units; 80 percent complete
7. Successful Living Rehabilitation; FY18 HOME; 5 SRO units, procuring contractors
8. Successful Living Acquisition; FY18 HOME and CDBG; 4 SRO units, expecting completion late summer 2018

OMB Control No: 2506-0117 (exp. 06/30/2018)

Problems encountered during FFY17 include waiting for integral secondary grant financing, difficulty finding available units within appropriate price points due to the strength of Iowa City's housing market, and rehabilitation needs beyond initial expected amounts. These have all been largely resolved through patience and amendments to the Annual Action Plan, and all activities are now back on track.

Discuss how these outcomes will impact future annual action plans.

Based on the projects completed to date and currently programmed with funding, the city is on track to exceed all strategic plan goals that are related to the provision of affordable housing. Future annual action plans will continue to implement the goals and priorities outlined in the Consolidated Plan, with additional public input planned each fall to tweak funding priorities as needed.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	11	33
Low-income	6	16
Moderate-income	8	1
Total	**25**	**50**

Table 12 – Number of Households Served

Narrative Information

Nearly 90 percent of households served are low-income, which is consistent with the consolidated plan. HOME funds tend to serve a higher proportion of those at the lower end of the income spectrum. These results demonstrate housing subsidies are being directed to those with highest need.

Housing Rehabilitation staff also works closely on other locally funded owner-occupied housing programs through the General Rehabilitation and Improvement Program (GRIP) and the UniverCity Neighborhood Partnership. Five homes took part in GRIP and five homes were renovated and sold as owner-occupied housing to income qualified homebuyers in FFY17. Additional homes are under rehabilitation and awaiting rehab. Most UniverCity homes have the following items addressed through replacement or repair:

- Demolition and replacement of bathrooms and kitchens.
- Updating the plumbing and electrical systems, including the outlets, fixtures, and wiring.
- Installation of high-efficiency heating and air conditioning systems.
- Interior and exterior painting.
- Re-grading of yards to enable proper drainage away from the home and/or structural improvement.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

In light of the limited amount of CDBG and HOME funds available, not all of the area's homeless needs can be addressed with CDBG and HOME funds. The City does not receive Emergency Shelter Grant or HOPWA entitlement funds, so it primarily relies on a variety of community agencies to provide basic needs assistance and other support.

In FFY17, the City contributed funds to the operation and improvement of public facilities for several non-profit organizations that assist the homeless or near homeless in Iowa City including the Crisis Center, Shelter House, Domestic Violence Intervention Program (DVIP), Prelude Behavioral Services, Free Medical Clinic, United Action for Youth, and the Free Lunch Program. The City also continued to support the Johnson County Local Homeless Coordinating Board (LHCB), the region's Continuum of Care organization. Generally, these partners conduct direct outreach to homeless individuals.

The City worked to advocate for human services coordination. The LHCB is still pursuing a single application for service system entry and is standardizing assessment practices such as the use of the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT). This, in addition to the use of the Homeless Management Information System (HMIS), has allowed agencies to better connect clients with services and assists with inter-agency referrals, especially between Shelter House and the Domestic Violence Invervention Program.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City primarily addresses emergency shelter needs in partnership with the Shelter House. Shelter House provides daily drop-in services to the public facilities include laundry, bathrooms with showers, a training room, a Job Lab for to help clients develop skills, research jobs, and complete applications, a Job Club, and two dedicated outreach offices to assist Shelter House clients and walk-ins. Sample services include a weekly Psychological Clinic, Veteran outreach, free legal counsel for individuals seeking application for Social Security, and spiritual counseling provided by local clergy. Shelter House also has a Privacy Room with bed space for patients discharged from the University of Iowa Hospitals and Clinics, in addition to fourteen beds designated for veterans experiencing homelessness. Participating veterans may stay for up to two years as long as they are participating in Shelter House's Case Management.

In additional to operational funding support, the City provided funds for Shelter House's Rapid Rehousing program for homeless individuals and continued to aid Shelter House in the development of Cross Park Place. This Permanent Supportive Housing project is Iowa's first Housing First shelter, meaning it does not impose conditions on tenants' behavior but instead provides subsidized housing

OMB Control No: 2506-0117 (exp. 06/30/2018)

with the ongoing option to participate in supportive services. Residents will primarily work with a housing case manager who assists with independent living skills, connects them with outside resources, and works with residents to ensure they uphold requirements of the lease. Additional onsite support will include regular check-ins with a medical professional, mental health counselor, and psychiatrist. Data from these kinds of projects consistently demonstrate that this model both enhances the quality of life of the individuals and reduces the financial costs to the community.

The City also provides operational funding to DVIP which serves youth and adult victims of domestic abuse. This includes an emergency shelter available to women, men and youth when staying in their current situation is no longer safe. It also operates a 24-hour hotline, housing and financial services, advocacy, counseling and support groups, education, and other related support for victims of domestic violence.

Iowa City typically supports transitional housing through the Hawkeye Area Community Action Program (HACAP). However, as HUD has dropped other transitional housing supports in favor of a Rapid Rehousing approach, HACAP is shifting towards traditional affordable housing units that have a preference for homeless clients instead of the having the stricter requirements of transitional housing, and the City is actively working with them through that process.

To assist individuals establish permanent housing, the City also partners with Habitat for Humanity to administer a program that diverts household furniture such as dressers, beds, etc. from the landfill to be provided free of charge to families transitioning out of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Income and housing affordability are major factors that can lead to homelessness. The City consistently works with community partners to provide affordable housing and promote economic self-sufficiency. It also provides funds to organizations that carry out poverty relief efforts. This is carried out through several programs currently in place and actions taken that are designed to further the affordable housing goals set forth in CITY STEPS.

Of the CDBG and HOME dollars spent in FFY17, approximately 63 percent of funds supported affordable housing by increasing the stock of affordable units, assisting households to afford their homes, improving the quality of housing for low and moderate income households, or supporting affordable housing providers. Many of these are targeted for extremely low-income families and those disabilities, as they more vulnerable and are often more at risk of homelessness.

Another 9 percent went to organizations directly providing homelessness supports, including shelter diversion activities, food assistance, and other forms of education, in addition to direct emergency shelter. These efforts have been mentioned in earlier sections.

A final 2 percent went towards providing low income individuals support in starting up day care microenterprises. Increasing the income of low income individuals leads towards greater economic self-sufficiency, which can help prevent homlessness.

These projects all help low-income households avoid becoming homeless and provide valuable services to the City of Iowa City. In addition, the City coordinates with local service providers such as the Crisis Center to target services at those most in need, especially extremely low-income households. The City also seeks to assist those who are at risk of becoming homeless after discharge from institutions and systems of care by participating in the Local Homeless Coordinating Board's Access to Housing committee, funding organizations that provide mental health and disability services to create housing opportunities for persons with disabilities, and working with the Inside Out program which helps those discharged from corrections institutions to find housing.

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 City is committed to the Continuum of Care and has funded a cross-section of projects within the continuum. Affordable housing and overcrowding for homeless and non-homeless persons with special needs is continually being addressed by the City and local human service organizations.

Support of Shelter House's Housing First Cross Park Place project is one example of helping homeless, specficially chronically homeless individuals and families, to faciliate access to affordable housing units. The Iowa City Housing Authority has been especially useful in this regard, working with Shelter House to create priority for the project. Similarly, support of Shelter House's efforts to assist veterans has continued to provide relief to veterans experiencing homelessness.

The Local Homeless Coordinating Board is actively trying to prevent homelessness before individuals and families are caught in the system, such as through diversion and prevention. This approach emphasizes problem solving and sharing resources to prevent the loss of housing. The City is also currently working with the Iowa Balance of State Continuum of Care to identify better ways to transition people already experiencing homelessness towards housing. This project will continue into the next fiscal year.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Iowa City Housing Authority (ICHA) works to improve the quality of life for those around Iowa City, acting as a community leader on affordable housing and providing information, education, housing assistance, and partnership opportunities. ICHA is a division of the City of Iowa City established in 1969 to administer housing assistance programs throughout its jurisdiction, including all of Johnson County and portions of Iowa and Washington Counties.

ICHA assists low-income families to acquire and maintain affordable housing through rental and ownership programs. Rental assistance includes 1,215 Housing Choice Voucher (HCV) recipients, 83 Veterans' Supportive Housing (VASH) vouchers, and 81 Public Housing units. ICHA also administers Tenant Based Rental Assistance projects when award - its most recent was $200,000 awarded in City FY17. In tital, ICHA works with approximately 400 landlords and oversees Housing Assistance Payments of around $7.6 million. ICHA also paid out more than $300,000 to private contractors for capital improvements and maintenance of Public Housing Properties in 2017. Homeownership opportunities also exist under the HCV Homeownership Program. Participation in all programs requires the family be within federally established income guidelines.

ICHA continues to operate a "best practices" Family Self-Sufficiency Program (FSS) that helps motivated families build assets and become economically self-sufficient. The FSS Program helps remove barriers to economic self-sufficiency and connects participants with ICHA-leveraged resources within the community. The coordination of services, combined with an escrow savings account, promotes increased earnings and asset building among families receiving housing assistance. As of March 2018, 193 households participated in the Family Self-Sufficiency program. Of these, 179 (93%) participants had escrow savings balances. The average monthly deposit was $290 per month with an average balance of $3,601. The highest escrow savings account balance was $26,513.

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

Since at least 2009, ICHA has continually tried to establish a Resident Advisory Board (RAB) to encourage public housing residents to become more involved in management of public housing. However, ICHA-participating families show little interest in serving on an RAB focusing solely on ICHA programs and services. Most comments received via 3 separate surveys are beyond the scope, power, and authority of 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, and other similar issues.

As a result, ICHA partners with Neighborhood Services to continue the "Good Neighbors—Strong

Neighborhoods" initiative. 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's Neighborhood Associations. The City supports and encourages neighborhood action and provides ideas and resources that can help shape the future of a neighborhood. ICHA will again survey public housing residents 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 ICHA's 5-year plan for 2021 – 2025.

ICHA has successfully encouraged its clients to participate in homeownership through its HCV Homeownership Program. The program allows HCV clients currently utilizing their voucher for rental assistance, to convert that payment to mortgage assistance. The family secures a mortgage loan from a private lender, with the lender determining the loan amount. The family may purchase a unit anywhere in Johnson County. Non-disabled families may receive mortgage assistance for up to 15 years, and there is no time limit for disabled families. Forty (40) HCV vouchers have been used to purchase homes since January 2003. Of these, sixteen (16) are still active. FSS programs have also allowed 59 FSS graduates to move to homeownership.

Actions taken to provide assistance to troubled PHAs

ICHA has an excellent track record as a PHA, but has continually networked and shared its knowledge with other PHAs through the National Association of Housing and Rehabilitation Officials.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Affordable housing is a top priority of the City. In 2016, the 15-step Affordable Housing Action Plan was adopted to promote affordable housing This complements the goals set in CITY STEPS and work with other partners on affordable housing projects. The following summarizes some of the City's efforts.

Housing First Shelter. In 2016, Council amended City Code to enable the Shelter House to proceed with the Cross Park Place project. This Housing First project will provide subsidized Permanent Supportive Housing with supportive services that does not place conditions on tenants' behavior. Project completion is expected in FY19.

Regulatory changes. The City actively reviews its codes to eliminate barriers to affordable housing. Past changes included requirements for new city-funded housing to use universal design features, allowing smaller lot sizes and attached homes in single family residential zones, and density bonuses for 1-2 bedroom apartments, among others. However, the City recognizes that regulatory barriers still impact the affordability of housing. Staff is working to identify additional barriers by reviewing the existing codes and initiating discussions with the development community and stakeholders on topics including:

- Waiving parking requirements for affordable housing units (completed for RFC in 2016).
- Reviewing changes to the multi-family design standards.
- Eliminate minimum size requirements for PUDs.
- Increase allowable bedrooms outside the University Impact Area.
- Permit more building types by right.

Riverfront Crossings (RFC) and Annexation Affordable Housing Requirement. In 2014, the City adopted form-based zoning for the RFC district to allow higher density development near downtown and the University. In 2016, the City adopted a housing policy in the district so 10% of residential units must be affordable to renters at 60 percent AMI or owners at 110% AMI. In 2018, the City amended the annexation policy for residential developments with a goal that 10% of units annexed must also be affordable for the same targeted groups.

Residential Tax Increment Financing (TIF). Iowa Code allows residential TIF districts if 10% of captured funds are set-aside for affordable housing. Other captured funding would assist with providing public infrastructure. The City entered into such a development agreement on Foster Road in 2018.

Tax Abatement. A six-member committee and staff began meeting in 2017 to determine the viability and potential parameters of a tax abatement program that would support affordable housing. A recommendation is expected in FY19.

Additional form-based codes. The City is investigating a form-based code for the Alexander Elemenary neighborhood, currently an LMI Census tract. City staff is currently developing a scope of services and cost estimate to develop the code.

Affordable Housing Location model (AHLM). The City adopted the AHLM to prevent further concentrating affordable housing in neighborhoods with concentrations of poverty. In 2017, Council exempted the RFC district from the AHLM and expanded areas eligible for City financial assistance for new affordable rental housing.

Tenant Displacement and Rent Abatement. In 2017, Council began requiring a City-approved transition plan and comprehensive and site plan ordinance amendments for site plans that will displace 12+ households that do not require a rezoning. This will better inform residents and the public. The City also adopted rent abatement for emergency orders when vacation of property is not necessary, in addition to trying to better educate the public about housing code violations and how to report them.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

All of the City's Community Development programs seek to reduce the number of poverty-level families. The following describes several of the Cities programs.

Housing Rehabilitation. The Office of Housing Rehabilitation provides guidance and financial assistance to low and moderate income homeowners to maintain and update their homes. The repairs enable owners to stay in their homes while maintaining the City's housing stock. Housing Rehab includes two major programs:

Federally-Funded Homeowner Rehab. CDBG and HOME-funded homeowner rehab funds six specific programs:

- Comprehensive Rehab. Assists homes to meet the City's Housing Code ($3,000-$24,999 per project).
- Emergency Assistance. Helps correct major housing code violations ($100-$6,000 per project).
- Exterior Repair. Covers the cost of exterior repair to main structures ($1,000-$15,000 per project).
- Accessibility. Makes homes accessible for owners with disabilities ($1,000-$16,000 per project).
- Manufactured Home Repair. Funds the repair of manufactured housing ($500-$6,000 per project).
- Energy Efficiency. Helps purchase high efficiency heating and insulation ($500-$6,000 per project).

During FY18, the City expended $282,368.23 to complete 19 CDBG-funded and 3 HOME-funded homeowner rehabilitation projects.

General Rehab and Improvement Program (GRIP). GRIP complements federally-funded homeowner rehab. It is designed to stabilize and revitalize targeted neighborhoods through the broader applicability

of the Housing Rehabilitation and Historic Preservation programs. This program provides low-interest loans that are repayable over a 20-year term, funded by the City through general obligation bonds. Assistance ranges from $10,000-$40,000 per project. In FY18, the City spent $118,901 on GRIP to complete five projects.

UniverCity Neighborhood Partnership Program. UniverCity was created to stabilize neighborhoods near the University in areas where rental units were increasing but it was single family in character. Rehabbed homes are sold to income qualified buyers and renovation costs are forgiven over 5 years. The homes must remain owner-occupied for up to 30 years. To date, the City purchased 65 homes, 16 of which were sold to households under 80 percent median household income and another 46 of which were sold to households over 80 percent AMI. The City rehabbed and sold three homes in FY18.

Affordable Housing Fund. The City budgeted $650,000 for affordable housing projects in FY18:

- $325,000 to the Housing Trust Fund of Johnson County (HTFJC) in August 2017. The HTFJC reports annually to Council to inform them of how they allocated funding.
- $162,500 for land banking per the City's land banking policies. Currently $461,000 is available. Staff is evaluating sites.
- $32,500 for emergent situations, to be shifted to landbanking if not used.
- $130,000 for LIHTC support. A total of $330,000 was available in FY18, to be allocated by the Housing and Community Development Commission via a competitive request for proposals. All funds were allocated to Del Ray Ridge, which will create 33 units, including 29 income-restricted units.

Leveraging Other Funds. The City is leveraging $2,500,000 in unused ICHA funds to create affordable housing. In 2015, the City agreed to pay $1,000,000 to purchase 5 units in the Chauncey for affordable rental units. Completion is expected at the end of 2018. In 2017, Council agreed to purchase six units for permanent affordable rental housing at Augusta Place for $1,080,000. Some $420,000 remains to develop or acquire low income replacement housing.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Housing Rehabilitation Office provides code and lead paint inspection services and guidance to other City departments and sub-recipients of the CDBG and HOME funds. As such, it continues to implement all aspects of HUD's lead-based paint regulations. In its efforts to reduce lead-based paint hazards in all of its CDBG- and HOME-funded rehabilitation projects, they provided outreach on the dangers, identification, and reduction of lead-based paint hazards to all program participants. Rehabilitation and inspection staff members are certified lead inspector/risk assessors and conduct visual risk assessments and clearance tests on all applicable projects. The City does not own an XRF device, XRF testing is done by a consultant.

Rehabilitation and inspection specialists continue to receive lead education and training that they pass on to all contractors, sub-contractors, and others affiliated or working with the rehabilitation program. Due to prior City-sponsored training, the Rehabilitation Program has access to 100+ workers representing a multitude of different companies that provide services (i.e. electrical, plumbing, painting, roofing, general contracting, cleaning companies, etc.) in a safe and responsible manner.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Activities that a limited clientele to low and moderate-income persons were undertaken by several agencies. All agencies documented the household income of its beneficiaries at the time of program entry through income verifications. All of these helped serve families in poverty.

Public services

1. Shelter House provided accommodations to people experiencing homelessness.
2. Neighborhood Centers of Johnson County provided licensed child care and youth programming to low income children.
3. Domestic Violence Intervention Program provided shelter services and programs for victims of domestic violence.

Public facilities

1. ARC of Southeast Iowa City renovated its interior operating space to better provide daycare to youth with disabilities.
2. Mayor's Youth Empowerment Program paved over a vacant lot to improve the aesthetic and provide better access to its services for individuals with disabilities.
3. The Wetherby Sports Courts in a low- and moderate-income area were improved to provide better recreational amenities.

The City also provided funds to 4Cs to provide microenterprise daycare providers with technical assistance to register their operations and help improve their economic security.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Iowa City has developed a robust institutional structure to address housing and community development needs within the community.

The City itself 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 Council Members are nominated and elected by the eligible electors of the City at large. The other three are District Council Members, 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.

The City administers housing and community development programs through the Neighborhood Services Division – comprised of three subdivisions: Community Development, Housing Inspection, and the Iowa City Housing Authority. Neighborhood Services coordinates all Consolidated Planning initiatives of the City, including plan preparation with community participation and management of all activities funded with CDBG and HOME funds.

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. HCDC also serves as a general advisory committee to Council on policy that similarly affects low to moderate income individuals.

Staff also actively engages numerous boards, committees, working groups, and organizations. By participating in groups such as the Local Homeless Coordinating Board, the Affordable Housing Coalition, Livable Communities of Johnson County, and the Housing Trust Fund of Johnson County, the City supports in the coordination and communication of those groups. In addition, the City annually contributes funds to many of those groups, providng further incentive for collaboration. However, the City encourages agencies to pursue outside funding as indicated in the CITY STEPS. Many of the housing providers used private mortgages for their activities which provides private partnerships and coordination as well.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Because of its institutionional structure, fragmentation and duplication of services in Iowa City is a minor obstacle. The City also undertakes extensive consultation as part of its consolidated planning efforts, particularly in association with the Johnson County Local Homeless Coordinating Board (LHCB) planning process as the Continuum of Care. The LHCB represents over 25 agencies in Iowa City providing services to the homeless and low-income persons in Johnson County. The City works closely with the LHCB to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.

The City also 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.

The Iowa City Housing Authority administers housing vouchers awarded by HUD from the Housing Choice Voucher (HCV) Program. Housing Inspections staff also oversees rental permits which must be renewed annually or bi-annually. These roles also provide the City frequent contact with private housing providers. The City is also trying to be more active about soliciting their ideas for improving the affordability of housing in Iowa City.

Certifications of Consistency

The City supports the efforts of organizations that seek to provide supportive services and outreach or housing to low-income, elderly or disabled persons. Upon request, the City will consider issuing a Certificate of Consistency with the Consolidated Plan (CITY STEPS) for any program benefitting this clientele and meeting the goals of the Consolidated Plan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Racial and ethnic concentrations in Iowa City. The City primarily tries to prevent racial/ethnic concentrations by developing new affordable housing. The City adopted incentives and policies to increase affordable housing, per the Affordable Housing Action Plan. As of July 2018, 87 percent of the plan is implemented. The City also tries to prevent concentrations through its AHLM.

AHLM disperses some assisted housing but reduces areas where new assisted housing is allowed. Council revised the model in 2017 to increase the number of properties where new assisted rental projects can be funded. The City also created additional affordable housing units through efforts

detailed above. Further review may continue in FY19 depending on Council direction.

Possible unfair treatment in mortgage loan denials for African Americans and Hispanics. Membership in the National Community Reinvestment Coalition (NCRC) provided the Office of Equity and Human Rights access to resources to evaluate lending practices regarding African-American and Hispanic loan seekers. Where past reporting indicated possible unfair treatment, internal procedures at some institutions were found to skew results; loan files opened but not completed for any reason were coded as denials, including cases where the loan-seeker did not provide paperwork or follow through with the loan. This created an artificially high rate of "denials" for African-American and Hispanic households. This closer analysis did not find the same discrepancies in loan rates.

Barriers to mobility and housing choice for protected classes and persons of low income. In June 2016, Council made HCV status a protected class under the City's Human Rights ordinance. To address landlord-side problems, the City expanded landlord education programs. Since 2016, 92 new owners are participating in the HCV program. To address tenant-side problems, a more liberal voucher extension policy has mitigated incidents of failed searches. The cumulative voucher utilization for Calendar year 2017 is 101.2%. In 2017, over 900 households receiving vouchers were surveyed regarding their experiences in renting with an HCV.

Unreported fair housing violations due to attitudes and/or lack of knowledge of available resources. The City has attempted to address this as follows:

- Participated in "Fair Housing and Communities Against Hate," four fair housing trainings, and the National Fair Housing Alliance webinar "Using Data to Assess Fair Housing"
- Presented for Fair Housing Trainings and sponsored trainings delivered by Iowa Civil Rights Commission
- Staffed table at "Renting 101" program hosted by University of Iowa Student Legal Services
- Sent mailers to landlords on Animals in Housing and on Religious Discrimination in Housing
- Created media releases for online Fair Housing materials for landlords and the Fair Housing Discrimination Survey results
- "Know Your Rights" brochures translated into Swahili (already in Spanish, African French, Mandarin Chinese, and Arabic)
- Placed ads in Daily Iowan and Daily Iowa Rental Guide
- Placed new Fair Housing signs in English and Spanish in Iowa City buses
- Continued monthly audits of housing sites for discriminatory ads
- Joined the NCRC and renewed with the National Fair Housing Alliance and Affordable Housing Coalition

CR-40 - Monitoring 91.220 and 91.230

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

Organizations are required to provide at least one project update to the Housing and Community Development Commission (HCDC) during the Fiscal Year in which they were added to the Annual Action Plan. These reports are made either in-person or in writing, and they ensure HCDC remains informed about the progress of the activities to which it allocates funds.

Community Development staff also conduct at least one on-site monitoring visit for each activity. It is the goal of the City to conduct the monitoring visit within the same fiscal year the award is made. These visits allow staff to review the policies and procedures of organizations, ensure finances match project records, review submittals for consistency, and ensure the project complies with all federal requirements, including outreach to minority businesses.

Unsuccessful or Delayed Projects

From time-to-time, CDBG and/or HOME activities may not meet the anticipated schedule for implementation as intially presented to the Housing and Community Development Commission (HCDC). These circumstances may be due to unforeseen events (e.g. unfunded applications for other financing), optimistic timelines, or organizational issues.

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 an activity's status and ability to proceed, the attached *Unsuccessful or Delayed Projects Policy* was adopted in 2003. If activities do not show progress, HCDC may reallocate their funding per the policy.

Initial and Ongoing Reports and Monitoring

The City requires each organization receiving Community Development Block Grant (CDBG) funds to submit quarterly reports for each activity until the project is completed. The City also requires organizations to submit a year-end report for each activity. The quarterly and year-end reports include information on the number of clients served, income level, and race/ethnicity. All counts are unduplicated. If quarterly and year-end reports do not reconcile, the year-end report numbers are utilized for reporting.

For HOME Investment Partnership Program (HOME) and CDBG housing projects, each organization receiving funds must submit a project completion report and on-going annual tenant rental housing reports during their periods of affordability or as required by agreement. These reports document all

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units' compliance with all applicable regulations, including household income and fair market rents. Annual monitoring also includes a reviews of each property's insurance and compliance with other HOME requirements, including those related to affirmatively furthering fair housing and adequately verifying income. For rental projects, Housing Inspections staff also inspects properties at least every other year to ensure they comply with local property codes; this is required for them to maintain a valid rental permit.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Notices regarding the availability of the Consolidated Annual Performance and Evaluation Report (CAPER) and the public hearing were published in the Iowa City Press Citizen on September 4, 2018. Copies of the CAPER were available for public review at the Iowa City Public Library, City Hall, and online on the City's Neighborhood and Development Services website (www.icgov.org/actionplan). A public comment period for longer than the required 15-day period was held from September 4 to September 19. HCDC then held a public meeting on September 20. No comments were received during the public comment period.

In addition, HCDC requires CDBG and/or HOME funded project sponsors to attend an HCDC meeting and provide an update on their progress. The agendas are all posted per the public input and the public is welcome to attend.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City may be modifying it's approach to economic development by providing funds for technical assistance for microenterprises rather than through direct financial assistance. This will be further explored in FY19.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Iowa City has an existing inspection program that systemically inspects every rental unit in the community. The Department of Neighborhood and Development Services (NDS) oversees rental inspections and insures compliance with all local requirements, including Iowa City's Housing Code which establishes the minimum health and safety standards necessary to protect and promote the welfare of tenants and the public. Local codes are generally stricter than HUD's Housing Quality Standards (HQS), the comprehensive program that ensures subsidized housing remains safe.

Inspections are conducted by the Housing Inspection Workgroup, which includes six full-time inspectors inspecting nearly 20,000 rental units. The issuance of a valid rental permit depends upon properties complying with local codes. The following rental unit types are annually inspected through the City's regular inspection program:

- single family dwellings with four or more bedrooms
- duplexes where the unit has four or more bedrooms
- multi-family dwellings with an initial certificate of occupancy before January 1, 1996
- fraternity, sorority, and rooming houses
- transient housing units
- family care units and group homes
- public housing units

The following rental unit types are regularly inspected every two years:

- single family dwellings with no more than three bedrooms
- duplexes where the unit has no more than three bedrooms
- multi-family dwellings with an initial certificate of occupancy after January 1, 1996

Rental inspections are also conducted upon request and complaint. Results of inspections are written and corrective actions noted in individual property files, stored and maintained by the NDS. The City actively works with owners, property managers and tenants to ensure conformance.

All HOME-assisted properties are subject to this inspection cycle and various informal, on-site inspections made by Community Development Division staff throughout the year. Tenants receiving a

Housing Choice Voucher or Tenant Based Rental Assistance must also have their units regularly inspected by the Iowa City Housing Authority at least bi-annually. These units must meet HQS requirements.

Two projects in the City's HOME rental housing portfolio have 25 or more HOME-assisted units, Lexington Place and Concorde Terrace. Each has 30 fixed HOME-assisted rental units. The City also used HOME funds to assist Regency Heights with 24 of their 37 units. Assisted units are inspected on a schedule maintained and completed by the City's Housing Inspection Workgroup in compliance with HUD property standards and onsite inspection requirements.

- **Lexington Place, 1229 Shannon Drive**. NDS systemically inspected 100 percent of the units at Lexington Place in FY18. Minor issues were found and the rental permit was renewed within 30 days of the initial inspection. The rental permit is valid through January 31, 2020.
- **Concorde Terrace, 1259 Shannon Drive**. NDS completed 3 HQS inspections or 10 percent of the total units during FY16. The rental permit is valid through September 30, 2018.
- **Regency Heights, 1010 Scott Park Road**. There are 37 rental units in this project with 24 floating HOME-assisted units. HUD and the City require this project to be inspected every other year. The rental permit for the building is valid through September 30, 2018. The systemic inspection of this property has been scheduled for October 16, 2018.

The following table shows the date each unit was last inspected (and re-inspected when necessary) for Calendar Year 2017.

Calendar Year 2017 HOME Inspection Update

Project Number	Address	Assisted Units	2017 Inspection	2017 reinspection
40.16	2501 Clearwater Ct	8	3/11/2016	
40.16	2505 Clearwater Ct.	8	3/11/2016	4/8/2016
40.16	2509 Clearwater Ct.	8	3/18/2016	
40.16	2513 Clearwater Ct.	8	3/4/2016	
40.16	2519 Clearwater Ct.	8	3/11/2016	4/8/2016
40.16	2523 Clearwater Ct.	8	3/11/2016	
40.16	2527 Clearwater Ct.	8	4/1/2016	
40.16	2531 Clearwater Ct.	8	3/11/2016	4/8/2016
40.16	2537 Clearwater Ct	8	4/19/2016	5/13/2016
40.16	2541 Clearwater Ct.	8	4/19/2016	5/13/2016
40.16	2545 Clearwater Ct.	8	4/19/2016	5/13/2016
40.16	2549 Clearwater Ct.	8	4/19/2016	5/13/2016
40.16	2555 Clearwater Ct.	8	4/19/2016	5/13/2016
40.16	2559 Clearwater Ct.	8	4/19/2016	5/13/2016
40.16	2563 Clearwater Ct.	8	4/19/2016	5/13/2016
40.16	2567 Clearwater Ct.	8	4/19/2016	5/13/2016
42.15	1105 Pine St.	18	3/10/2016	4/8/2016
42.15	1118 S. First Ave	18	11/17/2016	
42.15	1202 Kirkwood	18	11/17/2016	
42.15	1303 Deforest Ave	18	11/17/2016	
42.15	1437 Franklin St.	18	11/17/2016	
42.15	1601 Brookwood	18	3/10/2016	4/8/2016
42.15	1729 Dover St.	18	3/10/2016	4/8/2016
42.15	2022 Hannah Jo Ct.	18	7/19/2016	8/17/2016
42.15	2030 Hannah Jo Ct.	18	7/19/2016	8/17/2016
42.15	2105 Union St.	18	7/20/2016	
42.15	2308 Hollywood	18	11/17/2016	
42.15	2510 Friendship St.	18	11/17/2016	
42.15	427 S. First Ave.	18	6/23/2016	
42.15	450 Hawaii Ct.	18	9/22/2017	12/12/2017
42.15	700 S. First Ave	18	3/10/2016	
42.15	705-707 Westgate St.	18	9/19/2016	10/24/2016
42.15	942 Webster	18	3/10/2016	4/8/2016
43.12	1226 William St.	14	12/27/2016	
43.12	1232 Esther Ct.	14	7/19/2016	8/17/2016
43.12	125 S. Lowell	14	7/18/2017	8/21/2017
43.12	1341 Carroll	14	4/21/2016	5/13/2016
43.12	1608 California	14	1/11/2017	2/15/2017
43.12	2020 Western Road	14	5/10/2017	6/5/2017
43.12	2110-2112 Taylor	14	7/19/2016	8/19/2016
43.12	2934-2936 Cornell Ave.	14	3/14/2017	4/3/2017
43.12	3353 Tulane Ave.	14	2/27/2017	

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HOME Inspections 2017-1

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Project Number	Address	Assisted Units	2017 Inspection	2017 reinspection
43.12	419 Elmridge	14	1/5/2017	2/22/2017
43.12	58 Amber Lane	14	4/11/2017	4/27/2017
43.12	820 Caroline	14	12/5/2017	
43.14	1010 Scott Park Rd	24	12/27/2016	
44.14	1259 Shannon Drive	30	10/26/2016	2/8/2017
44.15	1900-1902 Hollywood Blvd.	9	3/14/2017	4/3/2017
44.15	2159-2161 Taylor Dr.	9	8/17/2017	
44.15	2327-2329 Court St.	9	4/21/2016	5/13/2016
44.15	315-317 Camden Ct.	9	2/27/2017	
44.15	420 Samoa	9	12/12/2017	
44.15	904 Benton #12	9	11/14/2016	
45.15	1229 Shannon Dr.	30	3/4/2016	5/24/2016
45.16	436 Southgate Ave.	12	8/26/2016	9/26/2016
46.12	1310 Foster Road	10	3/23/2017	5/3/2017
46.12	1201 Moses Bloom Lane	7	5/18/2017	
46.12	1221 Moses Bloom Lane	7	5/18/2017	
46.12	1241 Moses Bloom Lane	7	5/18/2017	
46.12	1267-1269 Swisher	7	4/11/2017	4/27/2017
46.12	1287-1289 Swisher	7	4/11/2017	4/27/2017
47.12	2824 Triple Crown #7	2	5/23/2016	9/7/2016
47.12	359 Willowwind Place	2	5/16/2017	7/12/2017
47.12	1958 Broadway A-2	1	10/16/2016	11/21/2016
48.16	2409 Whispering Meadow Dr.	12	11/21/2017	
48.16	2417 Whispering Meadow Dr.	12	11/20/2017	11/28/2017
48.16	2429-2431 Whispering Meadow Dr.	12	11/21/2017	
48.16	2441-2443 Whispering Meadow Dr.	12	11/21/2017	
48.16	2453-2455 Whispering Meadow Dr.	12	11/21/2017	
48.16	2607 Indigo Ct.	12	11/21/2017	11/28/2017
48.16	2613 Indigo Ct.	12	21-Nov	
48.16	2670 Indigo Ct.	12	11/21/2017	
48.16	2680 Indigo Ct.	12	11/21/2017	
48.17	2742 Triple Crown #2	2	5/23/2016	Nov-16
48.17	728 Westwinds #4	2	8/22/2017	
49.20	857-859 Longfellow Place	6	1/7/2016	1/26/2016
49.20	939-941 Longfellow Place	6	1/7/2016	1/26/2016
49.20	963-965 Longfellow Place	6	1/7/2016	1/26/2016
49.21	444 Samoa Drive	2	7/11/2017	12/12/2017
49.21	802 Westwinds #5	2	2/22/2017	4/10/2017
50.16	758 Westwinds #5	3	2/14/2017	3/29/2017
50.16	806 Benton #14	3	1/13/2016	2/19/2016
50.16	814 Benton #13	3	3/9/2016	6/2/2016
50.19	4435 Melrose Ave. (#1-9)	18	9/22/2017	11/2/2017
50.19	4455 Melrose Ave (#1-9)	18	11/3/2017	
52.02	1010 S. First Ave.	5	1/6/2017	
52.04	335 Camden Rd	2	2/27/2016	

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HOME Inspections 2017-2

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Project Number	Address	Assisted Units	2017 Inspection	2017 reinspection
52.04	810 Benton St. # 24	2	3/9/2016	6/2/2016
52.08/53.09	1062 Chamberlain	9	10/17/2016	
52.08/53.09	1076 Chamberlain	9	10/17/2016	
52.08/53.09	15 Aniston St.	9	2/15/2017	
52.08/53.09	16 Aniston St.	9	2/15/2017	
52.08/53.09	25 Aniston St.	9	2/15/2017	
52.08/53.09	26 Aniston St.	9	2/15/2017	
52.08/53.09	341 Westbury Court	9	8/21/2017	
52.08/53.09	343 Westbury Court	9	8/21/2017	
52.08/53.09	351 Westbury Court	9	8/21/2017	
52.08/53.09	353 Westbury Court	9	8/21/2017	
52.08/53.09	36 Aniston St.	9	2/15/2017	
52.08/53.09	37 Aniston St.	9	2/15/2017	
52.08/53.09	46 Aniston St.	9	2/15/2017	
52.08/53.09	47 Aniston St.	9	2/15/2017	
52.08/53.09	56 Aniston St.	9	2/15/2017	
52.08/53.09	57 Aniston St.	9	2/15/2017	
52.08/53.09	66 Aniston St.	9	2/15/2017	
52.08/53.09	67 Aniston St.	9	2/15/2017	
52.08/53.09	76 Aniston St.	9	2/15/2017	
52.08/53.09	79 Aniston St.	9	2/15/2017	
52.08/53.09	86 Aniston St.	9	2/15/2017	
52.08/53.09	91 Aniston St.	9	2/15/2017	
53.03	1220 Village Rd #11	1	10/13/2016	11/4/2016
54.04	109 Shrader	3	8/29/2017	11/3/2017
54.04	1424 Prairie Du Chien	3	2/29/2016	3/30/2016
54.04	2247 Plaen View Drive	3	10/17/2017	11/7/2017
54.06	701 Arch Rock Rd	8	6/5/2017	
54.06	705 Arch Rock Rd	8	6/5/2017	
54.06	709 Arch Rock Rd	8	6/5/2017	
54.06	713 Arch Rock Rd	8	6/5/2017	
54.06	720 Foster Rd	8	6/5/2017	
54.06	724 Foster Rd	8	6/5/2017	
54.06	728 Foster Rd	8	6/5/2017	
54.06	732 Foster Rd	8	6/5/2017	
55.01	1325 Ashley Drive	6	3/14/2016	
55.03	1514 Dover St.	4	1/23/2017	
55.03	1841 Sterling Ct	4	8/19/2016	9/19/2016
55.03	2043 Hannah Jo Court	4	10/31/2017	
55.03	2806 Sterling Drive	4	8/22/2016	
55.06	1301 Muscatine	4	10/17/2016	
55.06	230-232 Elizabeth St.	4	5/13/2016	
55.06	514 Fairchild St.	4	1/11/2017	
56.04	15 Colchester Dr.	8	11/29/2016	
56.04	80 Whitechapel Drive (4)	8	12/1/2015	

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HOME Inspections 2017-3

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Project Number	Address	Assisted Units	2017 Inspection	2017 reinspection
56.05	1221-1223 Bloomington St.	3	9/29/2017	10/31/2017
56.05	1231 Bloomington St.	3	3/18/2016	
57.01	1814 Lakeside Drive	8	2/24/2017	
57.01	2318 Birch	8	10/14/2016	10/26/2016
57.06	1926-1946 Broadway	18	3/17/2016	4/26/2016
58.01	909 Sandusky	4	6/29/2016	10/12/2016
58.18	114 Amhurst	3	2/27/2017	
58.18	1206 Diana	3	2/27/2017	
58.18	1717 Flatiron	3	12/27/2016	1/19/2017
59.31	446 HAWAII CT	2	9/22/2017	
59.31	621 KEOKUK CT	2	6/19/2017	
59.32	1896 N DUBUQUE RD	2	10/17/2017	
59.32	2336 ABBEY LN	2	4/11/2017	4/27/2017
60.03	403 ELMRIDGE AVE	6	10/24/2017	11/24/2017
60.03	3335 SHAMROCK DR	6	10/31/2017	
60.04	1628 California Ave	4	1/11/2016	1/15/2016

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HOME Inspections 2017-4

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Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The actions outlined in the following section were undertaken by the City of Iowa City during the reporting year to affirmatively further fair housing. More information can be found in the attached Human Rights Commission's Annual Report (www.icgov.org/humanrights), which provides specific accomplishments for the program year. Additionally, the City's adopted Affirmative Marketing Plan can be found in the Consolidated Plan or online at www.icgov.org/actionplan.

- Participated in "Fair Housing and Communities Against Hate."
- Media release regarding Fair Housing materials online for landlords.
- Attendance at National Fair Housing Alliance webinar "Using Data to Assess Fair Housing."
- Membership in Johnson County Affordable Housing Coalition.
- Attendance at four Fair Housing trainings.
- Mailer on assistance Animals in Housing sent to over 440 area landlords participating in the Housing Choice Voucher program.
- Mailer on Religious Discrimination in Housing sent to area landlords.
- Media releases on Fair Housing Discrimination Survey results.
- Staffed table at "Renting 101" program for new renters hosted by University of Iowa Student Legal Services.
- Sponsored Fair Housing Trainings delivered by Iowa Civil Rights Commission.
- Presented Fair Housing Trainings.
- Renewed membership in National Fair Housing Alliance.
- Joined National Community Reinvestment Coalition.
- Placed new Fair Housing signs in English and Spanish in Iowa City buses.
- Placed weekly ads in Daily Iowan as well as an ad in Daily Iowa Rental Guide.
- "Know Your Rights" brochures translated into Swahili in addition to existing translations in Spanish, African French, Mandarin Chinese, and Arabic.
- Continue to do monthly audits of housing advertisement sites for discriminatory advertisements.
- Collected Affirmative Housing Marketing plans from CDBG/HOME housing projects that required them
- Monitored CDBG/HOME projects for compliance with City affirmative marketing requirements
- Conducted a racial equity analysis for housing complaints around Iowa City
- Updated FY19 Annual Action Plan to require racial equity analyses for certain housing projects funded by HOME/CDBG

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received $181,162.68 in Program Income in Federal FY17. $15,038.56 drawn for HOME admin in FFY17. Another $15,621.00 was drawn in FY17 for other projects. The remainder is budgeted for FFY18 and will be used for the upcoming Successful Living project.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Actions to foster and maintain affordable housing are primarily guided by the City's Affordable Housing Action Plan. This is detailed in previous sections.

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Attachments

Corrected General and Required Attachments

CITY STEPS Outcome Tracking Through City Fiscal Year 2018
(Federal Fiscal Year 2017)

CITY STEPS Goals	Goal Outcome Indicator	Goal	FY16	FY17	FY18	*FY19**	*FY20*	TOTAL Completed	PERCENT Completed
Improve the quality of owner housing	Homeowner Housing Rehabilitated	90 Units	17	27	22	*19*		66	73%
Improve access to affordable owner housing	Direct Financial Assistance to Buyers Owner Units Constructed	5 Households ---	2 0	2** 0	0 0	*4*** 4		4 0	80%
Improve quality of affordable rental units	Rental units rehabilitated	18 Units	0	2	0	*66*		2	11%
Increase the supply of affordable rental housing	Rental units constructed Rental units acquired	10 Units ---	0 3	0 0	0 12	*24* *18*		0 15	150%
Improve access to affordable renter housing	Tenant-based rental assistance	50 Households	0	0	41	*34*		41	82%
Improve and maintain public facilities	Other (Public Facilities Improved)	8 Other	0	2	2	*4*		4	50%
Provide public services	Other (Service Providers Assisted)	15 Other	3	3	3	*3*		9	60%
Improve/maintain public infrastructure/amenities	Other (Amenities Added/Improved)	10 Other	1	2	1	*2*		4	40%
Strengthen economic development	Businesses assisted	5 Businesses	1	0	16	*16*		17	340%
Remove slum and blight	Businesses assisted	6 Businesses	3	0	1	*0*		4	67%
Planning and administration	Other (Programs Managed)	1 Other	NA	NA	NA	NA		0	0%
	Public Facility Beneficiaries		0	1,618	802	*1,500*		2,420	NA
	Public Service Beneficiaries		2,618	3,335	2,497	*1,520*		8,450	NA
	Infrastructure Beneficiaries		0	72,770	12,985	*300*		85,755	NA

** FY19 Anticipated*
** Direct assistance to homebuyers through homebuyer credit
*** Through FY16-FY18

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Annual Action Plan Outcome Tracking City Fiscal Year 2018
(Federal Fiscal Year 2017)

FY18 Project	FY18 Activity	CDBG Funds	HOME Funds	Status	*Funds Spent*	PERCENT Completed	Planned to Assist	Actual Assisted
Low-Mod Clientele Public Services/Facilities	Aid to Agencies Shelter House	$49,696	$0	Completed FY18	$49,696	100%	750	817
	Aid to Agencies NCJC	$43,434	$0	Completed FY18	$43,434	100%	120	619
	Aid to Agencies DVIP	$4,570	$0	Completed FY18	$4,570	100%	300	1,061
	MYEP Facility	$24,550	$0	Completed FY18	$24,550	100%	445	65
	Little Creations Academy	$73,000	$0	Ongoing	$9,300	13%	15	
	Crisis Center Remodel	$95,000	$0	Ongoing	$56,414	59%	11,859	
Neighborhood and Area Benefits	Villa Park Improvements	$75,000	$0	Ongoing	$1,380	2%	300	
Homeowner Housing Rehabilitation	Comprehensive rehabilitation	$208,174	$39,060	Ongoing	$236,673	96%	22	22
Other Housing Activities	CHDO Operating	$0	$18,000	Completed FY18	$18,000	100%	NA	NA
	The Housing Fellowship Rental Rehab	$0	$86,000	Ongoing	$38,566	45%	5	
	Successful Living SRO units	$36,000	$51,000	Ongoing	$0	0%	5	
	Habitat for Humanity	$0	$35,000	Ongoing	$30,000	86%	1	
	~~THF Rental Construction~~	~~$0~~	~~$0~~	~~Cancelled~~	~~$0~~	~~0%~~	~~28~~	~~0~~
	MYEP Rental Acquisition	$0	$50,000	Completed FY18	$50,000	100%	3	3
	Successful Living Rental Rehab	$0	$50,000	Ongoing	$0	0%	5	
Economic Development	Economic Development Set-aside	$50,000	$0	Ongoing	$0	0%	2	
CDBG and HOME Administration/Planning	CDBG Administration	$108,451	$0	Completed FY18	$108,451	100%	NA	NA
	HOME Administration	$0	$46,635	Ongoing	$39,274	84%	NA	NA
	TOTAL	$767,876	$375,695		$710,308	62%		

Note: Some activity funds are rolled over into subsequent years for ongoing programs, such as HOME-funded owner-occupied rehab

OMB Control No: 2506-0117 (exp. 06/30/2018)

Annual Action Plan Outcome Tracking City Fiscal Year 2017
(Federal Fiscal Year 2016)

FY17 Project	FY17 Activity	CDBG Funds	HOME Funds	Status	Funds Spent	PERCENT Completed	Planned to Assist	Actual Assisted
Low-Mod Clientele Public Services/Facilities	Aid to Agencies Shelter House	$80,000	$0	Completed FY17	$80,000	100%	650	834
	Aid to Agencies NCJC	$50,000	$0	Completed FY17	$50,000	100%	120	602
	Aid to Agencies DVIP	$43,700	$0	Completed FY17	$43,700	100%	300	1,899
	Arc of Southeast Iowa Facility Rehab	$6,300	$0	Completed FY18	$6,300	100%	60	737
Neighborhood and Area Benefits	Wetherby Sports Courts Improvement	$93,750	$0	Completed FY18	$93,750	100%	12,985	12,985
Homeowner Housing Rehabilitation	Comprehensive rehabilitation	$292,853	$87,084	Completed FY18	$379,938	100%	22	28
Other Housing Activities	CHDO Operating	$0	$16,000	Completed FY17	$16,000	100%	NA	NA
	The Housing Fellowship Rental Rehab	$0	$58,000	Ongoing	$0	0%	2	
	Habitat for Humanity	$0	$50,000	Ongoing	$40,000	80%	1	
	ICHA TBRA	$0	$200,000	Ongoing	$29,287	15%	34	
	MYEP Rental Acquisition	$50,000	$0	Completed FY18	$50,000	100%	3	6
	Shelter House FUSE	$25,000	$0	Ongoing	$25,000	100%	24	
Economic Development	Economic Development Set-aside	$25,000	$0	Ongoing	$0	0%	2	
	4Cs Childcare Technical Assistance	$25,000	$0	Completed FY18	$25,000	100%	10	16
CDBG and HOME Administration/Planning	CDBG Administration	$131,704	$0	Completed FY17	$131,704	100%	NA	NA
	HOME Administration	$0	$48,437	Completed FY18	$39,274	81%	NA	NA
	TOTAL	$823,307	$459,521		$1,009,953	79%		

Note: Some activity funds are rolled over into subsequent years for ongoing programs, such as HOME-funded owner-occupied rehab

OMB Control No: 2506-0117 (exp. 06/30/2018)

Activities Completed in City Fiscal Year 2018
(Federal Fiscal Year 2017)

CDBG Activities	City ID	IDIS ID	Project Type / Project	Planned to Assist	Actual Assisted
FY15 Airliner Façade Improvements	60.17	645	Economic Development	1	1
FY17 Arc of Southeast Iowa Facility Rehab	61.09	642	Public Facilities	60	737
FY17 MYEP SRO Acquisition	61.08	644	Housing	3	6
FY17 Wetherby Sports Court Improvements	61.07	647	Public Facilities	12,985	12,985
FY17 4Cs Childcare Techical Assistance	61.06	651	Economic Development	10	16
FY18 CDBG Administration	62.01	655	CDBG and HOME Administration/Planning	NA	NA
FY18 CDBG Owner-Occupied Rehab	62.02	657	Homeowner Housing Rehabilitation	19	19
FY18 MYEP Facility Rehab	62.07	660	Low-Mod Clientele Public Services/Facilities	445	65
FY18 Aid to Agencies - Shelter House	62.03	662	Low-Mod Clientele Public Services/Facilities	750	817
FY18 Aid to Agencies - NCJC	62.04	663	Low-Mod Clientele Public Services/Facilities	120	619
FY18 Aid to Agencies - DVIP	62.05	664	Low-Mod Clientele Public Services/Facilities	300	1,061

HOME-Activities	City ID	IDIS ID	Project Type / Project	Planned to Assist	Actual Assisted
FY15 Shelter House Rapid Rehousing	59.03	603	Housing	25	41
FY16 THF Sabin Townhomes Acquisition	61.11	636	Housing	3	3
FY17 HOME Administration	60.05	640	Administration	NA	NA
FY17 Comprehensive Homeowner Rehab - Mahoney	61.18	650	Housing	1	1
FY17 Comprehensive Homeowner Rehab - Hurtado	61.22	653	Housing	1	1
FY18 THF CHDO Operating	62.21	665	Other Housing Activities	NA	NA
FY18 Comprehensive Homeowner Rehab - Cardona	62.28	666	Other Housing Activities	1	1
FY18 MYEP SRO Acquisition	62.29	667	Other Housing Activities	3	3

Other Activities Underway in City Fiscal Year 2018
(Federal Fiscal Year 2017)

CDBG Activities	City ID	IDIS ID	Project Type / Project	Planned to Assist	Actual Assisted
FY16 Bilam Properties (Walden Ridge)	60.24	634	Housing	40	
FY17 Eco Dev (See 4Cs & Rise)	61.06	NA	Economic Development	2	
FY17 Shelter House FUSE	61.14	646	Housing	24	
FY18 Crisis Center Remodel	62.09	659	Low-Mod Clientele Public Services/Facilities	9,000	
FY18 Little Creations Academy	62.08	671	Low-Mod Clientele Public Services/Facilities	15	
FY18 Villa Park - Neighborhood Improvement	62.06	672	Neighborhood and Area Benefits	300	
FY18 Successful Living SRO CDBG Acq	62.10	683	Other Housing Activities	*See H0683*	
FY18 Economic Development Set-aside	62.11	NA	Economic Dev	2	

HOME Activities	City ID	IDIS ID	Project Type / Project	Planned to Assist	Actual Assisted
FY17 ICHA TBRA	61.21	654	Housing	34	
FY17 Habitat 928 Governor Acq	61.19	661	Housing	1	
FY17 THF Rental Rehab	61.13	668	Housing	2	
FY18 HOME Program Administration	62.22	656	CDBG and HOME Administration/Planning	NA	
FY18 THF Rental Rehab	62.23	669	Other Housing Activities	4	
FY18 Habitat for Humanity Acq	62.25	670	Other Housing Activities	1	
FY18 Comp Rehab Boyken	62.28	674	Other Housing Activities	1	
FY18 Successful Living Rehab	62.27	682	Other Housing Activities	5	
FY18 Successful Living SRO HOME Acq	62.24	683	Other Housing Activities	4	

Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2017
IOWA CITY , IA

DATE: 12-21-18
TIME: 16:26
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	437,163.47
02 ENTITLEMENT GRANT	567,507.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	97,418.02
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	4,712.73
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,106,801.22
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	552,307.01
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(2,700.47)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	549,606.54
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	108,451.19
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	658,057.73
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	448,743.49
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	23,688.60
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	522,307.01
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(2,700.47)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	543,295.14
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	98.85%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	97,700.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(2,700.47)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	94,999.53
32 ENTITLEMENT GRANT	567,507.00
33 PRIOR YEAR PROGRAM INCOME	65,823.21
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	633,330.21
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	15.00%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	108,451.19
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	108,451.19
42 ENTITLEMENT GRANT	567,507.00
43 CURRENT YEAR PROGRAM INCOME	97,418.02
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	4,712.73
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	669,637.75
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.20%

OMB Control No: 2506-0117 (exp. 06/30/2018)

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	22	634	Bilam Properties (Walden Ridge)	14B	LMH	$30,000.00
				14B	**Matrix Code**	**$30,000.00**
Total						**$30,000.00**

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	11	642	6071971	Arc of SE Iowa Renovation	03B	LMC	$13,587.50
2017	1	660	6113900	MYEP Paving	03B	LMC	$24,550.00
					03B	**Matrix Code**	**$38,137.50**
2016	7	647	6080409	FY17 Wetherby Park Sports Courts	03F	LMA	$88,350.00
2017	5	672	6166085	FY18 Villa Park & Highland Park Improvements	03F	LMA	$1,380.34
					03F	**Matrix Code**	**$89,730.34**
2017	1	671	6174673	Little Creations Academy Daycare Expansion	03M	LMC	$9,300.00
					03M	**Matrix Code**	**$9,300.00**
2017	1	662	6106800	Aid to Agencies Shelter House	03T	LMC	$12,424.00
2017	1	662	6143498	Aid to Agencies Shelter House	03T	LMC	$12,424.00
2017	1	662	6162203	Aid to Agencies Shelter House	03T	LMC	$12,424.00
2017	1	662	6166085	Aid to Agencies Shelter House	03T	LMC	$12,424.00
					03T	**Matrix Code**	**$49,696.00**
2017	1	659	6155300	Crisis Center Remodel	03Z	LMC	$37,318.94
2017	1	659	6162203	Crisis Center Remodel	03Z	LMC	$19,095.19
					03Z	**Matrix Code**	**$56,414.13**
2017	1	664	6123730	Aid to Agencies DVIP	05G	LMC	$2,285.00
2017	1	664	6155300	Aid to Agencies DVIP	05G	LMC	$1,142.50
2017	1	664	6166085	Aid to Agencies DVIP	05G	LMC	$1,142.50
					05G	**Matrix Code**	**$4,570.00**
2017	1	663	6106796	Aid to Agencies - NCJC Daycare	05L	LMC	$4,100.33
2017	1	663	6113900	Aid to Agencies - NCJC Daycare	05L	LMC	$7,307.56
2017	1	663	6123730	Aid to Agencies - NCJC Daycare	05L	LMC	$9,752.93
2017	1	663	6143498	Aid to Agencies - NCJC Daycare	05L	LMC	$8,503.92
2017	1	663	6155300	Aid to Agencies - NCJC Daycare	05L	LMC	$5,609.29
2017	1	663	6162203	Aid to Agencies - NCJC Daycare	05L	LMC	$3,098.30
2017	1	663	6166085	Aid to Agencies - NCJC Daycare	05L	LMC	$5,061.67
					05L	**Matrix Code**	**$43,434.00**
2017	7	657	6071971	CDBG Owner-Occupied Housing Rehab	14A	LMH	$2,382.44
2017	7	657	6080308	CDBG Owner-Occupied Housing Rehab	14A	LMH	$11,889.42
2017	7	657	6080386	CDBG Owner-Occupied Housing Rehab	14A	LMH	$4,228.58
2017	7	657	6087500	CDBG Owner-Occupied Housing Rehab	14A	LMH	$19,796.29
2017	7	657	6095629	CDBG Owner-Occupied Housing Rehab	14A	LMH	$9,195.23
2017	7	657	6104357	CDBG Owner-Occupied Housing Rehab	14A	LMH	$9,078.08
2017	7	657	6113900	CDBG Owner-Occupied Housing Rehab	14A	LMH	$19,597.61
2017	7	657	6123730	CDBG Owner-Occupied Housing Rehab	14A	LMH	$21,085.33
2017	7	657	6135138	CDBG Owner-Occupied Housing Rehab	14A	LMH	$30,710.79
2017	7	657	6143498	CDBG Owner-Occupied Housing Rehab	14A	LMH	$11,916.35
2017	7	657	6155300	CDBG Owner-Occupied Housing Rehab	14A	LMH	$23,274.55
2017	7	657	6156284	CDBG Owner-Occupied Housing Rehab	14A	LMH	$9,000.00
2017	7	657	6162203	CDBG Owner-Occupied Housing Rehab	14A	LMH	$16,943.92
2017	7	657	6166085	CDBG Owner-Occupied Housing Rehab	14A	LMH	$18,431.98

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	7	657	6176628	CDBG Owner-Occupied Housing Rehab	14A	LMH	$643.76
					14A	**Matrix Code**	**$208,174.33**
2016	6	651	6080308	4Cs Daycare Technical Assistance	18C	LMCMC	$2,219.20
2016	6	651	6143498	4Cs Daycare Technical Assistance	18C	LMCMC	$10,953.11
2016	6	651	6155300	4Cs Daycare Technical Assistance	18C	LMCMC	$4,014.06
2016	6	651	6162203	4Cs Daycare Technical Assistance	18C	LMCMC	$3,035.58
2016	6	651	6166085	4Cs Daycare Technical Assistance	18C	LMCMC	$2,628.76
					18C	**Matrix Code**	**$22,850.71**
Total							**$522,307.01**

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	1	662	6106800	Aid to Agencies Shelter House	03T	LMC	$12,424.00
2017	1	662	6143498	Aid to Agencies Shelter House	03T	LMC	$12,424.00
2017	1	662	6162203	Aid to Agencies Shelter House	03T	LMC	$12,424.00
2017	1	662	6166085	Aid to Agencies Shelter House	03T	LMC	$12,424.00
					03T	**Matrix Code**	**$49,696.00**
2017	1	664	6123730	Aid to Agencies DVIP	05G	LMC	$2,285.00
2017	1	664	6155300	Aid to Agencies DVIP	05G	LMC	$1,142.50
2017	1	664	6166085	Aid to Agencies DVIP	05G	LMC	$1,142.50
					05G	**Matrix Code**	**$4,570.00**
2017	1	663	6106796	Aid to Agencies - NCJC Daycare	05L	LMC	$4,100.33
2017	1	663	6113900	Aid to Agencies - NCJC Daycare	05L	LMC	$7,307.56
2017	1	663	6123730	Aid to Agencies - NCJC Daycare	05L	LMC	$9,752.93
2017	1	663	6143498	Aid to Agencies - NCJC Daycare	05L	LMC	$8,503.92
2017	1	663	6155300	Aid to Agencies - NCJC Daycare	05L	LMC	$5,609.29
2017	1	663	6162203	Aid to Agencies - NCJC Daycare	05L	LMC	$3,098.30
2017	1	663	6166085	Aid to Agencies - NCJC Daycare	05L	LMC	$5,061.67
					05L	**Matrix Code**	**$43,434.00**
Total							**$97,700.00**

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	2	655	6071971	CDBG Admin.	21A		$2,537.99
2017	2	655	6080308	CDBG Admin.	21A		$2,088.05
2017	2	655	6087500	CDBG Admin.	21A		$2,383.38
2017	2	655	6095629	CDBG Admin.	21A		$6,442.48
2017	2	655	6104207	CDBG Admin.	21A		$4,182.10
2017	2	655	6104211	CDBG Admin.	21A		$7,218.18
2017	2	655	6104220	CDBG Admin.	21A		$408.07
2017	2	655	6104357	CDBG Admin.	21A		$6,595.69
2017	2	655	6113900	CDBG Admin.	21A		$2,708.14
2017	2	655	6123730	CDBG Admin.	21A		$3,318.97
2017	2	655	6135138	CDBG Admin.	21A		$4,877.24
2017	2	655	6143498	CDBG Admin.	21A		$9,942.94
2017	2	655	6155300	CDBG Admin.	21A		$18,545.04
2017	2	655	6162203	CDBG Admin.	21A		$17,898.40
2017	2	655	6166085	CDBG Admin.	21A		$17,825.90
2017	2	655	6174684	CDBG Admin.	21A		$1,478.62
					21A	**Matrix Code**	**$108,451.19**
Total							**$108,451.19**

City of Iowa City
Community Development Block Grant (CDBG)
City 2018
Federal 2017

Financial Summary

			FFY2017	IDIS
	Part I			
1	Unexpended CDBG funds previous GPR (line 16)	1	437,163.47	437,163.47
2	Entitlement	2	567,507.00	567,507.00
3	Surplus Urban Renewal Funds	3	0.00	0.00
4	Section 108 Funds	4	0.00	0.00
5	Program Income Received	5	97,418.02	97,418.02
6	Returns RL Balance	6	0.00	0.00
7	*Adjustments to compute total available* [1]	7	0.00	4,712.73
8	Total Available	8	1,102,088.49	1,106,801.22
	Part II			
9	Disbursements other than 108 or planning/adm.	9	552,307.01	552,307.01
10	Adjustment to compute total amount sub to L/M [2]	10		-2,700.47
11	Amount subject to Low/Mod Benefit (9+10)	11	552,307.01	549,606.54
12	Disbursed in IDIS for Planning and Admin	12	108,451.19	108,451.19
13	Disbursed in IDIS for 108 repayment	13	0.00	0.00
14	Adjust to compute total expenditures	14		
15	Total Expenditures (Line 11-14)	15	660,758.20	658,057.73
16	Unexpended Balance (8-15)	16	441,330.29	448,743.49
	Part III Low-Mod Benefit			
17	Expended for L/M Housing in special areas	17	0.00	0.00
18	Expended for L/M multi-unit housing	18	23,688.60	23,688.60
19	Disbursed for other L/M activities	19	522,307.01	522,307.01
20	Adjustment to compute total L/M credit	20		-2,700.47
21	Total L/M credit (17-20)	21	545,995.61	543,295.14
22	Percent L/M credit (21/11)	22	98.86%	98.85%
	Low/Mod Benefit for Multi-Year Certifications			
23	Program Years	23	Federal	2017
24	Cumulative Net Expenditures Sub to L/M	24	552,307.01	552,307.01
25	Cumulative Net Expenditures benefitting L/M	25	552,307.01	552,307.01
26	Percent benefit to L/M persons (25/24)	26	0.00%	0.00%

30 IDIS Line 30 7 $ - $ (2,700.47)

$4,712.73 of Program Income was received in FY18 but was recorded in IDIS until July 2018. PI totaled $102,130.75 for FY18. Reflected in FY18 PR-26 Line 7 adjustment. $2,700.47 returned to FFY18 Line of Credit due to exceeding the public facilities cap, reflected in lines 10, 20, and 30.

Line 18 - Expended For Low/Mod Multi-Unit Housing

1 Review the activities on the list for this line and determine if all are, in fact, multi-unit activities. The amount expended for any activity(ies) determined to not be multi-unit housing should be excluded from Line 18 and included as part of the amount entered on Line 20.

2 Also, review the list of activities for Line 19. If any activity on the Line 19 list is actually a multi-unit housing activity, it should be included in the calculation at step 3, below, and a negative adjustment made (using a minus sign) on Line 20 to compensate for removing it from Line 19.

3 For each activity that is a multi-unit housing activity, complete the following steps:

For each multi-unit housing activity, enter amount of CDBG funds expended on the activity.	$	30,000.00
a) Identify the total number of units in the activity.		40
b) Identify the total number of units that are to be occupied by low/mod households.		26
c) Divide b) by a) = percent occupied by low/mod households.		65.00%
d) Identify the total cost of the activity, including private, other public and CDBG funds.	$	728,880.00
e) Identify the total CDBG funds to be used for the activity.	$	600,000.00
f) Divide e) by d) = percent of total paid with CDBG.		82.32%
g) If the percent paid with CDBG f) is less than the percent of units occupied by low/mod households c), no further calculation is needed for this activity. Make note of the amount of CDBG funds expended for this activity during the reporting period; it will be used in step i) below.		Proceed with step h)
h) If the percent paid with CDBG f) is greater that the percent of units occupied by low/mod households c), complete the following steps:		
(i) multiply the percent occupied by low/mod households c) by the total project cost d).		473,772
(ii) divide the product from i) above, by the amount of CDBG funds to be used for this activity e).		0.7896
(iii) multiply the quotient from (ii) by the CDBG funds expended for this activity during the reporting period. The product is the amount credited for this activity for the low/mod benefit calculation.		23,689
(iv) Make note of the product obtained from (iii) for use in step i) below.	$	23,688.60
i) After completing the above steps, as appropriate, for each multi-unit housing activity, total the amounts from g) and h) iv), and enter the sum on Line 18.	$	23,688.60

OMB Control No: 2506-0117 (exp. 06/30/2018)

100% Valuation of Property in 2018		
180 E Prentiss St	$	226,930
164 E Prentiss St	$	254,260
174 E Prentiss St	$	226,930
	$	**708,120**

Year	Taxable Year	Estimated 100% Valuation*	State Rollback Factor	Taxable Value	2016 Levy Rate	Taxes Payable
1	2017	708,120	0.556209	393,862.72	0.038605	15,205.12
2	2018	722,282	0.556209	401,739.97	0.038605	15,509.22
3	2019	736,728	0.556209	409,774.77	0.038605	15,819.41
4	2020	751,463	0.556209	417,970.27	0.038605	16,135.80
5	2021	766,492	0.556209	426,329.67	0.038605	16,458.51
6	2022	781,822	0.556209	434,856.27	0.038605	16,787.68
7	2023	797,458	0.556209	443,553.39	0.038605	17,123.44
8	2024	813,407	0.556209	452,424.46	0.038605	17,465.91
9	2025	829,675	0.556209	461,472.95	0.038605	17,815.22
10	2026	846,269	0.556209	470,702.41	0.038605	18,171.53
11	2027	863,194	0.556209	480,116.45	0.038605	18,534.96
12	2028	880,458	0.556209	489,718.78	0.038605	18,905.66
13	2029	898,067	0.556209	499,513.16	0.038605	19,283.77
14	2030	916,029	0.556209	509,503.42	0.038605	19,669.45
15	2031	934,349	0.556209	519,693.49	0.038605	20,062.83
16	2032	953,036	0.556209	530,087.36	0.038605	20,464.09
17	2033	972,097	0.556209	540,689.11	0.038605	20,873.37
18	2034	991,539	0.556209	551,502.89	0.038605	21,290.84
19	2035	1,011,370	0.556209	562,532.95	0.038605	21,716.66
20	2036	1,031,597	0.556209	573,783.61	0.038605	22,150.99
						369,444.46

Net Present Value of Taxes Forgone**:	$276,312.00

*Assuming a 2% annual increase in valuations
** Based on 5-year Treasury, July 2, 2018 per Finance. Source: www.federalreserve.gov

Tbond Rate : check Wall Street Journal or www.federalreserve.gov. Per Steven Nasby / PCD, use the effective date of tax exemption for the property. Note: most likely these will all be July 1. The Sr. Acct / Treasury keeps a copy of the July 1 Wall Street Journal, otherwise the Finance Director can look these up on the web.

Property Taxes: Per 'Final Rule' - all taxes foregone, not just those going to the participating entity count as a part of the local match - a general principle seems to be all contributions, public, private, state, local & federal - which make the project possible.

Rollback factor: see General Fund narrative / Fin Plan Analysis within the budget book.

100% Valuation of Property in 2018	
1156 Downey Drive	$ 141,660
	$ 141,660

Year	Taxable Year	Estimated 100% Valuation*	State Rollback Factor	Taxable Value	2016 Levy Rate	Taxes Payable
1	2017	141,660	0.556209	78,792.57	0.038605	3,041.80
2	2018	144,493	0.556209	80,368.42	0.038605	3,102.63
3	2019	147,383	0.556209	81,975.79	0.038605	3,164.69
4	2020	150,331	0.556209	83,615.30	0.038605	3,227.98
5	2021	153,337	0.556209	85,287.61	0.038605	3,292.54
6	2022	156,404	0.556209	86,993.36	0.038605	3,358.39
7	2023	159,532	0.556209	88,733.23	0.038605	3,425.56
8	2024	162,723	0.556209	90,507.89	0.038605	3,494.07
9	2025	165,977	0.556209	92,318.05	0.038605	3,563.95
10	2026	169,297	0.556209	94,164.41	0.038605	3,635.23
						33,306.83

Net Present Value of Taxes Forgone**:	$28,650.16

*Assuming a 2% annual increase in valuations.

** Based on 5-year Treasury, July 2, 2018 per Finance. Source: www.federalreserve.gov.

Tbond Rate : check Wall Street Journal or www.federalreserve.gov. Per Steven Nasby / PCD, use the effective date of tax exemption for the property. Note: most likely these will all be July 1. The Sr. Acct / Treasury keeps a copy of the July 1 Wall Street Journal, otherwise the Finance Director can look these up on the web.

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Rollback factor: see General Fund narrative / Fin Plan Analysis within the budget book.

IDIS - PR33

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Home Matching Liability Report

DATE: 08-30-18
TIME: 15:39
PAGE: 1

IOWA CITY, IA

Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
1998	25.0%	$519,691.32	$457,712.85	$114,428.21
1999	25.0%	$354,261.01	$305,001.57	$76,250.39
2000	25.0%	$330,874.31	$297,188.36	$74,297.09
2001	25.0%	$595,237.20	$534,144.73	$133,536.18
2002	25.0%	$753,328.47	$705,341.86	$176,335.46
2003	25.0%	$1,166,094.72	$1,106,560.14	$276,640.03
2004	25.0%	$407,784.62	$325,046.45	$81,261.61
2005	25.0%	$387,571.02	$305,215.70	$76,303.92
2006	25.0%	$658,922.14	$580,794.29	$145,198.57
2007	25.0%	$885,098.03	$795,588.39	$198,897.09
2008	25.0%	$655,588.93	$531,501.61	$132,875.40
2009	25.0%	$816,290.34	$703,296.35	$175,824.08
2010	25.0%	$342,250.35	$212,157.81	$53,039.45
2011	25.0%	$879,859.19	$775,859.51	$193,964.87
2012	25.0%	$550,841.19	$450,855.59	$112,713.89
2013	25.0%	$605,574.26	$534,794.87	$133,698.71
2014	25.0%	$574,625.83	$510,731.26	$127,682.81

IDIS - PR33

U.S. Department of Housing and Urban Development
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Integrated Disbursement and Information System
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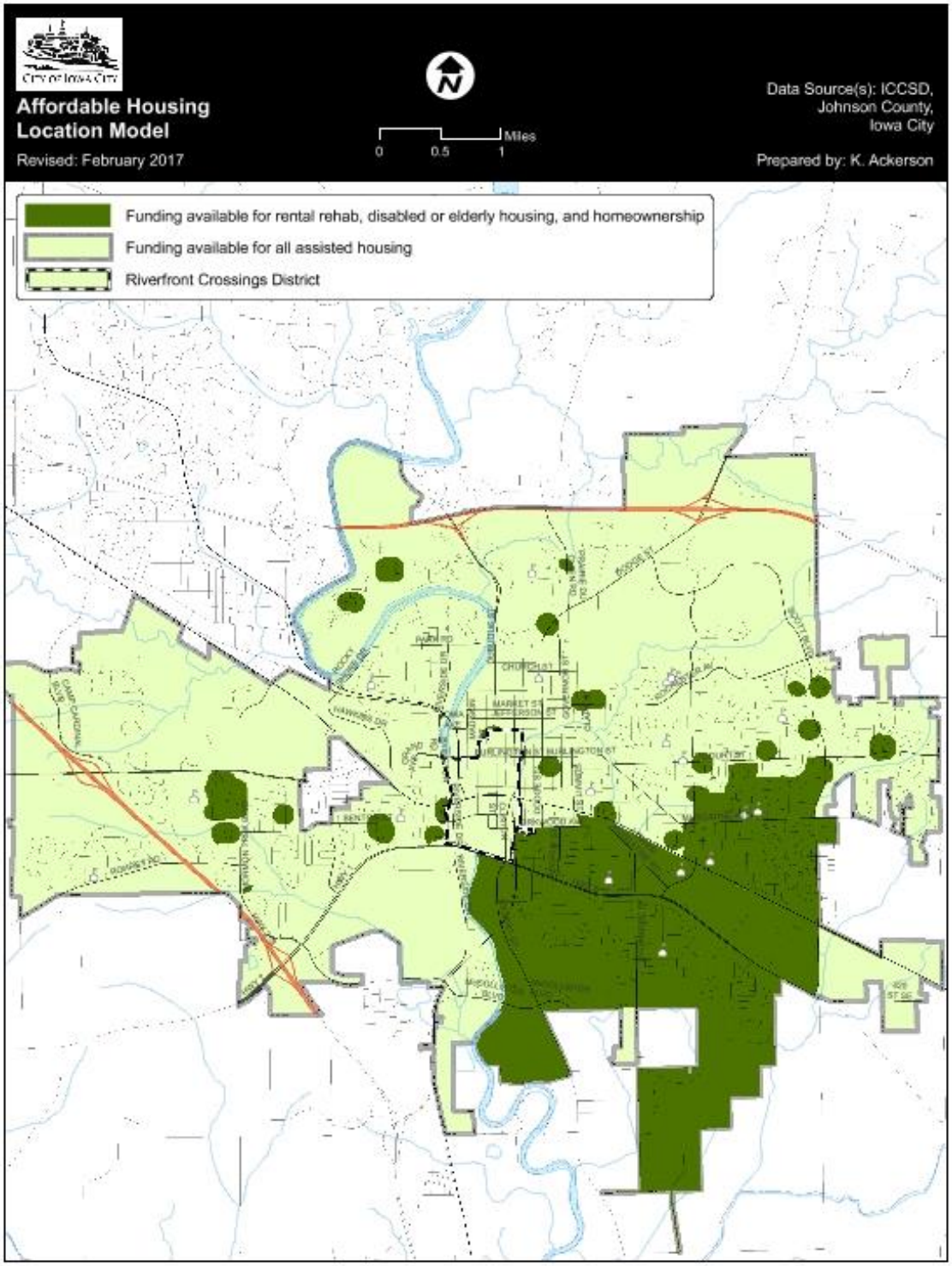
2015	25.0%	$348,843.77	$299,907.35	$74,976.83
2016	12.5%	$364,234.38	$292,649.09	$36,581.13
2017	12.5%	$427,851.52	$345,064.90	$43,133.11



OMB Control No: 2506-0117 (exp. 06/30/2018)

Unsuccessful or Delayed Projects Policy

Housing and Community Development Commission
Adopted by City Council March 2, 2004 in Resolution 04-68

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 is hereby adopted to begin with Fiscal Year '04 projects beginning July 1, 2003:

1. All CDBG and HOME 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 of Iowa City and recommendations 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 of Iowa City and recommendations be made by the HCDC for re-use of the funds.

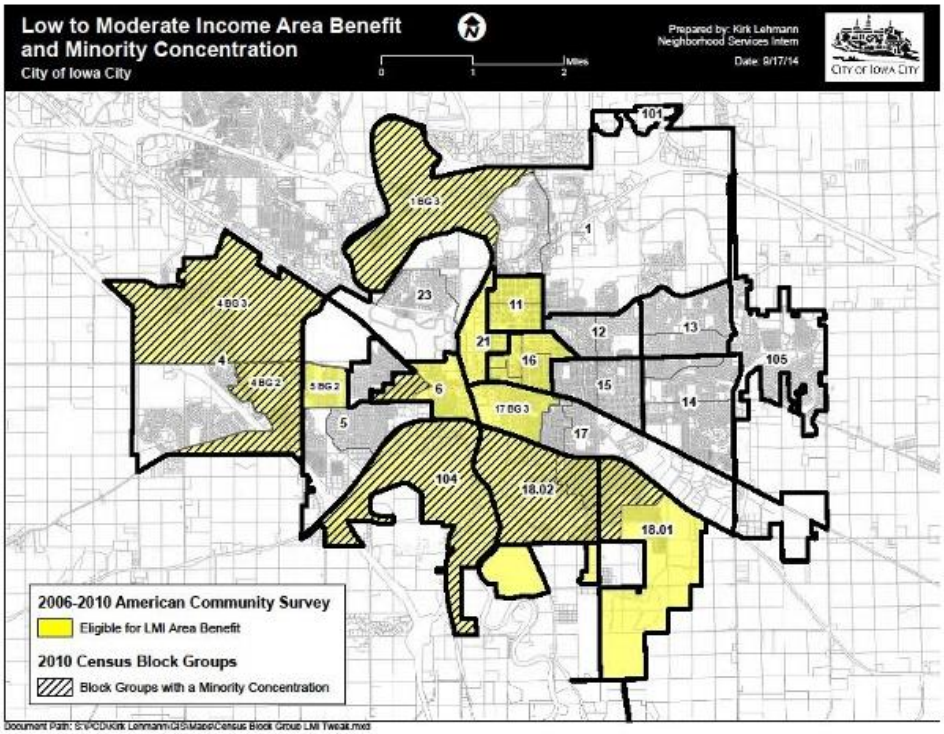
4. Should a recipient be unsuccessful in obtaining the funds listed in the application in the application round immediately following the allocation of local CDBG\HOME funds, and the project will not be able to proceed without the aforementioned funds, all CDBG/HOME funds will be recaptured by the City of Iowa City and recommendations 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 of Iowa City will recapture all CDBG/HOME funds.

OMB Control No: 2506-0117 (exp. 06/30/2018)

Table 1
Population by Race and Hispanic Origin by Census Tract, 2010
Iowa City, Iowa

		White		Black		Am. Indian/Alaskan Native		Asian/Pac. Islander		Other		Persons of Two or More Races		Persons of Hispanic Origin	
Census Tract	Total Population	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 (Part)	5,816	4,846	83.3%	172	3.0%	12	0.2%	358	6.2%	262	4.5%	166	2.9%	526	9.0%
4 (Part)	6,566	4,167	63.5%	704	10.7%	14	0.2%	1,394	**21.2%**	82	1.2%	205	3.1%	208	3.2%
5 (Part)	6,134	4,929	80.4%	307	5.0%	15	0.2%	657	10.7%	70	1.1%	156	2.5%	249	4.1%
6	3,001	2,322	77.4%	171	5.7%	7	0.2%	402	13.4%	29	1.0%	70	2.3%	109	3.6%
11	3,934	3,577	90.9%	77	2.0%	9	0.2%	155	3.9%	28	0.7%	88	2.2%	140	3.6%
12	1,928	1,830	94.9%	26	1.3%	4	0.2%	39	2.0%	10	0.5%	19	1.0%	59	3.1%
13	3,006	2,753	91.6%	74	2.5%	6	0.2%	73	2.4%	31	1.0%	69	2.3%	76	2.5%
14 (Part)	4,587	3,988	86.9%	329	7.2%	18	0.4%	103	2.2%	44	1.0%	105	2.3%	146	3.2%
15	2,553	2,304	90.2%	126	4.9%	9	0.4%	35	1.4%	17	0.7%	62	2.4%	73	2.9%
16	7,267	6,631	91.2%	139	1.9%	14	0.2%	288	4.0%	51	0.7%	144	2.0%	221	3.0%
17 (Part)	2,814	2,480	88.1%	153	5.4%	1	0.0%	35	1.2%	57	2.0%	88	3.1%	144	5.1%
18 (18.01)	4,601	3,216	69.9%	736	**16.0%**	6	0.1%	218	4.7%	281	6.1%	144	3.1%	529	11.5%
18 (18.02)	3,790	2,490	65.7%	634	**16.7%**	12	0.3%	210	5.5%	291	7.7%	153	4.0%	632	**16.7%**
21	3,784	3,299	87.2%	102	2.7%	4	0.1%	271	7.2%	24	0.6%	84	2.2%	159	4.2%
23	4,510	3,943	87.4%	92	2.0%	7	0.2%	330	7.3%	48	1.1%	90	2.0%	176	3.9%
104 (Part)	475	376	79.2%	28	5.9%	1	0.2%	3	0.6%	51	10.7%	16	3.4%	120	**25.3%**
105 (Part)	3,096	2,853	92.2%	42	1.4%	5	0.2%	137	4.4%	19	0.6%	40	1.3%	60	1.9%
Iowa City	**67,862**	56,004	**82.5%**	3,912	**5.8%**	144	**0.2%**	4,708	**6.9%**	1,395	**2.1%**	1,699	**2.5%**	3,627	**5.3%**

Minority concentrations as indentified by CITY STEPS in bold. (Census tracts that contain minority households at least 10% greater than the general population.)



Housing Market Analysis 87

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

Human Rights Commission Annual Report

The Iowa City Human Rights Commission is represented by nine residents of Iowa City, each of whom are appointed by the Council for three-year terms. The Commissioners, all committed to civil rights, reflect a broad cross-section of the community, thus ensuring diversity of ideas and interests. In the appointment process, consideration is given to racial, religious, cultural, social and economic groups within the City.

The Commission has the following powers:

- Make recommendations to the Council for such further legislation concerning discrimination as it may deem necessary and desirable.
- Educate the public on human rights and illegal discrimination, such as organizing and facilitating educational public forums that address one or more of the broad range of topics included within the rubric of human rights.
- Cooperate, within the limits of any appropriations made for its operation, with other agencies or organizations, both public and private, whose purposes are not inconsistent with those of the Human Rights Ordinance.
- Coordinate programs designed to eliminate racial, religious, cultural and other intergroup tensions.

The Commission annually elects a Chairperson and a Vice-Chairperson and holds monthly meetings in the Helling Conference Room at City Hall on the third Tuesday of each month at 5:30 p.m.

FY 18 Human Rights Commission Members

Eliza Jane Willis, Chair
Tahuanty Peña, Vice Chair
Adil Adams
Joe Coulter
Jeff Falk
Barbara Kutzko
Bijou Maliabo
Cathy McGinnis
Jonathon Muñoz

The Human Rights Office consists of two full-time staff of the Commission, a Human Rights Coordinator and a Human Rights Investigator.

Summary of FY17 Commission Initiatives

The Commission and staff accomplished FY17 goals. These included, among others,

- supporting initiatives to advance social justice and racial equity including working with the City Council on a grant providing funding to support such causes.
- sponsoring events and programs to the public on *Knowing Your Rights*.

FY 18 Recommendations by the Commission to Council

December 2017: Recommendation to amend the Human Rights Ordinance definition of "employer" to match State of Iowa Code.
January 2018: Recommendation to amend the Human rights Ordinance to remove reference to "masculine" and "feminine" in the definition of "gender identity" to make the same inclusive of non-binary gender expression.
January 2018: Recommendation concerning allocation of Social Justice Racial Equity grant monies.

FY 18 Mayor's Proclamations Submitted by the Commission

National Hispanic Heritage Month (September 2017)
Indigenous People's Day (October 2017)
National Native American Heritage Month (November 2017)
Dr. Martin Luther King, Jr. Day (January 2018)
Black History Month (February 2018)
Fair Housing Month (April 2018)
Juneteenth (May 2018)

FY 18 Programs & Activities of the Commission

1. July 13 and 20, 2017, Attendee Iowa City Party in the Park.
2. July 22, 2017, Sponsor and Vendor 27th Anniversary of the Americans with Disabilities Act program.
3. August 4 & 5, 2017, Attendee Iowa Soul Festival.
4. August 10, 2017, Attendee Iowa City Party in the Park.
5. August 24, 2017, Attendee National Fair Housing Alliance webinar "Using Data to Assess Fair Housing."
6. September 2017, Panelist University of Iowa School of Social Work discussion on end of life matters.
7. September 13, 2017, Attendee "Racism Within Muslim Communities" UI Cup O' Justice Series.

8. September 23, 2017, Attendee Butterfly Mosque community book discussion.
9. September 26, 2017, Sponsor and Attendee "Everyone Deserves a Fair Chance" program on criminal history and its effects on employment and housing.
10. October 14, 2017, Sponsor, Attendee and Recognized Commissioner, Refugee and Immigrant Recognition Dinner.
11. October 17, 2017, Sponsor and Attendee "How to Make the Americans With Disabilities Act Work in Your Business."
12. October 18, 2017, Sponsor and Attendee "Everyone Deserves a Fair Chance" program on court debt, housing instability, and expungement of criminal records.
13. October 23, 2017, Sponsor "I'm Not Racist, Am I?" documentary film.
14. October 25, 2017, Sponsor 34th Annual Human Rights Awards Breakfast
15. November 1, 2017, Speaker International Day presentation to students on the effect war and violence have on education.
16. January 12-15, 2018, Attendee Dr. Martin Luther King Jr. Day Celebration events.
17. February 1, 2018, Attendee Black Voices Project Community Discussion on bias-related incidents.
18. February 27, 2018, Panelist Roundtable discussion on the Johnson County Community ID program with Council for International Visitors to Iowa Cities.
19. March 7, 2018 Sponsor, Attendee of Night of 1000 Dinners.
20. March 21, 2018, Attendee "The Place We Call Home: Affordable Housing in Johnson County" UI Cup O' Justice series.
21. March 28, 2018, Panelist Accessibility and Inclusiveness discussion with Council for International Visitors to Iowa Cities Disability Access group.
22. March 30-31, 2018, Attendee "Brighter Future Focused" a Summit Addressing the Needs and Potential of Women & Girls of Color.
23. April 2 & 4, 2018 Presenter "Know Your Rights" and Fair Housing presentations at Neighborhood Centers of Johnson County.
24. April 9, 2018, Attendee Community Forum on Hate Crimes.
25. April 16, 2018, Participant Roundtable discussion on how city and community work together on effective government-citizen collaboration to solve community problems with Council for International Visitors to Iowa City group.
26. April 17, 2018, Attendee Fair Housing Training.
27. April 19, 2018, Attendee "The Urgency of Equity: Ending Racism in Youth-Serving Institutions."
28. May 9, 2018, Sponsor Human Rights Youth Awards.
29. May 16, 2018, Panelist Discussion on Inclusive Employment Opportunity with International Fellows from the Professional Fellows Program for Inclusive Disability Employment.
30. May 23, 2018, Attendee Tour of the Shelter House.
31. June 13, 2018, Advertisement placed in Hawkeye View edition of Daily Iowan.
32. June 13, 2018, Weekly advertisement placed in Daily Iowan for summer session.
33. June 16, 2018, Vendor Iowa City Pride Festival and Parade.

34. June 22, 2018, Attendee Juneteenth Trailblazers Awards Banquet.
35. June 23, 2018, Sponsor for Juneteenth Youth Art and Essay Competition.

Commission Financial Sponsorships for FY18

Making All Children Matter (September 2017)
Celebrating the World's Children (September 2017)
Refugee and Immigrant Recognition Dinner (September 2017)
Night of 1000 Dinners (March 2018)
Iowa United Nations Association Universal Declaration of Human Rights poster display (April 2018)
World Refugee Celebration Day (June 2018)

Overview of the Complaint Process

Title Two of the City Code (Human Rights Ordinance) prohibits unlawful discrimination in the areas of education, housing, employment, public accommodation and credit. The characteristics covered are: age, color, creed, disability, familial status*, gender identity, marital status, national origin, presence/absence of dependents*, public assistance source of income*, race, religion, retaliation, sex, and sexual orientation. As of June 1, 2016, the definition of "public assistance source of income" was expanded to include Housing Choice Vouchers, commonly known as "Section 8," as well as other rental subsidies. *Housing only.

A person claiming to be aggrieved by an unlawful discriminatory practice or act must file a complaint within three-hundred days of the alleged discrimination. Staff of the Human Rights Commission investigate complaints alleging discrimination. Staff serve as neutral fact finders and do not represent either party in the complaint process.

1. Filing: The complainant (the person who alleges the discrimination) fills out, signs and dates a complaint form.

2. Jurisdictional Review: A dated and signed complaint is reviewed by staff to determine whether it meets the legal requirements. If the complaint does not meet jurisdictional requirements, the complainant is notified and the complaint is closed.

3. Notice: Within twenty days of the file date (seven days for housing complaints) a copy of the complaint is sent certified mail to the respondent (individual/business/organization accused of discrimination) along with a questionnaire and document request. A copy of the complaint is also sent to the complainant by certified mail.

4. Answer: The respondent is required to provide an answer to the allegation(s) of discrimination and submit any requested records or relevant documents within thirty days of receipt. (Fifteen days in the case of housing complaints.)

5. Screening: All information is reviewed to determine whether further investigation is warranted. If staff finds that there is a reasonable possibility of a probable cause determination or the legal issues present in the complaint need further development, staff continue the investigation of the complaint. A complaint determined by staff not to warrant further processing is administratively closed. The complainant and respondent are promptly notified of the administrative closure via certified mail. A complainant may object to the administrative closure within ten (10) days of service by filing a written request for review that states the basis for the objection. If after review, it is determined that the complaint does not warrant further processing, staff will close the file and notify the complainant and respondent via certified mail. No further action is taken on the complaint.

6. Further Investigation: If the complaint is found to warrant further investigation both the complainant and respondent may be interviewed and additional documents/records requested. Witnesses and other persons with knowledge concerning the allegations in the complaint may also be contacted and interviewed. When the investigation is complete, staff analyze all the collected information and write a Data Analysis & Complaint Determination with a recommendation regarding whether probable cause exists on the complaint.

7. Right to sue: After the complaint has been on file for sixty days, the complainant has the option of pursing the matter in a state district court. If this option is taken, and all requirements have been fulfilled, staff close the complaint and issue a right to sue letter to the complainant. No further action is taken on the complaint by staff. The issuance of a right to sue has no bearing on the merits of the allegations contained in the complaint. It simply is an option the law grants to complainants.

8. The parties may agree to mediation at any point in the complaint process)if both parties agree to attempt mediation). If successful, the complaint is closed/withdrawn upon satisfaction of the agreement reached in the mediation. If not successful, the investigation continues.

9. Finding: The Human Rights Coordinator makes the final decision on whether probable cause exists on each complaint.

    a. If probable cause is found, the complaint will move to conciliation.
    b. If probable cause is not found, staff informs both the complainant and respondent of the decision by certified mail.

10. Conciliation: The Human Rights Coordinator attempts to conciliate or resolve the complaint.

11. Public Hearing: When conciliation is unsuccessful, the complaint file will be reviewed by the City Attorney, who shall form an opinion as to whether the complaint is litigation worthy and make a recommendation to two Commissioners. If both members of the Commission wish to proceed contrary to the recommendation of the City Attorney, the Commissioners may authorize the Human Rights Coordinator to proceed to a public hearing. A complaint found not to be litigation worthy is closed.

FY 17 Complaint Statistics

Please note some complaints filed in fiscal year 2016 were closed in fiscal year 2017. Some complaints which were filed in fiscal year 2017 had not been closed by the end of fiscal year 2017, creating the difference in numbers between those opened and closed. Most complaints filed cite more than one basis for discrimination, so totals will not be equal.

Complaint Activity

COMPLAINTS FILED BY PROTECTED CHARACTERISTIC

	FY 2017	FY2018
Age	10	8
Color	11	11
Creed	2	0
Disability	16	11[1]
Familial Status	3	2
Gender Identity	2	4
Marital Status	5	2
National Origin	10	2
P/A of Dependents[2]	2	0
PASI[3]	2	0
Race	17	19
Religion	5	4
Retaliation	11	13
Sex	9	9
Sexual Orientation	5	7

[1] 3 cited mental disability, 3 physical disability, and 5 cited disability only.
[2] Presence or Absence of Dependents.
[3] Public Assistance Source of Income.

COMPLAINTS FILED BY AREA

Credit	1	0
Education	2	0
Employment	16	19
Housing	11	12
Public Accommodation	12	8
Complaints filed on ICRC form	3	1
Total Number of Complaints	**45**	**40[4]**

RESOLUTIONS

Mediated	5	3
No Probable Cause	0	3
Administrative Closure	8	6
Right to Sue	0	0
Lack of Jurisdiction	4	7
Outside of Jurisdiction	11	8
Jurisdiction Waived		7
Satisfactorily Adjusted	0	0
Withdrawn	3	1
Probable Cause	0	0
Closed, complainant non-compliant	0	0
Total Number of Resolutions	**31**	**35**

Summary

In FY18, employment is the area in which the most complaints were filed, with 19 complaints. Housing was second with 12, followed by public accommodation with 8. There were no complaints in the areas of education or credit. The most common basis cited for alleged discriminatory conduct, with 19 Complainants alleging it, was race. This was followed by 13 complaints alleging retaliation, and 11 complaints each on the basis of disability and color. Sex, age, and sexual orientation follow with 9, 8, and 7 complaints respectively. The remaining bases were alleged 5 or fewer times each.

In FY17, employment was the area in which the most complaints were filed, with 16. Public accommodation was second with 12 complaints, followed by housing with 11. There were two complaints in education and one filed in the area of credit. Race and disability were the most common characteristics cited for alleged discriminatory conduct, with 17 for race and 16 for disability. These were followed by 11 complaints on the basis of color, 10 complaints each on the bases of age and national origin, and 9 complaints on the basis of sex. The remaining bases were alleged 5 or fewer times each. Retaliation was alleged in 11 complaints.

FY 19 Activities, Trainings & Initiatives

Contribute to and participate in activities, programs and events that advance human rights

Support local organizations through the administration of the Social Justice and Racial Equity Grant funding.

Approved 7/17/2018

Public Comment Attachments

Publish on September 4

NOTICE OF PUBLIC MEETING AND PUBLIC COMMENT PERIOD

The City of Iowa City, as directed by the U.S. Department of Housing and Urban Development (HUD) completed a performance report for federal fiscal year 2017 (City FY18) as part of Iowa City's 2016-2020 Consolidated Plan (a.k.a. CITY STEPS). The Consolidated Annual Performance and Evaluation Report (CAPER) includes the projects and activities undertaken by the City with Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds as well as project accomplishments.

The CAPER is available to the public for review online at www.icgov.org/actionplan or in hardcopy at the following: Iowa City Public Library, 123 S. Linn Street (open Mon - Thu: 10 am to 9 pm, Fri: 10 am to 8 pm, Sat: 10 am to 6 pm, and Sun: 12 to 5 pm) or Neighborhood Services, City of Iowa City, 410 East Washington Street (open Mon – Fri: 8 am to 5 pm). A fifteen-day (15) public comment period commences with the publication of this notice on September 4, 2018.

A public meeting on the draft CAPER is scheduled with the Iowa City Housing and Community Development Commission on September 20, 2017, at 6:30 p.m. in the Senior Center Assembly Room, 28 South Linn Street, Iowa City. Persons with disabilities, special needs, or language barriers are encouraged to contact Kirk Lehmann (356-5230 or 356-5493 TDD) at least seven business days prior to the meeting to request special accommodations or translators.

Through the close of business on September 19, written questions or comments regarding the draft CAPER may be directed to Kirk Lehmann, 410 East Washington Street, Iowa City, Iowa, 52240 or via e-mail at Kirk-Lehmann@iowa-city.org.

OFFICIAL PUBLICATION

NOTICE OF PUBLIC HEARING
OFFICIAL PUBLICATION
JOHNSON COUNTY PUBLIC HEARING
JOHNSON COUNTY BOARD OF ADJUSTMENT

There will be a Public Hearing of the Johnson County Board of Adjustment in the Board Room, Johnson County Administration Building, 913 South Dubuque St., Iowa City, Iowa, at **5:30 p.m. on Wednesday, September 19, 2018.** Hearing will be to consider the following petitions:

1. **Variance Application BOA-18-2764 of Kathryn Bolton,** requesting a variance from the front yard setback regulations as required by subsection 8:1.6(D) and as permitted by subsection 8:1.25(D)(3)(a) of the Unified Development Ordinance. The property is described as Lot 34 of Pleasant Meadows Subdivision, in the SW ¼of the SW ¼of Section 26, Township 79 North, Range 6 West of the 5th P.M. in Johnson County, Iowa. The property is located on the south side of Lloyd Avenue SE, 420 feet east of Sand Road SE, in East Lucas Township.
2. **Variance Application BOA-18-2766 of Douglas Vance,** requesting a variance from the side yard setback regulations as required by subsection 8:1.6(D) and as permitted by subsection 8:1.25(D)(3)(a) of the Unified Development Ordinance. The property is described as Lot 36 of Country Estates Addition, in the NE ¼of the NE ¼of Section 6, Township 80 North, Range 6 West of the 5th P.M. in Johnson County, Iowa. The property is located on the west side of Deer Run NE, 190 feet south of its intersection with Creek Road NE, in Penn Township.

All interested parties will be heard.

Dated this day August 21, 2018 at
/s/ William Leeters
William Leeters, Chairperson
Johnson County Board of Adjustment

NOTICE OF PUBLIC MEETING AND PUBLIC COMMENT PERIOD

The City of Iowa City, as directed by the U.S. Department of Housing and Urban Development (HUD) completed a performance report for federal fiscal year 2017 (City FY18) as part of Iowa City's 2016-2020 Consolidated Plan (a.k.a. CITY STEPS). The Consolidated Annual Performance and Evaluation Report (CAPER) includes the projects and activities undertaken by the City with Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds as well as project accomplishments.

The CAPER is available to the public for review online at www.icgov.org/actionplan or in hardcopy at the following: Iowa City Public Library, 123 S. Linn Street (open Mon - Thu: 10 am to 9 pm, Fri: 10 am to 8 pm, Sat: 10 am to 6 pm, and Sun: 12 to 5 pm) or Neighborhood Services, City of Iowa City, 410 East Washington Street (open Mon – Fri: 8 am to 5 pm). A fifteen-day (15) public comment period commences with the publication of this notice on September 4, 2018.

A public meeting on the draft CAPER is scheduled with the Iowa City Housing and Community Development Commission on September 20, 2017, at 6:30 p.m. in the Senior Center Assembly Room, 28 South Linn Street, Iowa City. Persons with disabilities, special needs, or language barriers are encouraged to contact Kirk Lehmann (356-5230 or 356-5493 TDD) at least seven business days prior to the meeting to request special accommodations or translators.

Through the close of business on September 19, written questions or comments regarding the draft CAPER may be directed to Kirk Lehmann, 410 East Washington Street, Iowa City, Iowa, 52240 or via e-mail of Kirk-Lehmann@iowa-city.org.

Subject to change as finalized by the City Clerk. For a final official copy, contact the City Clerk's Office 356-5040.

The cost of publishing the following proceedings and claims is $38.13.

Cumulative cost for this calendar year for said publication is $4804.84

Official Council Actions – 8/21/18

Iowa City City Council special meeting 4:00 p.m. at City Hall. Mayor Throgmorton presiding. Council members present: Cole, Mims, Salih (4:25 p.m.), Taylor, Thomas, Throgmorton. Absent: Vacancy - Ward 1 seat.

Unless otherwise noted, all actions were affirmative and unanimous.

Moved and seconded to adjourn to executive session to evaluate the professional competency of individuals whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individuals' reputations and those individuals requested a closed session. (City Manager); and to discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property. The minutes and the tape recording of a session closed under this paragraph (real estate) shall be available for public examination when the transaction discussed is completed. The Mayor declared the motion carried and adjourned into executive session 4:00 p.m.

(Break to Work Session and Formal meeting 5:34 p.m. - Returned 10:30 p.m.)

Moved and seconded to adjourn special meeting 10:40 p.m.

A more complete description of Council Activities is on file in the office of the City Clerk.

s/James A. Throgmorton, Mayor
s/Kellie K. Fruehling, City Clerk
Submitted for publication – 8/27/18

Summary of Comments Received
Housing and Community Development Commission (HCDC)
Public Meeting – September 20, 2018

Comments Received Prior to the Meeting: No comments received.

Staff Response: No response needed.

Comments Received at the Meeting: See attached minutes.

Staff Response: See attached minutes.

OMB Control No: 2506-0117 (exp. 06/30/2018)

MINUTES **PRELIMINARY**

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
September 20, 2018 – 6:30 PM
SENIOR CENTER, ASSEMBLY ROOM

MEMBERS PRESENT:	Megan Alter, Mitch Brouse, Charlie Eastham, Christine Harms, John McKinstry, Maria Padron and Paula Vaughan
MEMBERS ABSENT:	Bob Lamkins, Vanessa Fixmer-Oraiz
STAFF PRESENT:	Kirk Lehmann, Erika Kubly, Steve Rackis
OTHERS PRESENT:	Sara Barron

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 7-0 the Commission recommends amendments to the Iowa City Housing Authority's Housing Choice Voucher Program Administrative Plan.

CALL MEETING TO ORDER:

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

APPROVAL OF THE JULY 20, 2018 MINUTES:

Eastham moved to approve the minutes of July 20, 2018. Harms seconded the motion. A vote was taken and the motion passed 7-0.

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

SARA BARRON TO PRESENT ON THE AFFORDABLE HOUSING COALITION:

Sara Barron (Executive Director, Johnson County Affordable Housing Coalition) was asked to present about the Affordable Housing Coalition and what services it might be able to provide the Commission. She first thought she would talk about the racial equity question but saw on today's agenda that HCDC will discuss what an outstanding example of a racial equity assessment can look like for a proposed policy. Instead, Barron said she would discuss what the Coalition is, their mission, and services. She will answer why the Affordable Housing Coalition exists though there are so many housing groups in the area, and specifically how the Coalition benefits groups like HCDC and the City. The Affordable Housing Coalition is a 501(c)(3) nonprofit focused on advocacy, education, partnership and policy development. The mission of the Coalition is to provide or create affordable housing opportunities for people in Johnson County, particularly those who are at 80% of the median income or below. Barron noted it can be confusing because there are many housing organizations, but the Coalition does not provide housing and rather focuses on community education, community advocacy, and partnership development. For example, the Coalition produced a video that features residents and other members of the community about the value of affordable housing and the impact it has on individual households and the community.

That video is an example of how any one housing provider might not have the time or resources to create it, but as a coalition they put their resources together to create larger scale community advocacy resources. Barron also noted she attends Planning & Zoning and HCDC meetings both in Iowa City and Coralville because few housing providers and residents can attend all these meetings, so she works as an advocate to gather and share information and to see the big picture of housing throughout Johnson County. They look for not only gaps in housing, but gaps in knowledge, and making sure that knowledge gets disseminated to the broader community. Barron shared the example of a recent League of Women Voters forum where City Council candidates were asked a question about affordable housing options and what the City could do to help stimulate more housing opportunities for people at or below 30% of the area median income; several candidates didn't know discriminating against people who have a Housing Choice Voucher is not allowed in Iowa City because they did not know that Council made it a protected class. That is why the Coalition wants to make sure that information is available to people in addition to changing attitudes about affordable housing. Attitudes have already changed, people talk about affordable housing and are generally supportive of it which wasn't the case 10 years ago. The next step is to take that support of affordable housing and translate that into support for people living in affordable housing throughout the community. There are always people who say they support affordable housing, but then don't want it down the street from them, so the Coalition is educating the community on why and how affordable housing can be safe and appropriate throughout the community and how it benefits everyone. Barron stated the Coalition has an advocacy and policy development piece, but it is looking with a broader view, noting there are many groups in the area that have a tremendous knowledge of housing issues (City Staff, City Councilors, Housing Trust Fund, Shelter House, The Housing Fellowship, etc.). The Coalition is not going to be impacted if a specific funding decision is being made, or if a specific policy is made that privileges one type of housing over another, so they can look at the general impact and not be too tied to the outcome. Their goal is to bring all the stakeholders of the community together and join forces to move forward together. Barron next discussed how the Coalition might be helpful to HCDC. First the Coalition pays attention to what is happening throughout Johnson County, and if one municipal makes a housing decision, it can look at impacts on neighboring communities. If Iowa City has lots of restrictions for example, the Coalition can explore if people will just go to another city. Therefore the Coalition is working in neighboring communities to make the same types of advancements Iowa City is doing in an effort to make all communities favorable for residents who need affordable housing. Currently Barron is putting together a survey for business owners to see what employer's needs and thoughts are regarding housing options, and the impact for them to attract and retain workers. Coralville for example has built a significant amount of their economy around the service industry which are low wage jobs, so are their housing options for those workers. Barron noted it is important to remember there are many ways affordable housing affects people as well as businesses and employers. The Coalition can also assist the Commission promote news about new housing policies and options the City is doing. The Coalition is a membership organization, everyone is welcome to join, either as an individual or as an organization, and they represent around 100 different organizations and individuals throughout the community ranging from banks to cities to faith organizations to service clubs, etc. Barron noted one of her goals is this year to work more on the connection to the residents themselves.

Eastham stated a measure of success on providing affordable housing is the number of families who are not housing cost burdened (that is, who spend less than 30% of their income on housing expenses), and a way to reduce cost burden without creating new or replacing homes is providing other assistance. Eastham asked what the Coalition thinks. Barron stated two things impact whether someone can afford their housing: the cost of the housing and household income. Therefore, the Coalition is paying attention to discussions about minimum wage because one way to make sure people can afford their housing is to raise wages as well as creating more rental assistance. Barron noted the Coalition represents a diverse number of members, so it can be difficult to come to consensus about what the favorite strategies should be. But what they can do is provide information about lots of different strategies, noting things that have been successful in other places, talk about the implementation of ideas, share information and provide support to those doing the affordable housing work in the communities. The Coalition is open to proposals that would provide additional rental assistance, but it has not yet signed off on a specific proposal they would stand behind 100%.

Barron did want to say one thing about racial equity and how people's access to affordable housing looks very different depending on who they are in the community and the search for affordable housing for a single mom with three kids is very different than the search for a person with a disability, someone without documentation, someone that comes from a family who has never been a homeowner, all people who may need affordable housing but coming from different circumstances. This can create potential threats to one's ability to achieve affordable housing. Barron noted that homeownership for black families is now as low as it was when the Fair Housing Act was created 50 years ago, there has been no progress made in eliminating the gap of white homeownership and black homeownership in the United States.

Barron thanks HCDC and shared brochures and membership applications with HCDC as well as a letter that describes some of the things the Coalition accomplished in the last year.

CONSIDERATION OF AMENDMENTS TO THE IOWA CITY HOUSING AUTHORITY'S HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATIVE PLAN:

Rackis stated the City is proposing these changes because when the Local Homeless Coordinating Board first started strategic planning a couple years ago, one item that came out was how to address a Housing First project. The original name of the project was FUSE for Frequent Users, serving the chronically homeless. These are homeless people with diagnosed disabilities, the hardest of hardest to serve in the population. Rackis was on the FUSE steering committee and when the idea of providing vouchers was raised, he suggested implementing a secondary preference for targeted admission because it would administratively be the easiest way. However, National Housing Trust Fund regulations account for projects that have tenant based vouchers, like the City's Housing Choice Voucher, and project based vouchers, like Ecumenical Towers, Capital House and Pheasant Ridge. Once the legislation was finalized, a project with project based vouchers could charge rents up to the HUD published fair market rents, but if they were tenant based vouchers, they had to use rents established under the National Housing Trust Fund legislation. Cross Park Place will have 24 units one-bedroom units; the 2019 fair market rent for a one-bedroom unit is $684, but under the National Housing Trust Fund rules, if a project has tenant based vouchers the maximum rent they can charge is $380. The City already committed to tenant based vouchers with what they are calling a secondary preference as all these individuals would be disabled which is part of the primary preference category. The City tried to make that work with the Iowa Finance Authority but it did not. Therefore Rackis is before HCDC to modify the City's Administrative Plan to allow the Iowa City Housing Authority to project base a portion of the tenant based vouchers. This will not create additional vouchers (they have 1,215 Housing Choice Vouchers) but will rather allow project based vouchers at Cross Park Place which permits higher rents and therefore higher subsidy from the Housing Authority, ensuring better cash flow for that project. The project needs to maintain a healthy income flow as it will be used to pay for the services that will be available to residents housed in Cross Park Place. Rackis noted that services will not be mandatory for the residents, but will still be needed. This modification is the City reacting to the realities of the National Housing Trust Fund legislation and finding a solution that allows better cash flow for the project. This project meets many of HUD's priorities in how it funds Continuum of Care initiatives, which is now focused on homeless prevention, rapid rehousing and permanent supportive housing rather than shelter and transitional housing. Rackis said this amendment allows the City to do the project based vouchers and to provide a vehicle that can quickly provide support to homeless and disabled persons found eligible by the Continuum of Care coordinated entry, the hardest to serve population.

Rackis noted the second part of the amendment clarifies what they have been doing, formerly called special admissions, which is a secondary or targeted preference. All City preference categories are weighted, with the elderly, disabled, and families with children under the age of 18 who live or work in their jurisdiction weighted as the highest preference category. When the City takes people on the waiting list that is who they are typically taking. By clarifying and making minor changes to the secondary targeted preference, it opens it up to anyone coming out of the Continuum of Care coordinated entry for those who meet the definition of homeless and disabled. The determination will be up to Shelter House and other partners, but once decided it allows the City to provide vouchers more quickly.

Harms asked for more clarification about benefits of the Iowa City Housing Authority's PBV program and how families secure units where it might be hard to use vouchers. Rackis said that benefit is from the

HUD handbook for project based vouchers and the Housing Authority stresses housing choice as a priority, believes in scattered site housing, and does not want to create programs that concentrate housing. Project based vouchers can concentrate housing, so they looked at the hard to serve homeless population; but if there is a low-income housing tax credit project, the Housing Authority may want to partner. The Housing Authority has two ways to partner with project based vouchers, they can issue an RFP and take bids, or they can select a project that has gone through a competitive bid process. Shelter House went through a competitive process with the Iowa Finance Authority, so the City was able to select them for project based vouchers. If the City wants to sponsor a project in a neighborhood that has higher rents and that otherwise our population of tenants and families cannot get into, the City can find a developer to work with and create a project based project in that neighborhood. That is the benefit to help families secure units in areas where it might otherwise be hard to use vouchers.

Eastham asked if the Iowa Finance Authority, in their awarding process, take away points from awarding funds for project based voucher projects. Rackis said it changes, it can be based on the percentage of project based vouchers proposed or simply if there are project based vouchers, points are awarded or if none than no points awarded.

Eastham asked if it was possible for the Housing Authority to change a project based voucher to a tenant based voucher. Rackis stated the Iowa Finance Authority was concerned about tenant based vouchers because after the 12 month lease expires, the tenant can just leave, so what happens to that voucher. Rackis explained that the City has a waiting list for vouchers and if someone leaves and gives up their voucher then the next person/family on the list gets the voucher. Rackis added with project based vouchers, if an individual or family in good standing with the landlord and Housing Authority requests to move with continued assistance after the completion of a year lease, they must be issued a tenant based voucher and allowed move. So in reality tenant based and project based vouchers work the same in these types of projects.

Eastham asked if the City would stick with the 100 project based vouchers or would that number change. Rackis said the amount will be 5% of the total 1,215 vouchers, which is around 60, that at any given time could support two project based voucher projects. Eastham asked if this change would result in fewer vouchers being used because a project based voucher may be used for a unit that is not rented out 6 months out of the year or so. Rackis replied that with a project based voucher if someone moves out and the unit is vacant, no housing assistance payment is made until another tenant is in that unit. However they can continue to pay on a vacant unit for an additional month while they are looking for a new tenant to fill the space. That would not be done for a tenant based voucher, the voucher would leave with the tenant. Rackis added this year they received more funds from HUD than previous years and the communication coming from Congress states they intend to keep the funds at this level so he does not feel there is any need for concern for the tenant based vouchers.

Brouse asked how they transition tenant based vouchers into project based and are there enough vouchers in each program. Rackis said in the case of Cross Park Place, there are 24 units so there will be 24 vouchers committed. If somebody gets to the point where they leave Cross Park Place for other supported or permanent housing, they will convert from a project based to a tenant based voucher and Cross Park Place will then refill that unit and the City will give Cross Park Place another project based voucher. The project based vouchers will also be on a one year cycle with renewal so they are treated administratively the same as tenant based vouchers. He noted there is always turnover in the voucher system.

McKinstry moved to recommend to City Council amendments to the Iowa City Housing Authority's Housing Choice Voucher Program Administrative Plan, Eastham seconded. A vote was taken and the motion passed 7-0.

TENTATIVE SCHEDULE OF HCDC MONITORING UPDATES IN FY19:

Lehmann stated that for projects that HCDC funds, the City likes to have organizations come to a meeting and update HCDC on their projects. Lehmann created this tentative schedule for monitoring updates:

November 15

- Little Creations Academy, FY18 Daycare Rehab

- Crisis Center, FY18 Food Bank Rehab
- Neighborhood Centers of Johnson County
  - FY19 Aid to Agencies
  - FY19 Siding Improvement
- Successful Living
  - FY18 Rental Acquisition
  - FY18 Rental Rehab
  - FY19 Rental Acquisition

January 17

- Domestic Violence Intervention Program, FY19 Aid to Agencies
- Shelter House
  - FY17 FUSE land acquisition and construction
  - FY19 Aid to Agencies
  - FY19 Rental Acquisition
- The Housing Fellowship
  - FY17, FY18, and FY19 Rental Rehab
  - FY19 Rental Acquisition
  - FY19 CHDO Operating
- Habitat for Humanity
  - FY17 Property acquisition and construction on N. Governor Street
  - FY18 Property acquisition and construction on Blazing Star Drive
  - FY19 Property acquisition and construction of 2 homes on Blazing Star Drive

February 21

- Mayor's Youth Empowerment Program, FY19 Rental Acquisition
- Prelude, FY19 Transitional Housing Improvements
- Arthur Street Healthy Life Center, FY19 Clinic Rehab
- 4Cs, FY19 Daycare Technical Assistance

March 21

- City of Iowa City
  - FY17 Tenant Based Rental Assistance
  - FY18 and FY19 Park Improvements
  - FY18 and FY19 Homeowner Rehab
  - FY19 South District Investment Partnership

Lehmann will invite the organizations to either submit a written update of the project or to come to the meeting and present.

UPDATE ON ANNUAL INPUT FOR THE 2016-2020 CITY STEPS CONSOLIDATED PLAN:

Kubly stated each year Staff solicits input regarding the five-year CITY STEPS Consolidated Plan, the goal is to get input from actual residents rather than service providers and work with local nonprofits to meet people and get that input. Next week Staff will go to a Housing Authority voucher briefing meeting which will have residents present who are trying to get on the voucher program. Then on October 6 Staff will attend the Center for Worker Justice meeting and will solicit input there as well. The goal is to see if the findings are consistent with the goals of the CITY STEPS Plan and if there is a significant change, the plan can be amended.

UPDATE ON RACIAL EQUITY ANALYSIS FOR THE SOUTH DISTRICT INVESTMENT PARTNERSHIP:

Kubly noted the City was allocated $100,000 in HOME Funds to rehab and sell four duplex units on Taylor and Davis Streets as owner-occupied, HCDC had some concerns about the racial impact that may have. Staff utilized the City's Equity Toolkit to look at that along with soliciting guidance from the Human Rights Equity office.

The first question in the Toolkit is who is affected. Kubly said she focused on racial and ethnic equity for this report rather than looking at income. She began by looking at census blocks as close to Taylor and Davis Streets as possible. The census data is from 2010 because anything newer covers broader areas. This data shows blacks or African Americans comprise 35% of the population in the Taylor/Davis area whereas it is only around 6% in all of Iowa City. Additionally, the Hispanic population is higher in the Taylor/Davis area than in the rest of Iowa City. Kubly also looked at the housing stock and rental permits in that area and a large percentage of the Taylor/Davis area has duplexes with rental permits. There are 96 total parcels in that area with 188 units, and 168 of those are rentals (89%). Converting four units to homeownership through the HOME project would reduce the rentals to 86% of units.

Next Kubly looked at housing tenure based on race, changes in assessed values in the neighborhood, and the use of housing choice vouchers in the area. Those results are noted in the report in HCDC's agenda packets. Kubly stated the next step was to conduct neighborhood outreach and they attended a South District Neighborhood Meeting in July, though it wasn't well-attended with only three residents present, none of whom live on Taylor or Davis Streets. Due to the low attendance, Tracy Hightshoe (NDS Director) and Henry Harper (Community Outreach Assistant) did a neighborhood walk-through to talk to residents. The question posed to the residents as they walked the neighborhood was: Which of the two housing activities would neighbors prefer? 1) Rental rehabilitation where the City would work with the landlord to remodel/make repairs to homes and the City would require that the landlord couldn't raise rents for a specific period of time, or 2) Homeownership where the City would buy two duplexes (4 homes), make repairs/remodel and sell the homes at approximately what it takes to rent the homes – goal would be about $850/month if possible. Six preferred homeownership, two preferred rental and two were okay with either, they were just happy the City was investing in their neighborhood.

After data was collected, staff did the analysis in the Toolkit and identified African Americans, Hispanics, low income residents, and renters as potentially disproportionately affected populations. Per the Toolkit, staff identified affordable homeownership possibilities and neighborhood improvements (housing quality, fewer housing code violations, reduced police calls and nuisance complaints, increased property values) as potential positive impacts. Staff identified displacement of current residents or residents no longer being able to afford to live in the neighborhood as potential negative impacts. From that analysis, staff developed recommendations to mitigate negative impacts and enhance positive impacts. These included limiting tenant displacement by acquiring vacant properties; providing relocation assistance to displaced tenants (per HOME requirements); giving current residents of the South District preference in purchasing the homes; fostering partnerships with Habitat, Horizons, or related agencies for homeowner education opportunities; continuing to work with Henry Harper for ongoing communication with neighborhood residents; looking for additional opportunities for future investment in the neighborhood; and reviewing the Equity Toolkit prior to undertaking any additional phase of the South District Partnership in the future.

Harms noted if these four rentals are turned into four owner-occupied homes, the rental percentage would fall from 89% to 86% and wondered if the City has a goal of percentage of rentals. Kubly said there is no specific goal set and rather take an incremental approach and see how this goes or identify if there is more interest in homeownership opportunities. She noted they would not do more than 35% in the neighborhood to ensure/preserve affordable rental options.

Alter asked if any preliminary data was collected on adjacent streets in that area and the percentage of homeowners or property values in those areas. Kubly said they did not review that data. Eastham stated when he reviewed the data earlier his opinion is Taylor and Davis have a much higher percentage of rental permits than any of the surrounding areas. Lehmann directed them to the map of rental permits for that area and it is significant in the Taylor/Davis area.

Eastham directed to section S.II.B.2 of the report to the table labeled Douglass Court Neighborhood Assessed Values and the discussion of a similar program that was done in the Douglass Court/Douglass Street neighborhood where assessed values increased. Eastham does not believe that table proves there was an increase in assessed values by this program, it is misleading, and the percentage of increase for the assessed values for the properties in the Douglass Court area between 2011 and 2018 is actually less than 2% per year which is close to the average increase throughout the City. Lehmann noted perhaps it should show it stabilized assessments more so than increased them. Eastham said the table should also so the comparison to the overall City's assessed values as the decline between 2006 and 2011 included the housing crisis time period. Kubly said they will revise the table.

Eastham also noted that in the report section Stage III.A Worksheet it shows potential positive impact and neighborhood improvements and that is a general statement and doesn't refer to specific properties so he doesn't understand how these four homes will aid in improving housing quality, fewer housing code violations and fewer police calls at those four homes. Kubly said the impact is intended to be on the neighborhood in general, not just those four properties. Eastham believes it is speculative. Brouse noted that the goals of these programs often go beyond just the properties directly affected.

McKinstry asked if the City is collecting information on this neighborhood anyway, not just for this analysis. Kubly said yes, they can track all this data, and they can find specific data on those four properties with regards to housing code violations and police calls. She said they are working with the Police Department to identify the problem properties, however the City cannot just acquire a property that is not for sale, but having the information is helpful.

Eastham noted this area is tricky, they are dealing with an area that is primarily African American so he asks that City Staff be very careful and deliberate about what they are saying about what the conditions are now and what the conditions would be if this project moves forward.

Vaughn noted that four units may not make a difference regarding the number of police calls in a neighborhood and it may take more units than that before an actual change was seen. McKinstry agreed but noted at least there is a baseline for data. Lehmann noted this is part of a broader neighborhood stabilization project and the benefit is not only on the four units that are changing from rental to owner-occupied, there is a larger impact to gain. Kubly noted with project they are targeting units where the mortgage would be comparable to the fair market rents to make it affordable homeownership. Eastham noted the people in this area are predominately black and therefore the preference for the home ownership should state the buyers will be black residents. Lehmann said that cannot be done. Alter noted that can be achieved by giving preference to the residents of the neighborhood without stating a race preference since many residents in the neighborhood are of one race.

Vaughn asked how the City will find the buyers for these homes once converted from rentals. Kubly said that will come with communication with the neighborhood association and residents. And the priority would be for residents already in the South District, which encompasses more than just Taylor and Davis Streets.

Padron noted that the City can prioritize residents in the neighborhood but what if none of them want to buy a house or qualify then it has to be available for others.

Harms asked if there was a possibility of someone buying the units and turning them into rentals. Lehmann said it must be the buyer's primary residence and any sale within 10 years would have to be approved by the City for an income qualified buyer.

Eastham asked about the Douglass Court/Douglass Street UniverCity project and how converting those rentals into owner-occupied affect the racial equity in that neighborhood. Kubly did not have that data readily available.

McKinstry thanked the Staff for gathering this data and presenting it, he is supportive of the transition of rentals to owner-occupied and feels the impacts on racial equity will be seen after the project is complete.

Harms asked if there are any other rental units the might possibility be available to be bought by the City and transitioned to owner-occupied. Kubly said they are going to look at a unit next week, she is not sure of the address, but before they move forward on any other units they want to make sure there is a positive outcome on this particular project.

INTRODUCTION TO THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING:

Lehmann shared with the Commission a presentation on the Fair Housing Study, what the study is, what it entails and how the City plans to carry it out. The City strives to affirmatively further fair housing, which is also a legal requirement as the City is the recipient of federal funds. However, fair housing does not just apply to those items funded by federal funds but by any activity of the City. Affirmatively furthering fair housing means the City has to take meaningful actions over historical patterns of segregation, promote fair housing choice and strive to foster inclusive communities free from discrimination.

Fair housing means one has the right to choose housing free from discrimination and for housing protections are stronger than for other categories such as credit or employment. In Iowa City, there are more housing protections than are federally required and what the State requires, for example public assistance as a source of income is a protected class in Iowa City in addition to age, disability, color, race, marital or family status in addition to other. These protections extend to owners, renters, and even includes those seeking financing or insurance for housing.

This Fair Housing Study will update one completed in 2014, the City tries to update it every five years, and it will look at all barriers to fair housing, not just zoning laws, public regulations and policies the City uses but also the private market (landlords, banks, insurance companies). The Study also looks at the availability of affordable housing and range of unit sizes because that is an important component to fair housing choices. Staff intends to complete this study by May 2019 so it can inform the update to the Consolidated Plan the next year.

Lehmann noted when this study was conducted last year, five major barriers were identified. The following are those barriers and what the City has done to address them, which is also reported to HUD:

1. Racial and ethnic concentrations in Iowa City. The City is trying to disperse affordable housing throughout the city to avoid concentrations and since FY15 they have created 397 new affordable units dispersed throughout the community; the Affordable Housing Location Model helps disperse certain kinds of housing throughout the City by preventing concentrations of units.
2. The Affordable Housing Location Model disperses affordable housing but can reduce where new affordable housing can be made. In 2017 HCDC and Council revised the Model and decreased the areas in which affordable housing was restricted and this will continue to be an ongoing conversation.
3. African American and Hispanic individuals may experience unfair treatment in home mortgage loan denials and high-cost loans. This came up initially based on denial rates so the Office of Equity and Human Rights reviewed the lending data with more detail and information than the City originally had; their analysis showed banks classify any kind of loan not moving forward as a denial, so there is an inflated percentage of denials for some of these groups and the Office of Equity and Human Rights didn't find the same discrepancies as at first identified.
4. Barriers to mobility and free housing choice for protected classes and persons of low income. This is the reason public assistance as a source of income (Housing Choice Voucher receipients) became a protected class. Since that change, the City has seen 92 new landlords accept Housing Choice Vouchers and there is less turnover of vouchers as people search for housing. The City has also started surveying voucher holders about their experience using the program.
5. Fair housing violations go unreported either because there is a lack of confidence something will change or someone doesn't know they are a protected class and there is some form of discrimination going on. The City tries to do public education and make sure landlords are aware of what are and are not violations, trying to ensure tenants know what their rights are and publishing those things in multiple languages, and auditing sites for discriminatory ads.

The City is starting the process and is collecting data, they have not begun analyzing data yet as they want to also get some public input to find information. They are meeting with stakeholder groups, so far the local Homeless Coordinating Board, and they are reaching out to landlords, realtors, home builders, apartment owners, they attended a Job Fair to talk with people trying to find jobs, and will host a public meeting on September 27. Lehmann noted there will also be a survey, so efforts are both broad and targeted to experts. Once data is collected and analyzed, they will begin drafting the report and receiving feedback. The timeline is to have an initial draft in February with a final draft in April and May.

Eastham noted that if this Commission is going to be making a recommendation to Council regarding this study he hopes to see the document before May in order to have sufficient time to review. Lehmann agreed and noted the Commission will be reviewing the document through the multiple drafts.

Lehmann asked the Commission their first blush feedback, any initial thoughts on what the City should first examine, and what are barriers to fair housing the Commission sees. Lehmann encourages the Commission to send him any comments.

Vaughn suggested Lehmann email the Commission the documentation thus far so they can review and think about possible ideas and suggestions.

Eastham noted that he feels zoning has been a barrier to affordable housing but does feel in the past couple years the Zoning Commission has not denied many multifamily zoning requests.

Padron noted that many of people who are opposed to affordable housing in their neighborhoods have are very vocal with a good command of English and can prepare elaborate arguments whereas other constituents may not have a way to attend Council meetings or be able to speak in public, so perhaps the City can work for find a way to help those constituents be able to express their feelings and concerns.

McKinstry noted a report that was in the paper a few months ago about Hills Bank having a higher rate of loan denials in Hispanic and Black applicants. McKinstry talked to Tim Feener at Hills Bank, and suggests Lehmann talk to him as well, and he explained how the process of reporting is discretionary and a lot of banks don't report denials on cases where people are have not even completed the application process, and Hills Bank does report that even through it is not that the bank denied the loan, it is the customer halting the procedures. Eastham added perhaps banks will deny people before any application process is started and therefore there is no paper trail and no reporting.

Lehmann noted the public kickoff event for this study will be September 27 from 5:30 to 7:00 pm at the Assembly Room at the Senior Center and encourages the Commission to attend.

CONSIDER APPROVAL OF THE FY18 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)* – ONLINE AT www.icgov.org/actionplan

Lehmann shared with the Commission a revised PR26 report which is included as an appendix to the CAPER to show the HUD income match what the City says because they are different standards of accounting, accrual versus cash basis. The CAPER is a report that shows what the City has accomplished in the past year and what projects from FY18 or earlier progressed or were completed.

Lehmann focused his report to the Commission on the summary tables in the report, first showed the goals established in the Consolidated Plan which all funding decisions must meet. The table shows many goals were modest, 90 homeowner units rehabilitated, 5 households having direct homeowner assistance, and so forth; it also shows progress towards the goals and given what they expect in FY19 the City should reach its goals. The only category where it is unlikely to reach the goal is to Remove Slum and Blight, initially the City was doing façade programs for businesses downtown and there has been a step back from that. There is still talk of doing façade programs downtown but will not be funded through CDBG funds. Not only are we reporting the number of organizations we fund each year, we report the number of individuals we are assisting. The second table looks at specific projects from FY18, where they stand, what is complete, what still needs to be completed. Many projects are done, especially those for public facility and public service projects, affordable housing projects take longer to progress. The

next table reports projects completed during FY18 by HOME and CDBG funds, regardless of the fiscal year the project was awarded and the other table shows the projects that are still underway as of the end of FY18.

Lehmann noted the Race and Ethnicity Composition table shows that about 36% of the households the City assists are black or African American, about 47% are white, about 9% are Hispanic. Eastham asked if the statistics in that table are for projects that are only assisted with HOME or CDBG funds. Lehmann confirmed it was and showed only the projects completed in that particular fiscal year. He added public facility projects like with the Crisis Center helps many people so it inflates the numbers somewhat.

The next table shows the resources available, in FY18 there were less new resources available, there were some holdover funds which will be expended this upcoming fiscal year.

Eastham inquired if it was possible just to get a simple table to show for affordable housing the number of beneficiaries that actually reduced cost burden. Lehmann stated cost burden is not reported in the CAPER but it could be if it fits within the HUD structure of the report. Cost burden could be examined.

Alter moved to approve and submit to HUD the FY18 Consolidated Annual Performance & Evaluation Report (CAPER), Eastham seconded the motion. A vote was taken and passed 7-0

STAFF/COMMISSION COMMENT:

Lehmann noted the next meeting is October 11 and will be looking at one LITHC application and CDBG projects that don't have agreements. There may be a Consolidated Plan Amendment if an update is needed, and the FY20 Aid to Agencies applications have been received so those will be sent out for review. There is an affordable housing memo being drafted to show the progress the City has made in all its affordable housing programs and that will be shared with the Commission. The Affordable Housing Location Model memo is being forwarded to Council along with the South District Partnership Equity Review.

ADJOURNMENT:

Eastham moved to adjourn. Brouse seconded. Passed 7-0.

Housing and Community Development Commission Attendance Record

Name	Terms Exp.	7/10	9/20									
Alter, Megan	7/1/21	X	X									
Brouse, Mitch	7/1/21	X	X									
Eastham, Charlie	7/1/20	X	X									
Fixmer-Oraiz, Vanessa	7/1/20	X	O/E									
Harms, Christine	7/1/19	X	X									
Lamkins, Bob	7/1/19	O/E	O/E									
McKinstry, John	7/1/17	X	X									
Padron, Maria	7/1/20	X	X									
Vaughan, Paula	7/1/19	X	X									

- Resigned from Commission

Key:
X = Present
O = Absent
O/E = Absent/Excused
--- = Vacant