



ADOPTED
Substantial Amendment
to the City of Ames
2021-22 CDBG/HOME Annual Action Plan
to include the HOME-ARP
Home Investment Partnerships American
Rescue Plan Program Funding Allocation
Plan

March 30, 2023

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City of Ames HOME-ARP Allocation Plan

Participating Jurisdiction: City of Ames

Executive Summary

Background and Introduction

On March 11, 2021, the American Rescue Plan Act of 2021 was signed as Public Law 117-2, which provides emergency grants, lending, and investment to areas affected by the ongoing COVID-19 Pandemic. On April 28, 2021, the U.S. Department of Housing and Urban Development (HUD) notified the City of Ames, which is an entitlement community and Participating Jurisdiction (PJ), that it would receive \$1,269,248 in HOME-ARP funds as authorized under the American Rescue Plan in addition to the Fiscal Year (FY) 2021 HOME allocation. This plan is a supplement to the City's 2021 Annual Action Plan and outlines how the City intends to use its HOME-ARP funding.

Funded Activities

The City plans to use 15 percent, or \$190,387, of the allocation for administrative and planning costs. The majority, 85 percent—or \$1,078,861—of funds will be for the acquisition and development of non-congregate shelters. If the acquisition and development of non-congregate shelters is not requested by any non-profit organizations, the city will request to move that funding into the development of rental housing.

Populations Assisted

At least 100 percent of the HOME-ARP units will be for qualifying populations or those individuals and families who are experiencing homelessness; or are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Production Goals

The City expects to create at least three (3) non-congregate units.

Summary

The HOME-ARP allocation is a welcomed infusion of funding to assist the City's most vulnerable populations. There is especially a shortage of emergency shelter units that also have supportive services attached to them. With the HOME-ARP funds, there is hope the City of Ames will come one step closer to alleviating homelessness for several residents.

Consultation

Summarize the Consultation Process:

The City of Ames Housing Division, as part of the administration of its annual CDBG/HOME funding allocations, invites and meets with the various human service organizations that provide services to our jurisdiction. This is done through several public forms and direct conversations to determine needs. The Housing Division staff determined that it would be best to utilize this same process to receive data, input, and feedback regarding its HOME-ARP funding allocation and to utilize the HOME-ARP template provided by the Department of Housing and Urban Development (HUD) as the guide.

The process to begin the consultation began in late December 2022, after participating in HOME-ARP webinars and reading HUD's required consultation process. Staff began to compile and identify a list of approximately 40 agencies in the following categories (Continuum of Care, Veterans Groups, Domestic Violence/Human Trafficking, Homeless Providers, Churches, Fair Housing, Public Housing Authority, and other groups to contact regarding the HOME-ARP process. Postcards were created and mailed to the above groups with information about the HOME-ARP funding, Qualifying Populations, and Eligible activities. The postcard also invited them to attend and participate in upcoming public forums designated for both Providers/Stakeholders and the General Public.

Three public forum opportunities were held in January 2023. One specifically for Providers/Stakeholders (open to the public as well) and two for the general public (open to providers/stakeholders as well). In addition to the public forums, HOME-ARP two surveys were available to gain input from providers/stakeholders/general public who were unable to attend the public forums. Also, HOME-ARP was discussed with some agencies through direct phone contact and some through one-on-one Zoom meetings. Additionally, the Providers/Stakeholder public forum was videotaped, and the session was added to the City's Housing Division's webpage.

Consultation agencies, methods, and feedback summaries are described in Table I below. These consultations formed the basis of the narrative responses to sections within this allocation plan.

List the Organizations Consulted, and Summarize the feedback received from these entities.

Table I: List of Organizations Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<p>January 9th, Forum– Providers and Stakeholders</p> <p>Represented Agencies: Community & Family Resources (CFR), Youth and Shelter Services (YSS), Martha’s House of Hope, Good Neighbor Emergency Assistance, Inc., The Bridge Home, Story County General Assistance & Story County Public Health, Salvation Army, ACCESS, Central Iowa Regional Housing Authority (CIRHA), MICA, Legal Aid Society and Wings of Refuge, Home Allies, and Story County Housing Trust Fund.</p>	<p>CoC; Homeless Service Providers, Veterans, Domestic Violence-Human Trafficking, Homelessness, Low-Income Housing Providers, and other agencies that address the needs of qualifying populations.</p>	<p>Small Group Public Forum to discuss the top three priorities for eligible qualifying populations and for eligible programs to be administered.</p>	<p>Discussed HOME-ARP funding background, eligible activities, and target population. The top QPs were: Individuals experiencing homelessness (sheltered and unsheltered) was #1, a close second was Individuals at risk of homelessness, and third was Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.</p> <p>The top eligible activities were: #1 Non-Congregate Shelters. A close second was the Production. of Affordable rental housing, and the third was Supportive Services.</p> <p>Participants expressed a great need for overflow emergency shelters.</p>

<p>January 12th, Forums #1 & 2 – Community Groups:</p> <p>Represented Agencies: AMOS (Ames Cluster), The Bridge Home (Board Members), and 1 member of the public</p>	<p>Churches, Homelessness Agency, and member of the public</p>	<p>Small Group Public Forum to discuss the top three priorities for eligible qualifying populations and for eligible programs to be administered</p>	<p>Discussed HOME-ARP funding background, eligible activities, and target population. The #1 QPs were split between – Individuals experiencing homelessness (sheltered and unsheltered) and Individuals at risk of homelessness, and #2 was a Person feeling or attempting to flee domestic violence, dating, violence, sexual assault, stalking, or human trafficking. The top eligible activities were: #1 Non-Congregate Shelters and #2 was a split between the Production of Affordable rental Housing and TBRA, and #3 was Supportive Services.</p>
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<p>Online Surveys</p> <p>A total of 61 responses 55-Public 6-Stakeholders</p>	<p>Homeless Shelter Provider-The Bridge Home</p>	<p>The Online Public Survey asked respondents to 1) rank the most important needs for HOME-ARP funds for the community and; 2) list their top five supportive services needs to support housing needs in Ames.</p>	<p>In summary, the number #1 need was for the Production of and Preservation of Affordable Rental Housing; 32 was TBRA; #3 was Non-Congregate Shelter, and 34 was Supportive Services.</p> <p>The top five Support Services needs are; #1 Mental Health Services; #2 Childcare; #3 Employment Assistance and Job Training; #4 Housing Search Assistance and Counseling; and #5 a tie of the following: Food Assistance, Case Management, Transportation and Life Skills Training.</p> <p>The online Stakeholders' responses were #1 was Non-Congregate Shelter, 32 was the Production of and Preservation of Affordable rental Housing, and 33 was TBRA.</p>
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Veteran Affairs	Veterans & families Food assistance, Transportation, Rent, and Utilities, and other needs	Telephone conversation with Brett McClain, Director, 1-11-23 & Completed Online Survey	Identified affordable rental as a high need, non-congregate shelter as a medium need, Supportive services as a medium, and TBA as a high need. Stated that Over the past five years, we just haven't had very many Veterans requesting rent assistance to a point we weren't able to assist with \$4,000 over a span of one year with rent or \$1,000 with utilities to get to a point where we can assist with this fund, we recently increased our income guidelines. So, in time I will be able to tell you if that has helped. Our biggest assistants that we do is for funerals.
ACCESS	Domestic Violence Shelter	One-on-One Zoom Conference with Michelle Cole, Director, February 17, 2023, at 9 AM	Identified who they service under QPs. Discussed gaps and needs in services. See the paragraphs below for additional information, under Needs and Gaps Analysis.
Youth and Shelter Services (YSS)	Homeless Youth Services and Human Trafficking Support and Services	One-on-One Zoom Conference with Andrew Allen, Director, and Hope Metheny on February 21, 2023, at 10 AM	Identified who they service under QPs. Discussed gaps and needs in services. See the paragraphs below for additional information, under Needs and Gaps Analysis.

The Bridge Home	Homeless Service Provider	One-on-One Zoom Conference with Jodi Stumbo, Director, and Linda Munden February 17, 2023, at 11:30 AM	Identified who they served under the QPs. Discussed gaps and needs in services. See the paragraphs below for additional information, under Needs and Gaps Analysis.
Story County Legal Aide/Ames Human Relations Commissions/NAACP-Ames Branch	Fair Housing, Civil Rights	Small Group Public Forum to discuss the top three priorities for eligible qualifying populations and for eligible programs to be administered.	Story County Legal Aide attended and share the need for Supportive Services for the QP; Representatives from the Ames Human Relations Commission were unable to attend. Staff will reach out to them during the public comment period, along with the local branch of the NAACP.

Summarize feedback received and results of upfront consultation with these entities:

In the one-on-one zoom meetings directly with the three primary agencies that provide shelter services (ACCESS, The Bridge Home, and YSS), as noted above, they had the opportunity to share more specifically their needs and as it relates to HOME-ARP funding. All were supportive of the Non-congregate shelter activity.

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- Date(s) of public notice: **3/7/2023**
- Public comment period: start date - **3/7/2023** end date - **3/22/2023**
- Date(s) of public hearing: **3/28/2023**

Describe the public participation process:

The public participation process began with information sent via emails, postcards, press releases and through various social media outlets to invite human service agencies, neighborhood organizations, and the general public to attend public forums held in January regarding information and feedback for the HOME-APR program. Online surveys were made available, and videos of sessions were placed on the city website along with one-on-one with various Providers/Stakeholders. Interviews were held on the two local radio stations. More information to be added when the comment period and public hearing ends.

Describe efforts to broaden public participation:

The draft plan will be available for review at City Hall, Ames Public Library, City Housing website. Additional public forums will be scheduled to invite the public to give feedback and input on the draft plan. The city's website is translatable into over 30+ languages. Additional one-on-ones will be scheduled with various groups and/or citizens. More information to be added when comment periods and public hearing ends.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

To be completed after the comment period and public hearing.

During the public comment period, one comment was submitted and responded to (see Public Comments) All comments were accepted. The comment stated that the City had designed that existing agencies would only be eligible, of which it did not specify any agency existing or new ones. The second comment was a misunderstanding of what was given as examples of potential projects.

To be completed after the comment period and public hearing

No comments were received at the public hearing (see attached City Council minutes)

Needs Assessment and Gaps Analysis

The tables below were included by recommendation of HUD in the publication of their HOME-ARP allocation plan template. Two Rivers is the CoC for the region that covers Boone, Greene, Hardin, Marshall & Story Counties. There are three agencies that administer homeless programs for the region, Assault Care Center Extending Shelter and Support (ACCESS), The Bridge Home, and YSS. All three agencies are located in Ames. The City of Ames is the largest service area located in Story County. The Bridge Home and

YSS are the Lead Data Coordination Agencies for the Region. Additionally, each agency provides services to different Qualifying Populations (QPs): (ACCESS provides primary services for victims of domestic violence and sexual assault; The Bridge Home provides services for the homeless populations, and those at risk of homelessness; YSS provides primary services to youth facing homeless, abuse, addiction, and human trafficking). Data for this region is collected as part of the balance of state CoC. The state contracts with the Institute for Community Alliances (ICA) to collect data for the CoC. In addition to the data from the balance of state through the ICA, Below are the Homeless Needs Inventory and Gap Analysis Chart (Table II) that includes data collected from the 2022 HUD Continuum of Care Homeless Assistance Programs, Housing Inventory Count (HIC), and Point in Time Count (PIT) from the following sources: Table II-A) Institute for Community Alliances (ICA).

These reports detail the “estimated” number of homeless persons sheltered or unsheltered and the number and availability of beds within the homeless services system. HUD Published HIC and PIT numbers are done on the County/City/CoC levels.

Table II A. Homeless Needs Inventory and Gap Analysis—Institute for Community Alliances

Homeless (Per night)													
	Current Inventory (HIC)					Homeless Population (PIT)				Gap Analysis**			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	36	14	31	0	0								
Transitional Housing	18	4	12	0	0								
Permanent Supportive Housing	6	3	5	0	0								
Other Permanent Housing	0	0	0	0	0								
Sheltered Homeless						76	85 total between singles and couples	0	7				
Unsheltered Homeless						0	18	0	0				
Current Gap										16	65	55	103

Data Sources: Institute for Community Alliances- 2022 Point in Time Count (PIT); 2. 2022- Continuum of Care Housing Inventory Count (HIC)

****** There may not be a direct correlation between the types of housing offered in this chart and the number of people experiencing homelessness, as not every person experiencing homelessness would need or want to use emergency shelter, transitional housing, or permanent supportive housing.

Gap analysis (family beds) = homeless persons in households with at least 1 child (76) in table IV minus family beds (36+18+6+=60, Table II)

Gap analysis (family units) = homeless family households (76), in table IV minus family units (14+4+3=21, table II)

Gap analysis (adult beds) = homeless adult persons (103), in table IV minus adult beds (31+12+5=48, table II)

Gap analysis (adult units) = homeless adult households (103), in table IV minus adult units (0, table II)

Table III. Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	15,150		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	5,880		
Rental Units Affordable to HH at 50% AMI (Other Populations)	275		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		4,900	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2,440	
Current Gaps			-1,185

Suggested Data Sources: 1. 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (published September 2022)

Table IV: Persons and Households Experiencing Homelessness

Overall Persons	Sheltered Persons	Unsheltered	Total
Individuals	85	18	103
Families	76	0	76
Total	161	18	179
Percent	90%	10%	100%
Overall Households	Sheltered	Unsheltered Persons	Total
Individuals	85	18	103
Families	21	0	21
Total	106	18	124
Percent	85%	15%	100%

Sources:

2022 PIT for Ames/Story County w/ Ames extrapolation from Institute for Community Alliances

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

The Institute for Community Alliances, the CoC for the Two Rivers Region that includes the City of Ames, provides a dashboard that tracks demographic data for the Homeless population within Story County. Between January 2021 and January 2022, across all providers, there was an estimated 278 clients served. Of the 278, 227 were households (82%). Of the 278, 118 (42%) of them exited services with a permanent destination, and 8 (3%) returned to homelessness. Approximately 12 (4%) were veterans, 18 (6%) were Hispanic/Latino, and 54 (19%) were of Black, African American, or African descent. This time period also indicates that 14 (5%) were 12-17 years of age. Additionally, 131 (47%) were female, and 75 (27%) were reported under domestic violence.

Of those who returned to homelessness, 7 (88%) were from households; none were veterans, 4 were white, 4 were of Black, African American, or African descent, and none were Hispanic/Latino.

During this same timeframe, approximately 118 previously homeless households exited the system into some form of permanent housing. There were 8 (3%) returns to homelessness, and 56 (20%) are uncounted or are in an unknown status, which could mean they also returned to homelessness. This could indicate that some form of housing instability exists, from homelessness to permanent housing.

The only shelter in Ames (The Bridge Home) that serves the general homeless population indicated in their fiscal year 2021-22 annual report that they turned away 342 clients due to a lack of bed availability. The shelter capacity is only 17 beds, and they utilize two (2) hotel rooms on a daily basis to expand their shelter space for families with children.

Additionally, data for the Ames Police Department for 2022 and 2023 indicated approximately 41 service calls to assist individuals and families seeking shelter due to The Bridge Home not having the capacity to assist with shelter or hotel beds. No data was collected regarding demographics.

At Risk of Homelessness as defined in 24 CFR 91.5

In determining those at risk of homelessness through housing instability is by examining the ratios of income to housing costs. The 2021 American Community Survey (ACS) 5-year estimates indicate that the median household income for Ames is \$54,339, the median family income is \$96,791, and that 7.2% of families income earnings are <\$24,999, 9.9% are \$25,000 to \$49,999 and 18.9% are <50,000 to \$74,999 and the poverty status of individuals is 26.4%. Also, 81.3% of the community is white; 3.2% Black; 11.4 % Asian, and 2% American Indian/Alaska Native.

The 2020 Story County Community Needs Assessment showed in Story County that there is a bigger burden of finding adequate housing placed on households with lower incomes relative to the high cost of housing.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

According to the Iowa Uniform Crime Reporting System, in 2022, report 117 sexual assaults, compared to 112 in 2021 (up 4.46%). ACCESS operates scattered-site emergency sheltering in Ames, serving victims of domestic violence, sexual assault, or other forms of violence. They have 17 beds and served 30 clients during FY 2021-22. Approximately 452 clients have been turned away due to lack of space, and an additional 50 could be diverted from emergency shelters through gasoline vouchers, rent assistance, etc.

Across the ACCESS programs, the following demographics were collected in FY 2021-22: 112 Asian American, 293 Black/African American, 117 Native American or Alaska Native, 3 Native Hawaiian or Pacific Islander, and 2,837 White.

YSS operates Rosedale Shelter for youth (ages 12-17) needing placement, supervision, and support services while reunification plans are developed for the youth to return to family when applicable and safe. This shelter holds up to 15 youth (11 for Dept. of Human Services placements and 4 for runaway/homeless youth) If reunification with the family is not a viable option, YSS assists with alternative placement, treatment, or level of care. In FY 2021-22, YSS served 66 Story County youth at Rosedale, and 26 were turned away due to lack of space or not meeting eligibility requirements.

YSS also serves human trafficking survivors through Rapid Rehousing, ages 18-24. YSS has 7 units with 12 clients being served.

Transitional Housing offered through YSS has 9 single beds for youth aged 16.5-21 and in FY 2021-22, 21 clients were served.

Across the YSS programs, the following demographics were collected in FY 2021-22, 27 Asian American, 272 Black/African American, 21 Native American or Alaska Native, 7 Native Hawaiian or Pacific Islander, and 2,213 White. There were also 2,500 with emotional/mental disabilities

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Regarding the Veteran population, the Story County Veterans Administration data reveals that Veterans make up approximately 4.3%-6.4% of Story County's population. Of that number, 90% are males, 9% are females, 95% are white, 1% are Black, 8% are Native American/Alaska, and 9% are Hispanic. Approximately 7% live below the property level estimate. Through consultations with the VA there is a need for assistance with rent and utilities and to help with the cost of funerals from family members. Other populations include immigrants, those exiting the prison systems, refugees, and sex offenders. The Central Iowa Regional Housing Authority (CIRHA) serves as the housing authority for the jurisdiction. Data reveals that for February 2023, 967 Vouchers out of 1,000 were under a lease. Of that amount, 339 were in Story County, and of that number, 293 were in Ames. Also, they reported that of their 76 Emergency Vouchers, 35 are leased in Ames. CIRHA does not receive any VASH (Veterans Affairs Supportive Housing) Vouchers. Their waiting list is approximately 6-12 months for the 5-county area.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Housing Needs: The primary unmet need housing needs for homeless populations include:

- Increase in the number of shelter beds.

The only shelter in Ames (The Bridge Home) that serves the general homeless population indicated in their fiscal year 2021-22 annual report that they turned away 342 clients due to a lack of bed availability. The shelter capacity is only 17 beds, and they utilize two (2) hotel rooms on a daily basis to expand their shelter space for families with children. Both in the Stakeholder Forums and in one-on-one consultations, this was further integrated. The Ames Police Department, due to the number of service calls regarding homeless

individuals and families, began logging the number of calls, and 2022 fielded 32 calls, and so far, in 2023, they have logged 9 calls.

Service Needs: The primary unmet service needs for at-risk of homeless populations include:

- Mental Health Services

In accordance with the 2020 Story County Community Health Needs Assessment, mental health services was the highest-ranked need. The impact of the pandemic has challenged the mental health of the entire country. The City of Ames has launched a series of Mental Health Conversations to further define the need and how to address the providing the best services.

At Risk of Homelessness as defined in 24 CFR 91.5

Housing Needs: The primary unmet need housing needs for at-risk of homeless populations include:

- Accessibility and affordability to rental housing units

In accordance with the 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (published September 2022) detailed in Table III. There is an estimated total of 6,155 rental housing units available. Of that number, 5,880 are available to households at 30% AMI, and 275 are available to households at 50% AMI. However, the data shows that there are a total of 7,340 low-moderate income households (4,900 households at 30% AMI + 2,440 households at 30-50% AMI). Therefore, the gap analysis indicates that there is still a need for approximately 1,185 housing units needs to meet the need of low-moderate-income residents. The one caveat is that this data includes students in the numbers. Nevertheless, affordable housing is a continual unmet need that is discussed in the community.

Service Needs: The primary unmet service needs for at-risk of homeless populations include:

- Mental Health Services

As indicated under Homeless population needs, in accordance with the 2020 Story County Community Health Needs Assessment, mental health services was the highest-ranked need. The impact of the pandemic has challenged the mental health of the entire country. The City of Ames has launched a series of Mental Health Conversations to further define the need and how to address the providing the best services.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Housing Needs:

The primary unmet housing needs for those fleeing domestic violence include:

- Emergency Shelter units, safety, and affordable rental units

Like many of the other qualifying populations, the need for shelter units to assist households needing to flee their homes is critical. The Assault Care Center and Extending Services (ACCESS) is the primary agency in Ames/Story County that provides services to this population. For FY 21-22, ACCESS turned away 369 clients due lack of shelter space. They currently only have 17 beds available in their facilities.

Service Needs:

The primary unmet service needs for those fleeing domestic violence include:

- Mental Health Services (COVID-19)
- Financial Assistance/Resources

As indicated under Homeless population needs, in accordance with the 2020 Story County Community Health Needs Assessment, mental health services was the highest-ranked need. The impact of the pandemic has challenged the mental health of the entire country. The City of Ames has launched a series of Mental Health Conversations to further define the need and how to address the providing the best services. Additionally, ACCESS has had to temporarily pause client financial assistance due to our lack of capacity with staff turnover and vacancies.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Housing Needs:

The primary unmet housing needs for other populations include:

- Availability of landlords/property owners willing to accept the Section 8 Housing Choice Voucher
- Affordability/Financial Assistance for Deposits, Rent, and Utilities.

Although currently, the City of Ames has 30% of Section 8 Vouchers under lease in its jurisdiction, there are still more families unable to find property owners/managers unwilling to participate in the program. There is also a need to obtain more project-

based voucher units in the city; there is currently only one project-based complex of 60 units in the city for families with children.

The United Way of Story County indicated on their 2020 Community Impact Goal that 1,625 households received emergency rent and utility assistance to with housing cost burdens and prevent homelessness. This number does not include other agencies and churches in the County that helped households in this area as well. The United Way of Story County also provided much-needed COVID-19 Emergency Assistance to Story County immigrants. The program raised over \$374,000 to help over 1,000 immigrant households with their rent and utilities; no other assistance would have been available to this population.

Veterans are another population benefitting from services and assistance to help prevent homelessness and our collection of this information is limited. According to Veteran's Data Central, housing affordability is the greatest housing problem among veterans, where roughly 17.7% pay too much for their housing, and HUD estimates that there are approximately 154 Iowa veterans are homeless.

Service Needs:

- Mental Health (Case Management)
- Financial Assistance

Consultants and data from the 2020 Story County Community Health Needs Assessment, mental health services were the highest-ranked need for this population of veterans as well as others. Members of this population often need ongoing mental health services, and mental health and trauma often compound other issues typical of housing instability, such as lack of income, social networks, poor rental history, etc. A high turnover rate and lack of staff in the service delivery system, in general, was also cited as a major gap that affects all populations, but especially those who need populations who require trained staff and case managers.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The following programs and resources are currently available to assist qualifying populations:

- Emergency Solutions Grant (ESG), available from the Iowa Finance Authority;
- ESG funds from the Iowa Finance Authority
- Continuum of Care (CoC) grant funds for Rapid Rehousing, Permanent Supportive Housing, Diversion Program, and Transitional Housing, Emergency Shelter in Two Rivers Region CoC;
- Story County Community Services is the Centralized Intake provider for Ames/Story County for rent and utilities;
- Story County Housing Trust Funds provide funds for Deposits, rent, utilities, and application fees.
- Central Iowa Regional Housing Authority (CIRHA) oversees public housing, as well as the following programs which assist the qualifying populations:
 - Family Self-Sufficiency Program
 - Homeownership Program
- MICA administers the LIHEAP & LIHWAP Programs
- Legal Aide- assistance with Evictions
- Food At First-Meals and Groceries
- Story County Mental Health Services
- Story County Transportation Collaboration
- DMACC Workforce Training Academy
- Area Churches -financial assistance, clothing, food.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Consultations with the Stakeholders and the Public and data from the various local, state, and federal databases help to identify gaps within the current shelter and housing inventory as well as the service delivery system. As one of the main stakeholders stated, that best sums up the gaps:

The COVID-19 pandemic created challenges for all of us:

- Need to continually modify our service delivery models to help ensure the safety of clients and staff.
- Increased resistance by some property owners to work with our clients, in part, due to the eviction moratorium.
- Increased hesitancy for some survivors to want to enter the shelter due to COVID fears.
- Greatly reduced our overall capacity in our emergency shelters to adhere to CDC guidelines for COVID precautions, etc.
- Staff turnover and vacancies, which is high within our service sector, in part, due to the intensity of our work.
- Temporary pause on client financial assistance due to our lack of capacity with staff turnover and vacancies. Our priority focus has been filling these direct service positions and training new staff on client services, case management, eligibility criteria for assistance, and completing the client financial assistance application packets.

- Due to staff turnover internally and externally, working to rebuild relationships with collaborative partners with law enforcement, medical personnel, and other human services organizations.
- Working to rebuild relationships with local property owners, and rental management companies.
- Concerns with increased resistance for property owners to work with Shelter providers because of the clients we serve tend to be a high-risk, high-barrier population.
- Another challenge is the decreased vacancy and lack of availability of affordable housing and rental options in Ames.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

In this plan and in its solicitation of potential future rental development projects, the city will not identify additional characteristics of instability so as to maintain as much flexibility when reviewing proposals and the intended beneficiaries. The City of Ames will be consistent with the definition of “other populations” in the home-arp notice. More specifically, they include:

- 1. has an annual income that is less than or equal to 30% of the area median income, as determined by, HUD, and is experiencing a severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs);*
- 2. has an annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5:*
 - i. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;*
 - ii. Is living in the home of another because of economic hardship;*
 - iii. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;*
 - iv. Lives in a hotel or motel, and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;*
 - v. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;*

- vi. *Is exiting a publicly funded institution or system of care (such as a health-care facility, a mental health facility, foster another youth facility, or a correction program or institution); or*
- vii. *Otherwise, lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.*

Veterans and Families that include a Veteran Family Member that meets the criteria for one of the qualifying populations described above are eligible to receive HOME-ARP assistance.

If the populations meet these definitions, characteristics of housing associated with instability and increased risk of homeless could include households discussed previously in this plan, such as refugees, sexual offenders with no other housing options, those exiting the prison population, veterans or disabled.

Identify priority needs for qualifying populations:

Throughout the consultation process, the most overwhelming response was that there was a true lack of housing units, both shelter beds/units and affordable rentals, regardless of certain populations' specific needs. As mentioned previously, all housing programs discussed have to turn away clients. This includes waiting lists for project-based or LIHTC units, or the rejection of Section 8 Voucher holders, and waiting for assistance through the centralized intake process and the private market. Often, the lowest-income residents with the highest needs are living in substandard conditions, doubling up, and are cost-burdened just to be housed. There was also a theme to provide more supportive services (counseling of all types, but no way to sustain the ongoing cost). As a result, the primary theme throughout this section is that the priority needs are to create more shelter units, especially those that have supportive services attached to them.

The priority for Homeless, and Fleeing or attempting to flee, domestic violence, sexual assault, stalking, or human trafficking identified was the immediate need for non-congregate housing. Having to turn away clients due to lack of shelter space is having a greater impact on seeing homeless individuals and families living on the streets or in the public library, tripling up in units not suitable for large families, and having to return to physically and mentally harmful and dangerous environments.

The priority for At-Risk for Homeless and Other Populations identified is financial assistance with rent and utilities (TBRA), Low-Income Housing, and acceptance of Section 8 Vouchers. Financial Counseling and payees.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The Institute for Community Alliances hosts dashboards detailing the shelter inventory, trends, and efficacy of service delivery systems. This was used to inform the plan. The Point in Time Counts, Housing Inventory Counts, and Comprehensive Housing Affordability Strategy (CHAS) data published by HUD were also used to present the level of need. Data was also heavily supplemented with direct consultations from the Continuum of Care and various housing service providers. Data was gathered from the City's Consolidated Plans, American Community Survey Data, and the Story County ASSET Partners, who provide a large portion of funding to the CoC to deliver the needed services.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, sub-recipients and/or contractors:

The City of Ames successfully administers acquisition, demolition, and rehabilitation programs through the use of its CDBG and other affordable housing program funds. As part of the program administration, applications are solicited from individuals, families, and non-profits to apply for funding under these program activities.

For the HOME-ARP funds, the City will mirror this process for the acquisition, demolition, construction, or rehabilitation of all units being created. After HUD has approved the City's HOME-APR Allocation Plan, city staff will prepare program guidelines and an application and begin solicitation to area agencies based on the HUD requirements for Non-congregate housing units to ensure the long-term impact and financial capacity of the agencies for the populations being served.

The staff will create a review team consisting of staff from the Housing, Legal, Finance, Purchasing, Planning, and City ASSET Funders' Team. The City Council will have final approval of the HOME-APR written agreements.

Describe whether the PJ will administer eligible activities directly:

The City of Ames intends to administer the eligible activities directly as outlined above.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Not applicable. City staff carried out all planning, consultation, and writing for the HOME-ARP Plan.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for a nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 1,078,861.00		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 0		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$190,387.00	15 %	15%
Total HOME ARP Allocation	\$ 1, 269,248.00		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

The City will first seek applications to assist the Stakeholders/Providers needing to increase their shelter units through the acquisition and rehabilitation of approximately 3 existing properties/units for faster production of non-congregate shelter units. If no applications are received or funds remain, the City will seek applications to acquire, demolish and construct new non-congregate shelters. If time and funds remain, the City will seek to work with qualified developers and/or non-profits to expand affordable rental housing through an amendment of the HOME-APR Plan.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Due to the limited amount of HOME-ARP funding (approximately \$1,078,861 after administration), as mentioned earlier, the two main conversations of the forums were to gain feedback on prioritizing the top qualifying populations (QPs) and the top eligible activities that should be addressed.

1. In summary, the top QPs were: Individuals experiencing homelessness (sheltered and unsheltered) was #1, a close second was Individuals at risk of homelessness, and third was Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
2. The top eligible activities were: Non-Congregate Shelters was #1 a close second was Production of Affordable rental housing, and third was Supportive Services.

At the January 12th general public forums, 4 persons attended (3 at midday and 1 in the evening) representing: AMOS and The Bridge Home.

1. In summary, the #1 QPs were split between- Individuals experiencing homelessness (sheltered and unsheltered) and Individuals at risk of homelessness, and #2 the second was Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
2. The top eligible activities were s: Non-Congregate Shelters was #1, a split between Production of Affordable rental housing and TBRA, and #3 was Supportive Services.

From the online surveys, there were sixty-one (61) responses (55-Public and 6 Stakeholders). The online Public Survey asked respondents to 1) rank the most important needs for HOME-ARP funds for the community and; 2) list their top five supportive service needs to support housing needs in Ames.

1. In summary, the number #1 need was for the Production of and Preservation of Affordable rental housing; # 2 was TBRA; #3 was Non-Congregate Shelter and #4 was Supportive Services.
2. The top five Support Services needs are: #1 Mental Health Services; #2 Childcare; #3 Employment Assistance and job training; #4 Housing search assistance and counseling, and #5 was a tie of the following: Food Assistance, Case Management, Transportation and Life Skills training.

In summary, the online Stakeholders' responses were: #1 was Non-Congregate Shelter, #2 was the Production of and Preservation of Affordable Rental Housing, and #3 was TBRA.

The feedback from stakeholders and the public seems to be that the primary QPs focus is homeless populations and at-risk homelessness populations, and the primary activities are Non-Congregate Shelter and the Production and Preservation of Affordable Rental Housing and TBRA and Supportive Services and both next inline.

In reviewing the housing needs data in the City's current 2019-2023 Consolidated Plan, the most current projects, and programs in our 2021-2023 Annual Actions Plans, and receiving feedback from the City's ASSET Team, for the QPs the need to address Homeless individuals and families and individuals and families at risk of homelessness and individuals and families fleeing violence is a priority. Regarding eligible activities, Non-Congregate Shelter is the priority.

Staff's rationale for proposing these QPs priorities and eligible activities is as follows:

- These activities are consistence with the goals and priorities in the City's 2019-2023 5-Year Consolidate Plan.
- In that the City is currently soliciting a partner developer to increase the supply of low-income multi-family units in the Baker Subdivision, the focus can be to provide Non-Congregate Shelters to include populations fleeing violence.
- The City's future regular HOME allocations can implement a TBRA for needy individuals and families at the very low and low-income levels.
- Continues the investment of improving both the housing stock and the infrastructure needs in vital core neighborhoods.
- The ASSET Team is providing the necessary funds for Supportive Services and adding this would be a duplication of benefits.
- To meet HUD's timeline for the expenditure of the grant funds, the top focus should be Brick and Mortar activities and activities that the City has experience implementing in a timely and impactful timeframe.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

While there are needs among all HOME-ARP qualifying populations, information from the consultation sessions, stakeholder survey, and quantitative data analysis indicate that there are greater needs for three of the four HOME-ARP populations. In accordance with these findings, a preference will be provided for the following populations:

- Individuals experiencing homelessness, as defined in 24 CFR 91.5
- Individuals at risk of homelessness, as defined in 24 CFR 91.5
- Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD

These preferences will allow organizations to prioritize affordable housing and supportive services for these populations.

Additionally, all projects must comply with all Fair Housing regulations to be considered for funding.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of the qualifying population, consistent with the PJ's needs assessment and gap analysis:

These preferences will allow the City of Ames to prioritize access for those qualifying populations with the greatest identified needs. Members of the "Other" qualifying population will still be able to apply for HOME-ARP funding if funds remain for future projects.

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

Not Applicable --The City of Ames **will not** establish limitation eligibility.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of the qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not Applicable---The City of Ames **will not** establish limitation eligibility.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not Applicable----The City of Ames **will not** establish limitation eligibility.

HOME-ARP Refinancing Guidelines

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.*

Not Applicable. The City of Ames does not plan to use HOME-ARP to refinance existing debt secured by multi-family housing.

ATTACHMENTS

- 1. City Council Resolution(s), and Minutes and Proof of Publication**
- 2. Input/Question(s) received during the comment period**
- 3. HUD Certifications**
- 4. Various Outreach communications**
- 5. Stakeholder/Provider/General Public/Online Survey Responses**
- 6. QnA Public Forum (during the comment period)**

ATTACHMENT 1

Proof of Publication, City Council Resolution(s), and Minutes

LOCALiQ

Ames Tribune

PO Box 631851 Cincinnati, OH 45263-1851

PROOF OF PUBLICATION

City Of Ames
Susan Gwiasda
City Of Ames
515 Clark AVE

Ames IA 50010-6135

STATE OF WISCONSIN, COUNTY OF BROWN

The Ames Tribune, a daily newspaper printed and published at Ames, Story County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

03/07/2023

and that the fees charged are legal.

Sworn to and subscribed before on 03/07/2023

Legal Clerk

Notary, State of WI, County of Brown

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AMY KOKOTT
Notary Public
State of Wisconsin

#8496393
LEGAL NOTICE
NOTICE OF AVAILABILITY FOR
PUBLIC COMMENT AND PUBLIC HEARING
HOME Partnership Investments (HOME) American Rescue Plan (ARP)
Proposed Allocation Plan
for the City of Ames - Fiscal Year 2021-22
Action Plan Substantial Amendment
Public Comment Period:
March 7, 2023 - March 22, 2023

NOTICE IS HEREBY GIVEN to the residents, citizens, and interested parties of the City of Ames that in accordance with federal regulations at 24 CFR Part 91, the City of Ames is announcing that it will be submitting a Substantial Amendment request to the U.S. Department of Housing and Urban Development (HUD) to its Fiscal Year (FY) 2021-2022 Annual Action Plan.

The Amendment incorporates the HOME-American Rescue Plan (HOME-ARP) Program funds, Section 3025 of the American Rescue Plan Act of 2021, Public Law 117-2 (including waivers), and increases the City's regular HOME Program allocation to reflect the one-time additional funding awarded to the City of Ames in the amount of 1,269,248.00.

The HOME-ARP Allocation Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the use of grant funds to be used to provide for an assessment of the services, shelter, and housing inventory, needs, and gaps of the following qualifying populations: individuals or households experiencing homelessness; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and veterans and families that include a veteran family member that meet one of the preceding criteria.

The City of Ames is seeking public comments on the use of its HOME-ARP funds. Based on public feedback, the City of Ames is proposing to utilize the HOME-ARP funds for providing Non-Congregate Shelter housing for the above-named qualifying populations, protect locations, budgets, and the scope of activities being funded. Additionally, as a part of this Substantial Amendment, the City has revised its 2019-23 Five-Year Consolidated Plan's Citizen Participation Plan to include the shortened (15-day) comment period as provided in the HOME-ARP Act. Copies of the Substantial Amendment to the 2021-2022 Annual Action Plan are available for review at the following locations: Department of Planning & Housing, City Hall, 515 Clark Avenue, and the Ames Public Library at 515 Douglas Avenue. The Plan is also on the City's website at: <http://www.cityofames.org/housing>.

Comments may be submitted to the Department of Planning & Housing at the above address or by e-mail to vanessa.bakerlatimer@cityofames.org. The fifteen (15)-day public comment period will end on March 22, 2023.

Additionally, NOTICE IS HEREBY GIVEN that the Ames City Council will conduct a public hearing to receive comments on the Substantial Amendment to the 2021-22 Annual Action Plan Projects on March 28, 2023, at 6:00 p.m., in the City Hall Council Chambers, located at 515 Clark Avenue, 2nd Floor, Ames, Iowa.

Persons wishing to comment on the Substantial Amendment to the 2021-22 Annual Action Plan Projects may state their views at this hearing. If you are in need of special accommodations for a disability or language translation, please contact Vanessa Baker-Latimer, at the Department Planning & Housing Department at 515-239-5400 or the TDD at 515-239-5133 or by e-mail at vanessa.bakerlatimer@cityofames.org at least three (3) business days (March 24, 2023), in advance of the meeting date. Disabled persons attending the hearing should access City Hall through the east door and take the elevator to the Council Chambers on the second floor.

For further information regarding this Notice, please contact Vanessa Baker-Latimer, Housing Coordinator, at vanessa.bakerlatimer@cityofames.org or at (515) 239-5400.

Renee Hall, City Clerk

Published in the Ames Tribune, March 7, 2023 (1T)

RESOLUTION NO. 23-194

**RESOLUTION APPROVING THE SECOND SUBSTANTIAL AMENDMENT TO THE
CITY'S CDBG 2021-22 CDBG/HOME ANNUAL ACTION PLAN THAT
INCORPORATES A SPECIAL ALLOCATION OF HOMEARP FUNDING
FOR THE CITY OF AMES, IOWA**

WHEREAS, in September 2021, the City was officially notified that it would receive \$1,269,248 of the HOME-ARP funding. This funding is a one-time grant that is in addition to the City's regular HOME funding. Congress appropriated HOME-ARP funding as part of the American Rescue Plan (ARP) Act to give qualified Participating Jurisdictions (PJs) significant new resources to address homeless assistance needs by creating various affordable housing options. In October 2021, the City signed the HOME-ARP Grant agreement with the U.S. Department of Housing and Urban Development (HUD); and,

WHEREAS, with the approval of the Grant Agreement, the City is responsible for ensuring that all grant funds are used in accordance with all program requirements; and,

WHEREAS, in addition to these requirements, the City will be required to amend its 2021-2022 CDBG/HOME Annual Action Plan to include all activities to be implemented.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the Second Substantial Amendment to the City's CDBG 2021-22 CDBG/HOME Annual Action Plan that incorporates a special allocation of HOMEARP funding in the amount of \$1,269,248 is hereby approved with the subsequent conditions:

- a. To provide assistance to the following QPs: 1) Homeless individuals and families; 2) individuals and families at risk of homelessness, and 3) individuals and Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD (QP #3 has preference)
- b. To provide funding for the acquisition, construction, and/or rehabilitation of Non-Congregate Shelters as the primary eligible activity
- c. The submittal of the Action Plan to HUD for its approval on or by March 31, 2023

ADOPTED THIS 30th day of March, 2023.



Renee Hall, City Clerk



John A. Haila, Mayor

Introduced by: Beatty-Hansen

Seconded by: Betcher

Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Junck

Voting nay: None

Absent: Rollins

Resolution declared adopted and signed by the Mayor this 30th day of March, 2023.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MARCH 28, 2023

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:13 p.m. on the 28th day of March, 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Tabitha Etten was also present.

HEARING ON SUBMITTAL OF SECOND SUBSTANTIAL AMENDMENT TO THE CITY'S 2021/22 CDBG/HOME ANNUAL ACTION PLAN TO INCLUDE HOME-AMERICAN RESCUE PLAN (HOME-ARP) PROGRAM FUNDS: Housing Coordinator Baker-Latimer shared that at the January 24, 2023 meeting of the City Council, staff reported the feedback received from various groups. She explained that in summary, the primary focus areas for the Qualifying Populations (QPs) were homeless populations and at-risk homelessness populations. The primary activities identified from feedback were Non-Congregate Shelter (#1), the Production and Preservation of Affordable Rental Housing (#2), and Tenant-Based Rental Assistance (TBRA) and Supportive Services (#3). At that same meeting, the City Council directed staff to prepare the proposed Second Substantial Amendment to the City's CDBG 2021-22 Annual Action Plan that will incorporate a special allocation of HOME-ARP funding in the amount of \$1,269,248, to address the following QPs: 1) Homeless individuals and families; 2) individuals and families at risk of homelessness, and 3) persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD. Regarding eligible activities, Non-Congregate Shelter was identified by the City Council as the priority. She provided that the remaining 15% of funding would be set aside for program administration.

Ms. Baker-Latimer highlighted two changes to the application for the record. On page 26 of the application, there were two items: Preferences and Limit Liabilities. HUD permits applicants to answer one but not both aforementioned items. Ms. Baker-Latimer adjusted the application in response to indicate that the City would not be establishing Limitation Liability on this project. The second change to the application was a result of Public Forum. Two agencies participated at the January 9, 2023, forum: Home Allies and the Story County Housing Trust Fund. Ms. Baker-Latimer added both agencies to the page five of the application under agencies that were consulted.

The application is to be submitted by 10:00 p.m. Eastern Standard Time on Friday, March 31, 2023, announced Ms. Baker-Latimer, before welcoming questions from the City Council.

Mayor Haila opened the Public Hearing on the Second Substantial Amendment to the City's CDBG 2021-22 CDBG/HOME Annual Action Plan that incorporates a special allocation of HOME-ARP funding. When no one came forward to speak, Mayor Haila closed the Public Hearing.

ADJOURNMENT: Moved by Betcher, seconded by Corrieri, to adjourn the meeting at 8:43 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.



Carly M. Watson, Deputy City Clerk



John A. Haila, Mayor



Renee Hall, City Clerk

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MARCH 30, 2023

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 5:00 p.m. on the 30th day of March, 2023, in Conference Room 235 in City Hall, 515 Clark Avenue, pursuant to law. As it was impractical for the Council Members to attend in person, Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Rachel Junck were brought in electronically. *Ex officio* Tabitha Etten also joined the meeting electronically. Council Member Rollins was absent.

SUBMITTAL OF SECOND SUBSTANTIAL AMENDMENT TO THE CITY'S 2021/22 CDBG/HOME ANNUAL ACTION PLAN TO INCLUDE HOME-AMERICAN RESCUE PLAN (HOME-ARP) PROGRAM FUNDS: Housing Coordinator Vanessa Baker-Latimer noted action was required in order to approve the submittal of the City's 2021/22 CDBG/HOME Annual Action Plan that includes HOME-American Rescue Plan (HOME-ARP) Program Funds in the amount of \$1,269,248, which was not done at the previous hearing on March 28, 2023, and she thanked the City Council for coming together on short notice to support this item. There were no further questions from the City Council.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 23-194 approving Alternative 1: Approve the Second Substantial Amendment to the City's CDBG 2021-22 CDBG/HOME Annual Action Plan that incorporates a special allocation of HOME-ARP funding in the amount of \$1,269,248:

- a. To provide assistance to the following QPs: 1) Homeless individuals and families; 2) individuals and families at risk of homelessness, and 3) individuals and Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD (QP #3 has preference)
- b. To provide funding for the acquisition, construction, and/or rehabilitation of Non-Congregate Shelters as the primary eligible activity
- c. Approve the submittal of the Action Plan to HUD for its approval on or by March 31, 2023

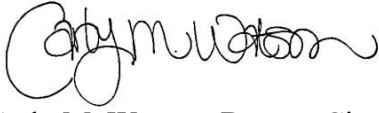
Roll Call Vote: 5-0. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were no items to consider.

COUNCIL COMMENTS: No comments were made.

ADJOURNMENT: Moved by Beatty-Hansen, seconded Betcher, to adjourn the meeting at 5:02 p.m.

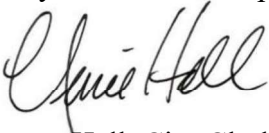
Vote on Motion: 5-0. Motion declared carried unanimously.



Carly M. Watson, Deputy City Clerk



John A. Haila, Mayor



Renee Hall, City Clerk

RESOLUTION NO. 23-046

RESOLUTION APPROVING HOME INVESTMENT PARTNERSHIPS AMERICAN RESCUE PLAN PROGRAM (HOME-ARP) PROPOSED ALLOCATION PROJECTS FOR THE CITY OF AMES, IOWA

WHEREAS, in September 2021, the City of Ames was officially notified that \$1,269,248 of the HOME-ARP funding would be received. This funding is in addition to the City's regular HOME funding. Congress appropriated HOME-ARP funding as part of the American Rescue Plan (ARP) Act to give qualified participating jurisdictions (PJs) significant new resources to address their homeless assistance needs by creating various affordable housing options. In October 2021, the City signed and returned the HOME-ARP Grant Agreement with HUD for this special one-time round of funding; and,

WHEREAS, with the approval of the HOME-ARP Grant Agreement, the City as the PJ is responsible for ensuring that all grant funds are used in accordance with all program requirements and is a legally binding agreement between the Department of Housing and Urban Development and the City of Ames; and,

WHEREAS, HOME-ARP funds must be used for individuals or families from the following qualifying populations (QPs): 1) homeless; 2) at risk of homelessness; 3) fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; 4) other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability including veterans and families their veteran families; and,

WHEREAS, HOME-ARP funds can be used for the following four-eligible activities: 1) the production or preservation of affordable rental housing; 2) tenant-based rental assistance (TBRA); 3) supportive services (including homeless prevention services and housing counseling services); and 4) the purchase or development of non-congregate shelters for individuals and families experiencing homelessness; and,

WHEREAS, ARP can provide up to 5 percent of the grant for the operating cost of Community Housing Development Organizations (CHDOs) and other non-profit organizations, including homeless providers. Five percent of the funds are also available to these organizations for administrative capacity building. Additionally, HOME-ARP provides up to 15 percent of the allocation for the administrative and planning cost of the PJ and sub-recipients administering all or a portion of the grant; and,

WHEREAS, HUD published detailed and restrictive program regulations and requirements. There are four (4) very specific requirements: 1) The Allocation Plan must be submitted to HUD by March 31, 2023; 2) All funds must be expended by September 30, 2030, and any remaining funds will be returned to the US Treasury; 3) PJs must conduct stakeholder consultations to gain feedback on the community needs of the funding, and 4) HUD must approve the Allocation Plan before funds are made available. In addition to these requirements, the City

will be required to amend its 2021-2022 CDBG/HOME Annual Action Plan to include all activities to be implemented. To date, the staff has participated in several HOME-ARP Webinars and has contacted PJs across the country to gain knowledge and expertise in the complexities of the program requirements and processes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Proposed Allocation Projects and proposed estimated budget, directing staff to prepare the draft allocation plan, and set March 28, 2023, as the date of the public hearing for approval of submitting the plan to HUD on or by March 31, 2023, is hereby approved.

ADOPTED THIS 24th day of January, 2023.



Renee Hall, City Clerk



John A. Haila, Mayor

Introduced by:	Beatty-Hansen
Seconded by:	Rollins
Voting aye:	Beatty-Hansen, Betcher, Corrieri, Gartin, Junck, Rollins
Voting nay:	None
Absent:	None

Resolution declared adopted and signed by the Mayor this 24th day of January, 2023.

**MINUTES OF THE MEETING OF THE AMES AREA METROPOLITAN PLANNING
ORGANIZATION (AAMPO) TRANSPORTATION POLICY COMMITTEE AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

JANUARY 24, 2023

CALL TO ORDER: The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:07 p.m. on the 24th day of January, 2023. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Rachel Junck, City of Ames; Anita Rollins, City of Ames; Linda Murken, Story County Supervisor; and Jacob Ludwig, Transit Board.

CONSENT AGENDA: Mayor Haila reviewed the consent agenda item by item and Transportation Planner Kyle Thompson noted the targets for Item No. 3 through Item No. 5. Council Member Rollins inquired about the expected increase in safety targets for Item No. 4 and Mr. Thompson highlighted the targets were established by the Iowa Department of Transportation through an evaluation of statistics from previous years combined with an assessment of current transportation trends to set a realistic target.

Moved by Corrieri, seconded by Murken, to approve the consent agenda.

1. Motion approving Annual Self-Certification for FY 2023
2. RESOLUTION NO. 23-023 approving designation of AAMPO representatives to Central Iowa Regional Transportation Planning Alliance
3. Motion approving Roadway Safety Targets
4. Motion approving PM2 and PM3 Targets
5. Motion approving Transit Asset Management Targets

Vote on Motion: 9-0. Motion/Resolutions declared carried/adopted, signed by the Mayor, and hereby made a portion of these Minutes.

ADMINISTRATION: Planner Thompson reviewed that to receive federal funds for regional transportation projects, it is necessary for those projects to be included in the Transportation Improvement Program (TIP) for the Ames Area Metropolitan Planning Organization (AAMPO). The current TIP for the AMMPO contains projects programmed for federal fiscal years (FFY) 2023 through 2026, which was approved on July 12, 2022. The TIP may be amended in accordance with the procedures outlined in the TIP and Public Participation Plan.

CyRide submitted a request for project amendments, explained Mr. Thompson, due to supply chain shortages. Because the amount of federal aid increase to these projects exceeds 30%, a TIP amendment is required to roll-over and modify these projects. He noted that since the Transportation Technical Committee reviewed the proposed amendment and unanimously recommended approval, staff is requesting to set the date of public hearing as March 28, 2023, for approval the amendment to the FFY 2023-2026 Transportation Improvement Program.

Moved by Ludwig, seconded by Murken, to set March 28, 2023, as date of public hearing regarding amendments to the FFY 2023-2026 Transportation Improvement Program.

Vote on Motion: 9-0. Motion declared carried unanimously.

POLICY COMMITTEE COMMENTS: No comments.

ADJOURNMENT: Moved by Corrieri, seconded by Murken, to adjourn the meeting at 6:12 p.m.

Vote on Motion: 9-0. Motion declared carried unanimously.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JANUARY 24, 2023

The regular meeting of the Ames City Council was called to order by Mayor John Haila at 6:13 p.m. on the 24th day of January, 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Jacob Ludwig was present on behalf of Bryce Garman.

Mayor Haila pulled Item No. 39, staff report on Downtown Urban Revitalization Amendments, from the agenda, noting the report would come before the City Council in the near future after additional work was completed.

HEADWATERS OF THE SOUTH SKUNK RIVER WATERSHED MANAGEMENT PLAN PRESENTATION: Director of Water and Pollution Control John Dunn alongside Story County Conservation Watershed Coordinator Sara Carmichael provided a high-level overview of the Headwaters of the South Skunk River Watershed Management Authority and its recently completed watershed management plan.

Council Member Betcher inquired about how many of the members are considered a point source for the nutrient reduction strategy. Ms. Carmichael noted that the strategy addresses both point and non-point sources, with point sources coming directly from wastewater treatments, such as the City of Ames or the City of Story City.

Mayor Haila noted the presentation by Ms. Carmichael advertised the program as voluntary with no taxing or regulatory authority. He emphasized the impact that surface runoff has, highlighting the investment the City of Ames is making for improvements to make an incremental decrease in discharge. He asked if there are local landowners who are interested in working within the management plan. Ms. Carmichael replied in the affirmative, noting that many local landowners are responsive to education.

CONSENT AGENDA: Council Member Betcher requested to pull Item No. 11c, motion approving the renewal of Class C Retail Alcohol License with Outdoor Service – cy’s roost, 121 Welch Avenue.

Moved by Betcher, seconded by Beatty-Hansen, to approve the consent agenda less Item No.

11c.

2. Motion approving payment of claims
3. Motion approving Minutes of Regular Meeting on January 10, 2023
4. Motion approving Report of Change Orders for period January 1 – 15, 2023
5. Motion approving Civil Service candidates
6. Motion approving ownership update for Class C Retail Alcohol License with Outdoor Service and Catering Privileges – Provisions Lot F, 2400 North Loop Drive
7. Motion approving ownership update for Class C Retail Alcohol License with Outdoor Service and Catering Privileges – The Café, 2616 Northridge Parkway
8. Motion approving ownership update for Class E Retail Alcohol License – Kwik Spirits #530, 204 South Duff Avenue
9. Motion approving ownership update for Class E Retail Alcohol License – Kwik Star #1158, 1910 Isaac Newton Drive
10. Motion approving new liquor license for Class C Retail Alcohol License – Bottoms Up Bar & Lounge, 398 Main Street – Pending Dramshop Review and Favorable DIA Inspection
11. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
 - a. Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carryout Beer) – Fareway Stores, Inc. #093, 3619 Stange Road
 - b. Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carryout Beer) – Fareway Stores, Inc. #386, 619 Burnett Avenue
 - c. Class C Retail Alcohol License with Outdoor Service – cy’s roost, 121 Welch Avenue
 - d. Class C Liquor License with Sunday Sales – Dog Eared Books, 203 Main Street
 - e. Special Class C Liquor License with Outdoor Service and Sunday Sales – Blaze Pizza, 2320 Lincoln Way
 - f. Class C Liquor License with Outdoor Service and Sunday Sales – El Azteca, 2727 Stange Road – Pending Dramshop Review
 - g. Class C Liquor License with Catering Privilege and Sunday Sales – Ge’ Angelo’s, 823 Wheeler Street #9
 - h. Class C Liquor License with Outdoor Service and Sunday Sales - Blue Owl Bar, 223 Welch Avenue – Pending Dramshop Review
 - i. Class C Liquor with Catering Privilege, Outdoor Service, and Sunday Sales - West Towne Pub, 4518 Mortensen Road Suite 101 - Pending Dramshop Review
 - j. Class C Liquor with Sunday Sales - Cactus 2, 2420 Lincoln Way Suite B
12. Motion approving the Certified Local Government National Register Nomination Evaluation Report of the Cranford Building to the National Register of Historic Places

13. RESOLUTION NO. 23-024 approving quarterly investment report for period ending December 31, 2022
14. RESOLUTION NO. 23-025 approving Encroachment Permit Agreement for sign at 301 Main Street, Suite 105
15. RESOLUTION NO. 23-026 approving staff to submit The Wellmark Foundation Built Environmental Match Grant application in the amount of \$100,000 for the Emma McCarthy Lee Pickleball Court Project
16. RESOLUTION NO. 23-027 approving plans and specifications for 2022/23 and 2023/24 Ames Plan 2040 Water Utility Infrastructure (Lincoln Way & US Highway 69) setting February 22, 2023, as bid due date and February 28, 2023, as date of public hearing
17. RESOLUTION NO. 23-028 approving preliminary plans and specifications for Airport Underground Line Crossing, setting March 1, 2023, as bid due date and March 14, 2023, as date of public hearing
18. RESOLUTION NO. 23-029 approving preliminary plans and specifications and issuing a notice to bidders for the North River Valley Well Field and Pipeline Project, setting March 3, 2023, as the bid due date and March 14, 2023, as the date of public hearing
19. RESOLUTION NO. 23-030 approving plans and specifications for 2021/22 Shared Use Path System Expansion – Ioway Creek, setting February 21, 2023, as the bid due date and February 28, 2023, as date of public hearing
20. RESOLUTION NO. 23-031 approving plans and specifications for 2022/23 Shared Use Path Maintenance, setting February 22, 2023, as bid due date and February 28, 2023, as date of public hearing
21. RESOLUTION NO. 23-032 approving plans and specifications for 2022/23 Pavement Restoration – Slurry Seal Program, setting February 22, 2023, as bid due date and February 28, 2023, as date of public hearing
22. RESOLUTION NO. 23-033 approving final plans and specifications and awarding contract to Amusement Restoration Companies, of Burnet, Texas, for the Furman Aquatic Center Pool Basin Painting Project in the amount of \$133,405
23. RESOLUTION NO. 23-034 awarding contract to Roof Spec Incorporated of St. Paul, Minnesota, for Roofing Design Services for the Power Plant in the amount of \$49,768.80
24. RESOLUTION NO. 23-035 approving contract and bond for 2022/23 Asphalt Street Pavement Improvements (28th Street)
25. RESOLUTION NO. 23-036 approving contract and bond for 2022/23 North Sunset Ridge Sanitary Sewer
26. RESOLUTION NO. 23-037 approving Professional Services Agreement for the Construction Observation/Administration Services for the Sanitary Sewer Rehabilitation Projects, with WHKS & Co. of Ames, Iowa, in the amount not to exceed \$272,000
27. RESOLUTION NO. 23-038 approving Professional Services Agreement for the 2022/23 Airport Improvement Program (South Apron Rehab), with Bolton & Menk, Ames, Iowa, in an amount not to exceed \$184,700 for design, bidding, construction inspection, and grant closeout services
28. RESOLUTION NO. 23-039 approving Change Order No. 1, deducting \$65,065.03 from the contract with SVPA Architects Inc. of West Des Moines, Iowa, for Water Pollution Control

Facility Administration Building Renovation

29. 2021/22 Concrete Street Pavement Improvements (S. Kellogg Avenue and N. 2nd Street)
- a. RESOLUTION NO. 23-048 approving Change Order No. 2 for the 2021/22 Concrete Street Pavement Improvements (S. Kellogg Avenue and N. 2nd Street), a reduction in the amount of \$93,223.97
 - b. RESOLUTION NO. 23-040 accepting the 2021/22 Concrete Street Pavement Improvements (S. Kellogg Avenue and N. 2nd Street) as completed by All Star Concrete, of Johnston, Iowa
30. RESOLUTION NO. 23-041 approving Change Order No. 6, the balancing change order, a deduction in the amount of \$553,461.68 from the contract with Peterson Contractors, Inc., of Reinbeck, Iowa, for the South Grand Avenue Extension Project
31. RESOLUTION NO. 23-042 accepting Water Pollution Control Facility Sludge Pumping Building Improvements Project as completed and authorizing final payment and releasing retainage, in accordance with the contract, to Woodruff Construction, Inc., of Ames, Iowa
32. RESOLUTION NO. 23-043 accepting 2021/22 Seal Coat Pavement Improvements (Stafford Avenue – E. 13th Street to South End) as completed
33. RESOLUTION NO. 23-044 accepting 2018/19 Shared Use Path System Expansion – Trail Connection South of Lincoln Way (Beedle Drive to Franklin Park) as completed

Roll Call Vote: 6-0. Motion/Resolutions declared carried/adopted, signed by the Mayor, and hereby made a portion of these Minutes.

RENEWAL OF THE CLASS C RETAIL ALCOHOL LICENSE WITH OUTDOOR SERVICE – CY’S ROOST, 121 WELCH AVENUE: Council Member Betcher desired to confirm with Chief of Police Geoff Huff that staff is confident in the recommendation as stated in the Council Action Form.

Chief Huff noted that in the review by staff of cy’s roost in the last renewal period, it was identified that the establishment had 17 underage on premise citations written; however, 13 of those 17 were verified to have a fake ID. In addition, cy’s roost passed two compliance checks in the last two years, in March of 2021 and October of 2022. Chief Huff stated that at this point in time, staff does not have any information that would lead to a recommendation other than a renewal as requested. He added that staff has put all of the liquor license establishments on closer scrutiny in the past few months with officers spending more time in all of the establishments.

Moved by Betcher, seconded by Corrieri, to approve renewal of the Class C Retail Alcohol License with Outdoor Service – cy’s roost, 121 Welch Avenue.

Roll Call Vote: 6-0. Motion declared carried unanimously.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Richard Deyo, 505-8th Street, #2, Ames, discussed how there is a peaceful and loving utopia right here, raising the question about how to get there from days of unrest and war. He highlighted the

responsibilities that tie into humanity and Mayor Haila asked Mr. Deyo to conclude as his statements were not tied to City business.

Seemi C., Ames Resident and Iowa State University Graduate Student, reviewed the need for creating safer routes for bicycles and pedestrians, especially on Iowa State University (ISU) campus and along University Boulevard where crashes have recently occurred. She shared her passion for the topic and noted her involvement on campus to create awareness of the issue. She encouraged the City Council to evaluate the Municipal Code and allocation of funding to help non-motorists. Mayor Haila responded, alerting Ms. C. that the City Council has no jurisdiction on any university property. He added that the City Council is working on the Bike/Ped Master Plan and encouraged input through that process. Council Member Beatty-Hansen shared that the Bike/Ped Master Plan Workshop would be hosted on Tuesday, January 31st, 2023 at 6:00 p.m.

Andrea Grono, 225 S. Kellogg, Ames, shared that the annual Point in Time Count for those who are struggling with homelessness will be happening Wednesday afternoon and Thursday morning. She encouraged everyone to spread the word to those they may know who are unsheltered and living in conditions unfit for human habitation. She highlighted that there are several locations across town, with the main point being the Ames Public Library. Ms. Grono added that it was important for individuals to be counted and receive a resource bag so federal funds could be directed towards the Ames area to help those struggling.

Marlene Ehresman, 810 Brookridge Avenue, Ames, shared her favor in moving ahead on an upgraded facility for the Ames Animal Shelter. She discussed safety and space concerns at the current facility, highlighting that the conditions are not the quality that should be expected in the City of Ames. Ms. Ehresman added that over the past few weeks a die off of waterfowl on Ada Hayden is also of concern. She noted her involvement in the issue and work being done with veterinary staff at the Iowa Department of Natural Resources (DNR) to figure out what has been going on. Volunteers from Friends of Ada Hayden and Skunk River Paddlers have retrieved live animals, when possible, and deceased animals have been disposed of by the Ames Animal Shelter, with a select few going to Iowa State University for research at the Veterinary Diagnostic Lab facility. She emphasized that staff at the Ames Animal Shelter need to be cared for because what they do for the community is boundless, furthering her support for a new facility for the Ames Animal Shelter.

Will Determan, 1008 Lincoln Way, Ames, discussed the South Grand Avenue extension. He noted that the extension has been a great benefit to the community, and it would be difficult for motorists to notice any issues; however, bicyclists and pedestrians lack safe options to cross the street. He shared that there is a large density of multi-family housing between S. 4th Street and S. 5th Street that needs to connect to the multi-use trail nearby and general transit stops across the road. He was able to identify one safe crossing at S. 4th Street, which requires backtracking for individuals needing to travel south. Mr. Determan discussed solutions to this issue, highlighting that the shortest route is often the safest route and provided the suggestion of a raised crosswalk at the location of a previous crosswalk, which was eliminated at the conclusion of the extension.

Mayor Haila closed the Public Forum when no one else came forward to speak.

HISTORIC PRESERVATION COMMISSION: Planning and Housing Director Kelly Diekmann and Historic Preservation Commission (HPC) Chair Susan Minks presented the 2022 Annual Certified Local Government Report including the 2023 Work Plan. Director Diekmann highlighted that under the Certified Local Government (CLG) Agreement with the State Historic Preservation Office (SHPO), local governments and their Historic Preservation Commissions are responsible for submitting an annual report documenting the City's and Commission's preservation work during the previous calendar year.

Council Member Betcher asked how many HPC members attended the provided trainings as outlined in the report. Ms. Minks noted that the whole Commission was presented with the opportunity, while those who choose to attend the in-person event included two members.

Mayor Haila announced that applications are being received for Board and Commission appointments. He noted several vacancies, including on the Historic Preservation Commission.

Moved by Gartin, seconded by Betcher to adopt RESOLUTION NO. 23-045 approving 2022 accomplishments of the Historic Preservation Commission and the Work Plan for 2023 as described in the 2022 Certified Local Government (CLG) Report.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

2023-2028 CAPITAL IMPROVEMENTS PLAN PUBLIC INPUT: City Manager Schainker noted this was an opportunity for the community to provide feedback following the budget presentations from department heads last week, noting that final decisions would be made at the budget wrap-up meeting on February 14, 2023.

Mayor Haila opened the Public Input.

Mayor Haila noted the comments received during Public Forum from Marlene Ehresman and Will Determan. City Manager Steve Schainker also noted email input from Steve Martin for the record.

Mayor Haila closed the Public Input when no one came forward to speak.

HOME INVESTMENT PARTNERSHIPS AMERICAN RESCUE PLAN PROGRAM:

Housing Coordinator Vanessa Baker-Latimer reviewed the agreement with HUD, highlighting the qualifying populations and eligible activities for the funds. She reviewed the Public Outreach, discussing the stakeholder and public feedback. After reviewing the feedback and referring to the City's 2019-2023 Consolidated Plan, Ms. Baker-Latimer discussed the recommendation from staff for use of the funding for Acquisition/Demolition/Rehabilitation for Non-Congregate Housing and General Administration for HOME-ARP, providing a rationale for the proposed activities as listed in the Council Action Form.

Council Member Betcher asked what the accomplishments would be for brick-and-mortar that would not require an additional investment for operating the services. Coordinator Baker-Latimer explained the brick-and-mortar process and where funding could be allocated, noting partnerships with ASSET to continue the operational services.

Public Input was opened by Mayor Haila.

Loris Olsen, President of Home Allies, 1705 Buchanan Drive, Ames, spoke in support of Option 2, highlighting that the entire portion of money available through the HOME-ARP funding would likely be allocated to one agency. She stated that the City is not looking to build anything with these funds, the City is looking at giving the funding to one or more entities to build. Ms. Olsen elaborated that she found herself in a difficult position because she has worked closely with the agency City staff desires to give some or all of the money to, and she supports that agency, and the Ames community desperately needs non-congregate housing; however, she posed the question of what the City will do when people are done qualifying for shelter housing. She stated that she is asking the City Council to consider Option 2 with the modification that 20% of the funding be utilized to establish long-term housing.

Public Input was closed by Mayor Haila when no one else came forward to speak.

Ms. Baker-Latimer provided points of response per the request of Council Member Gartin, clarifying that it has not been decided to where or whom the funding will be specifically allocated as the projects may be administered by the City itself. She stated that at this point, staff has not approached local agencies about the funding because the application is yet to be submitted and approved by HUD. Mayor Haila asked if the funding allocation plan can be modified in the future. Ms. Baker-Latimer noted there were a number of different paths that the funding requirements could take, similar to the Community Development Block Grant (CDBG) funding. Council Member Rollins asked about the kinds of agencies that could be partnered with in terms of certifications or requirements the agency would need to obtain for the funding. Ms. Baker-Latimer replied that it is too early in the process to tell, and it would be something staff could look into after the application is approved.

Moved by Beatty-Hansen, seconded by Rollins, to adopt RESOLUTION NO. 23-046 approving HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Proposed Allocation Plan Program and proposed estimated budget, directing staff to prepare the draft allocation plan, and set March 28, 2023, as the date of the public hearing for approval of submitting the plan to HUD on or by March 31, 2023.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

BAKER SUBDIVISION: Housing Coordinator Baker-Latimer explained that the City of Ames, as the developer of the subdivision, completed the public infrastructure improvements (streets, water, sewer, electrical, sidewalks, including geothermal) for the 26 single-family lots and is now in the position to begin developing the lots for the construction of single-family homes. She reviewed that 51% (14) of the lots have to be used for low and moderate-income households to

meet federal CBDG requirements. Additionally, Lot 27 is set aside for affordable multi-family housing development.

Ms. Baker-Latimer noted Habitat for Humanity of Central Iowa (HHCI) approached the staff with an interest in purchasing seven lots in the Baker Subdivision in conjunction with their award from the Iowa HOME Grant Program (Federal American Rescue Act State and Local Fiscal Relief Funds). HHCI was made aware of the covenants for the subdivision and the minimum design requirements. Staff and HHCI representatives identified Lots 2 to 8 located south of Tripp Street and along the east side of Wilmoth Avenue as desirable for the first phase of home construction.

Mayor Haila opened and closed Public Input when no one came forward to speak.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 23-047 setting February 14, 2023, as the date of public hearing for the sale of Lots 2-8 in the Baker Subdivision to Habitat for Humanity of Central Iowa.

Roll Call Vote: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Nay: None. Abstaining: Gartin. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

STAFF REPORT RELATING TO MINIMUM FLOOR AREA RATIOS FOR DOWNTOWN NON-CONFORMING STRUCTURES: Planning and Housing Director Kelly Diekmann provided the background for this issue before reviewing the current zoning requirements. He highlighted that buildings in the Downtown Service Center have the requirement that all buildings have a minimum Floor Area Ratio (FAR) of 1.0. Lots cannot be created or modified that do not result in a conforming configuration or maintain conformance to a standard related to lot dimensions.

The options available to the City Council were presented by Director Diekmann. Option 1: Add an exception to Section 29.303(2) – Lots that exclude conformity with minimum FAR for boundary line adjustments and lot mergers. In this option, maintaining minimum FAR requirements is excluded for Boundary Line Adjustments and Lot Mergers, however this does not exclude use of a lot from meeting all development standards and nonconformity requirements related to buildings and site improvements. Since the building itself would still be nonconforming due to FAR and height, it could be remodeled, but not structurally changed as limited by the Zoning Ordinance. Any future changes or additions would be required to fully conform to zoning standards, including minimum FAR and height. If this change were to be approved, it may be prudent to add a plat requirement for a notice of limitations regarding future use if the lot mergers are approved to provide notice to future property owners. Option 2: Modify Zoning Ordinance Procedures and Enforcement requirements related to finishing construction of a building within three years by removing the financial penalty for noncompliance and only withhold future permits until the project is complete. This option would not remove any development standards but would eliminate the most onerous enforcement language of a daily financial penalty for delaying completion of a project. This would mean that the applicant could proceed with remodeling of the site in a manner consistent with their approved Site Development Plan, and if they do not complete the addition within the three-year limit, the property owner would not be able to get other permits in the future until the addition is complete.

Mayor Haila asked about changing the lot configuration under each of the options as it related to the Zoning Ordinance. Director Diekmann explained that under Option 1, the act of changing the lot configuration would be legally allowed under zoning, so the property owner would not create a conflict; however, the building would either stay non-conforming or become non-conforming, which would be intentionally allowed to enact the remodeling restrictions. He emphasized that this model would be more flexible for property owners than the current available option.

Council Member Gartin asked if there were any negative consequences of Option 1 that the City Council should consider. Director Diekmann replied, noting prolonging the life of a non-conforming building/structure/site is a trade off to granting the property owner flexibility in the situation. Council Member Gartin noted that he is always trying to anticipate the law of unintended consequences and asked Mr. Diekmann how many properties in the Downtown would be impacted under Option 1. Under current ownership, Director Diekmann stated that he would estimate five situations where Option 1 would be impactful.

Council Member Betcher asked should the City Council approve Option 1, would the project that brought forth this issue originally, be able to be completed at some point in the future. Director Diekmann replied in the affirmative.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to approve Option 1: Add an exception to Section 29.303(2) – Lots that exclude conformity with minimum FAR for boundary line adjustments and lot mergers.

Vote on Motion: 6-0. Motion declared carried unanimously.

STAFF REPORT ON DOWNTOWN URBAN REVITALIZATION AMENDMENTS:
Mayor Haila noted the item had been pulled.

HEARING ON ZONING TEXT AMENDMENT FOR FRONT YARD PARKING AND DRIVEWAY STANDARDS: Mayor Haila opened the Public Hearing. Moved by Corrieri, seconded by Beatty-Hansen, to continue hearing to February 28, 2023.

Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON REZONING PLANNED UNIT DEVELOPMENT (PUD) WITH MASTER PLAN FOR 3216 TRIPP STREET – BAKER SUBDIVISION, LOT 27 FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL MEDIUM DENSITY (RM) WITH PUD OVERLAY AND MASTER PLAN: Planning and Housing Director Diekmann explained the amendment and the density limit, highlighting that one of the qualifying criteria for a LIHTC application is to have zoning for the proposed project in place for the subject property. The proposed rezoning request is to allow for a medium density residential development as small apartment buildings, townhomes, or duplexes. The proposed PUD Master Plan identifies the proposed uses of the site along with the minimum and maximum number of units, parking

allowances, and building types, with standards that require a future Major Site Development Plan approval by the City Council prior to development of a specific project on the site.

Director Diekmann furthered that the current Ames Plan 2040 land use designation of the site is RN-2. The RN-2 land use designation is reflective of existing neighborhoods primarily developed prior to 2000 with a mix of single family, two-family, and some multi-family development. RN-2 land use description identifies a mix of corresponding zoning districts to implement the goals and policies of this designation. While primarily intended for one- and two-family development types, it also includes a selective option for medium density residential (RM) zoning for development of small apartments and townhomes in clusters within or adjacent to established neighborhoods, which in this case, complies with the Plan and meets the City's overall housing goals.

The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance Rezoning Planned Unit Development (PUD) with Master Plan for 3216 Tripp Street – Baker Subdivision, Lot 27 from Residential Low Density (RL) to Residential Medium Density (RM) with PUD Overlay and Master Plan.

Roll call Vote: 6-0. Motion declared carried unanimously.

HEARING ON AMENDMENT TO CONTRACT REZONING AGREEMENT FOR 798 N. 500TH AVENUE (NORTH SUNSET RIDGE): Planning and Housing Director Diekmann noted that, per the City's standards in Chapter 29 Article 15 of the Municipal Code regarding Master Plan changes, the Planning and Zoning Commission has up to 90 days to consider the item and make a recommendation concerning the Master Plan. Because quorum was not attained at the most recent Planning and Zoning Commission meeting, staff requested that the City Council table approving the revised Master Plan and only act on the Letter of Credit.

Mr. Diekmann explained that with the rezoning, the developer entered into a Contract Rezoning Agreement that included provision for a financial contribution to the extension for sanitary sewer line through the site and a separate section regarding a Master Plan for the zoning approval. The developer was required to provide a one-time payment to the City within 14 days of the award of the contract for construction of the sanitary sewer extension, which occurred at the January 10, 2023, City Council meeting. The developer requested an amendment to the rezoning agreement to allow temporarily substituting a letter of credit for the cash security. Accepting the letter of credit would defer cash payment to the City until March 31, 2023, which would coincide with the start of construction of the sanitary sewer project. This request, explained Mr. Diekmann, is unusual in that it is a change of terms to the agreement and City practice is to require cash security when there is a defined contribution to a project rather than a percentage share. He emphasized that satisfying this request should not set a precedent. Director Diekmann concluded by indicating that the bank cannot deliver the letter of credit until the following day and the City Council would need to approve the resolution contingent upon receipt.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to table the Resolution approving revised Master Plan.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 23-049 approving change to allow for acceptance of a Letter of Credit in the amount of \$604,725, in lieu of cash security, until March 31, 2023, contingent upon receipt of the Letter of Credit.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2021/22 CONCRETE PAVEMENT IMPROVEMENTS (STANGE AND 24TH): The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak. Moved by Gartin, seconded by Betcher, to accept the report of bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-050 approving final plans and specifications and awarding contract to Con-Struct Inc. of Ames, Iowa, in the amount of \$4,252,314.23.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2022/23 DOWNTOWN STREET PAVEMENT IMPROVEMENTS – ALLEY (5TH STREET-6TH STREET BETWEEN DUFF AVENUE AND DOUGLAS AVENUE): Mayor Haila opened and closed the Public Hearing when no one came forward to speak. Moved by Rollins, seconded by Gartin, to accept the report of bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 23-051 approving final plans and specifications and awarding contract to Brothers Concrete of Des Moines, Iowa, in the amount of \$103,062.30.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2022/23 FIRE STATION 3 PCC REPLACEMENT: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak. Moved by Rollins, seconded by Gartin, to accept the report of bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded Gartin, to adopt RESOLUTION NO. 23-052 approving final plans and specifications and awarding contract to Brothers Concrete of Des Moines, Iowa, in the amount of \$228,269.50.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2022/23 SEAL COAT PAVEMENT IMPROVEMENTS AND NEIGHBORHOOD CURB PROGRAM PROJECT (MURRAY DRIVE - NORTHWESTERN AVENUE TO GRAND AVENUE): Mayor Haila opened and closed the Public Hearing when no one came forward to speak. Moved by Betcher, seconded by Gartin, to accept the report of bids.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 23-053 approving final plans and specifications and awarding contract to Manatt's Inc. of Ames, Iowa, in the amount of \$722,863.45.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ZONING TEXT AMENDMENT TO AMEND THE HOME OCCUPATION REGULATIONS: City Attorney Mark Lambert noted that after the First Reading of the Home Occupation text amendment, staff found additional places where Home Occupations were referenced in the Zoning Ordinance. These references have been addressed in the amendment with no changes to Sec. 29.1304 or Sec. 29.1304A.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Gartin, seconded by Rollins, to amend consistent with the draft provided by the City Attorney.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to pass on second reading an ordinance amending Zoning Text regarding Home Occupation Regulations.

Roll Call Vote: 6-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted there were no items to consider.

COUNCIL COMMENTS: Council Member Gartin said, "Go Iowa State!"

Council Member Junck thanked *ex officio* Bryce Garman for his service representing Iowa State University Students the past nine months and wished him all the best in his future endeavors.

Ex officio Jacob Ludwig also shared his thanks to Mr. Garman for his service, noting that Student Government would hopefully have a long-term replacement for *ex officio*.

Mayor Haila thanked Mr. Ludwig for filling in and echoed the thanks to Mr. Garman for his service. He also noted that the third Community Conversation on Mental Health, focusing on Resiliency with keynote speaker Lindsey Fennelly, would be held at the Ames Community School District offices in the School Board Room from 6:30-8:30 p.m. on January 26, 2023. He invited the City Council to attend, highlighting that work has been done to get the message out to Ames and Iowa State University students and sharing his hope that many can attend the event.

ADJOURNMENT: Moved by Gartin, seconded by Corrieri, to adjourn the meeting at 7:49 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.



Carly M. Watson, Deputy City Clerk



John A. Haila, Mayor



Renee Hall, City Clerk

ATTACHMENT 2

**Input/Question(s) received during the
comment period**

From: [Baker-Latimer, Vanessa](#)
To: [LAURIS OLSON](#)
Subject: Response to Comments on the Ames" HOME-ARPA grant application
Date: Friday, March 24, 2023 7:54:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Good Morning Lauris,

First, thank you for your participation and input at the various public forum sessions regarding this one-time HOME-ARP funding opportunity for the City of Ames. Below is my response to your two concerns:

Question: I am concerned that the draft create by the city staff gives priority to funding shelter housing projects to agencies already providing shelter or services to the target populations.

Answer: The grant does not give preference to existing agencies.

Question: Some of the examples you gave for possible projects that the grant could be used for seemed outside the parameters usually used when discussing emergency shelter and emergency housing. You told us the definition of non-congregate emergency shelter/housing was "tenants did not sign a lease" but later in the session you provided 24-month transitional housing and permanent supportive housing as two examples that the money could be used to create.

The Bridge Home requires landlord/tenant leases for these two housing programs, a requirement set by the Iowa Balance of State Continuum of Care board, per my understanding. Further clarification of possible projects is needed.

Answer: For the HOME-ARP Program, HUD defines Non-Congregate Shelter as: "A non-congregate shelter (NCS) is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement."

My examples were intended to be very broad in nature about types of programming for non-congregate units that maybe could be supported. There are many rules and requirements for these funds, and we are still processing how they can be implemented. I apologize if my examples were confusing.

Thanks So Much...Be Safe..Stay Well!

Vanessa Baker-Latimer
Housing Coordinator
vanessa.bakerlatimer@cityofames.org

Planning & Housing Department | Housing Division
Ames City Hall | 515 Clark Ave. | Ames, IA 50010-0811

515-239-5400-main| 515-239-5699-fax| 515-239-5133-TDD



www.CityofAmes.org

Help make the City of Ames even better!

Download the Ames on the Go app today!

From: LAURIS OLSON <lauris_olson@me.com>
Sent: Wednesday, March 22, 2023 3:55 PM
To: Baker-Latimer, Vanessa <vanessa.bakerlatimer@cityofames.org>
Subject: Comment on Ames' HOME-ARPA grant application

[External Email]

Good afternoon Vanessa,

Thank you again for holding a public question and answer session March 16 on the proposed draft of the City of Ames' application for \$1.2 million in supplemental HOME money made possible by funding in the American Rescue Plan Act.

This is a written summary of the feedback I provided during that session. These are my two main concerns:

I am concerned that the draft create by the city staff gives priority to funding shelter housing projects to agencies already providing shelter or services to the target populations. The Ames/Story County area already has a deficit in the amount of emergency shelter available for these populations and has had a deficit for several years. While I am aware of at least two separate plans by existing agencies to create additional emergency shelter capacity, It is my understanding that both still face organizational (staffing and collaborative) and financial shortfalls that the cannot be resolved within the parameters of this one grant.

New agencies offer new perspectives and create solutions not bound so closely to existing patterns that are no longer effective. New agencies can help create new partnerships. Should Ames receive the HOME-ARPA grant, no preference should be given to existing agencies.

Some of the examples you gave for possible projects that the grant could be used for seemed outside the parameters usually used when discussing emergency shelter and emergency housing.

You told us the definition of non-congregate emergency shelter/housing was “tenants did not sign a lease” but later in the session you provided 24-month transitional housing and permanent supportive housing as two examples that the money could be used to create. The Bridge Home requires landlord/tenant leases for these two housing programs, a requirement set by the Iowa Balance of State Continuum of Care board, per my understanding. Further clarification of possible projects is needed.

Thank you for all you have done and still do every day,

Lauris Olason
515-766-0538

Personal: 515-451-7293
Personal: lauris_olson@me.com

President, Home Allies, Inc.
HomeAllies.org
info@homeallies.org
515-766-0538

Home Allies creates affordable and attainable housing for people whose incomes and life experiences increase their risk of housing instability and homelessness.

501(c)(3) non-profit organization

EIN: 87-2045725

To donate online: [PayPal.Me/homeallies](https://www.paypal.com/donate/?url=https://homeallies.org)

To donate by check: 1705 Buchanan Dr., Ames, IA 50010

ATTACHMENT 3

HUD Certifications

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

09/22/2021

4. Applicant Identifier:

M21-MP190010

5a. Federal Entity Identifier:

061320917

5b. Federal Award Identifier:**State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:**

City of Ames, Iowa

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

426004218

*** c. UEI:**

GK9YL53MJ459

d. Address:*** Street1:**

515 Clark Avenue

Street2:

PO Box 811

*** City:**

Ames

County/Parish:

Story

*** State:**

IA: Iowa

Province:*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

50010-0811

e. Organizational Unit:**Department Name:**

Planning & Housing

Division Name:

Housing Division

f. Name and contact information of person to be contacted on matters involving this application:**Prefix:***** First Name:**

Vanessa

Middle Name:*** Last Name:**

Baker-Latimer

Suffix:**Title:**

Housing Coordinator

Organizational Affiliation:*** Telephone Number:**

515-239-5400

Fax Number:

515-239-5699

*** Email:**

vanessa.bakerlatimer@cityofames.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

Home Investment Partnership Program (HOME)

* 12. Funding Opportunity Number:

M21-MP190010

* Title:

HOME-ARP

13. Competition Identification Number:

N/A-PJ

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Ames-HOME-ARP Program

Under this program the City of Ames intends to used the funding for acquisition, rehabilitation or new construction of Non-Congregate Shelters

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,269,248.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="1,269,248.00"/>

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

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

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

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: Mr. *First Name: John
Middle Name: A.
*Last Name: Haila
Suffix:

*Title: Mayor

*Applicant Organization: City of Ames, Iowa

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

*Signature:



*Date:

03/30/2023

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Ames	DATE SUBMITTED 03/30/2023

ATTACHMENT 4

**Various Outreach Communications:
Press Releases, Emails, Facebook/
Twitter, Website, Mailings**

Contact: Susan Gwiasda, Public Relations Officer, susan.gwiasda@cityofames.org, 515.239.5204
Vanessa Baker-Latimer, Housing Coordinator, vanessa.bakerlatimer@cityofames.org,
515.239.5400

FOR IMMEDIATE RELEASE

March 21, 2023

HOME-ARP Funding Public Input Deadline is Tomorrow

AMES, Iowa – The deadline to submit comments on the proposed HOME-ARP Allocation Plan as part of the City of Ames' 2021-22 CDBG Annual Action Plan is tomorrow, March 22. Copies of the Annual Action Plan are available for review at the Department of Planning and Housing, Ames City Hall, 515 Clark Ave., from 8 a.m. to 5 p.m. Monday through Friday, and the Ames Public Library, 515 Douglas Ave. The plan also is available on the City's website at www.cityofames.org/housing.

The City of Ames is submitting a Substantial Amendment to its 2021-22 CDBG and HOME Annual Action Plan to include \$1,269,248 HOME American Rescue Plan (ARP) Funding. The HOME-ARP Allocation Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the use of grant funds to be used to provide for an assessment of the services, shelter, and housing inventory, needs, and gaps of the following qualifying populations:



- individuals or households experiencing homelessness
- at-risk of homelessness
- fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

-more-



- other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability
- veterans and families that include a veteran family member that meets one of the preceding criteria

Written comments or inquiries may be submitted to the Department of Planning and Housing at Ames City Hall, 515 Clark Avenue, Ames, Iowa, 50010, or by email to vanessa.bakerlatimer@cityofames.org by 5 p.m. Wednesday, March 22. The Ames City Council will also discuss the approval and submittal of the plan at its meeting beginning at 6 p.m. Tuesday, March 28, at City Hall Council Chambers, 515 Clark Ave.

###

Contact: Susan Gwiasda, Public Relations Officer, susan.gwiasda@cityofames.org, 515.239.5204
Vanessa Baker-Latimer, Housing Coordinator, vanessa.bakerlatimer@cityofames.org,
515.239.5400

FOR IMMEDIATE RELEASE

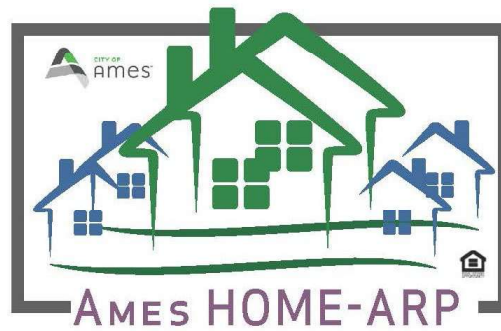
March 7, 2023

Public Input Sought on HOME-ARP Funding; 'Lunch and Learn' is March 16

AMES, Iowa – The City of Ames will host a “Lunch and Learn” to educate and gain feedback from the public on the proposed HOME-ARP Allocation Plan as part of the City’s 2021-22 CDBG Annual Action Plan. The Lunch and Learn will be from 11:30 a.m. to 1 p.m. Thursday, March 16, in the City Council Chambers at Ames City Hall, 515 Clark Ave. No meal will be provided; please feel free to bring your own sack lunch.

The City of Ames is submitting a Substantial Amendment to its 2021-22 CDBG and HOME Annual Action Plan to include \$1,269,248 HOME American Rescue Plan (ARP) Funding. The HOME-ARP Allocation Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the use of grant funds to be used to provide for an assessment of the services, shelter, and housing inventory, needs, and gaps of the following qualifying populations:

- individuals or households experiencing homelessness
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-more-



- other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability
- veterans and families that include a veteran family member that meets one of the preceding criteria

Written comments or inquiries may be submitted to the Department of Planning and Housing at Ames City Hall, 515 Clark Avenue, Ames, Iowa, 50010, or by email to vanessa.bakerlatimer@cityofames.org from March 7 through March 22. The Ames City Council will also discuss the approval and submittal of the plan at its meeting beginning at 6 p.m. Tuesday, March 28, at City Hall Council Chambers, 515 Clark Ave.

Copies of the Annual Action Plan are available for review at the Department of Planning and Housing, Ames City Hall, 515 Clark Ave., from 8 a.m. to 5 p.m. Monday through Friday, and the Ames Public Library, 515 Douglas Ave. The plan also is available on the City's website at www.cityofames.org/housing.

###



PRESS RELEASE

Contact: Susan Gwiasda, Public Relations Officer, 515.239.5204
Vanessa Baker-Latimer, Housing Coordinator, 515.239.5400

FOR IMMEDIATE RELEASE

March 7, 2023

Public Input Sought for Substantial Amendment to 2021-22 CDBG Annual Action Plan to receive HOME-ARP Funding

AMES, Iowa – The public is encouraged to provide input to the City of Ames on its Substantial Amendment to its 2021-22 CDBG and HOME Annual Action Plan to include \$1,269,248 HOME American Rescue Plan (ARP) Funding. The HOME-ARP Allocation Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the use of grant funds to be used to provide for an assessment of the services, shelter, and housing inventory, needs, and gaps of the following qualifying populations: individuals or households experiencing homelessness; at-risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability; and veterans and families that include a veteran family member that meets one of the preceding criteria.

Written comments or inquiries may be submitted to the Department of Planning & Housing at Ames City Hall, 515 Clark Avenue, Ames, Iowa or by email to vanessa.bakerlatimer@cityofames.org from **March 7 thru March 22**. The Ames City Council will also discuss the approval and submittal of the plan at 6 p.m. March 28th at City Hall, Council Chambers, 515 Clark Ave.

Copies of the Annual Action Plan are available for review at the Department of Planning & Housing, Ames City Hall, 515 Clark Ave., from 8 a.m. to 5 p.m. Monday through Friday and the Ames Public Library, 515 Douglas Avenue. The plan also is available on the City's website at www.cityofames.org/housing.

###



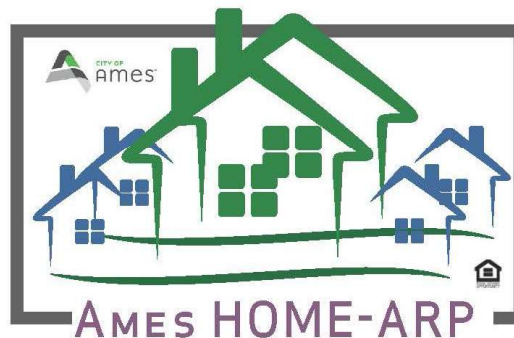
Contact: Susan Gwiasda, Public Relations Officer, susan.gwiasda@cityofames.org, 515.239.5204
Vanessa Baker-Latimer, Housing Coordinator, vanessa.bakerlatimer@cityofames.org,
515.239.5400

FOR IMMEDIATE RELEASE

January 6, 2023

Public Meetings Planned; Online Survey Available to Provide Input on HOME-ARP Funds

AMES, Iowa – In September 2021, U.S. Housing and Urban Development (HUD) awarded the City of Ames \$1,269,248 in HOME-ARP funds to be used for community housing needs. The City’s Planning and Housing Department is hosting three public forums to get input on how to spend the funds. Also, a survey is available for housing organizations and Ames residents to provide feedback.



Public meetings will be held from 6 to 8 p.m. on Monday, Jan. 9; and from 11:30 a.m. to 1:30 p.m., and 6 to 8 p.m. on Thursday, Jan. 12. All meetings will be held in the Farwell Brown Auditorium in the Ames Public Library, 515 Douglas Ave. The online survey is available at www.CityOfAmes.org/Housing and will be available through Wednesday, Jan. 18.

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide affordable rental housing, services, and non-congregate shelter to individuals experiencing homelessness and other vulnerable populations. The funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S Department of Housing and Urban Development (HUD). This special one-time round of funding is called the “HOME-ARP” program.

-more-



HOME-ARP Funds can be used for four eligible activities.

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at 24 CFR 578.53(e), homeless prevention services and housing counseling
- Purchase and Development of Non-Congregate Shelter

The City of Ames is developing an Allocation Plan to identify priority housing and services needs in the community that may be supported with HOME-ARP funds and to describe the process that will be used to distribute HOME-ARP funds. HOME- ARP funding and allocation plan development must be submitted to HUD on or by March 31, 2023.

For more information, contact Housing Coordinator Vanessa Baker-Latimer, with the Planning and Housing Department, at the Housing Division Hotline at 515.239.5380 or HOME-ARP@CityOfAmes.org.

###



News2Use-HOME ARP Grant

 Baker-Latimer, Vanessa
To
Bcc 'michelle@assaultcarecenter.org'; 'kellyb@wingsofrefugeia.net'; 'Aallen@yss.org'; 'bmclain@storycounty.com'; 'Kendra Wignall'; 'brittanys@chihousing.com'; 'director@ableupiowa.org'; Nancy Carroll (ncarroll@hsservicesia.com); 'Clarissa Thompson'; 'angela@namicentraliowa.org'; 'khuntsman@phcinc.net'; **+78 others**
Follow up. Start by Thursday, March 30, 2023. Due by Thursday, March 30, 2023.
 032123HomeARPPublicInputDEADLINE.pdf
265 KB

Reply Reply All Forward

Tue 3/21/2023 7:37 PM

Hello everyone, two things:

1. See the press release below.
2. The PowerPoint presentation from the HOME-ARP QnA session is now on the city of Ames website at: www.cityofames.org/housing

Thanks So Much...Be Safe..Stay Well!

Vanessa Baker-Latimer
Housing Coordinator
vanessa.bakerlatimer@cityofames.org

Planning & Housing Department | Housing Division
Ames City Hall | 515 Clark Ave. | Ames, IA 50010-0811
515-239-5400-main | 515-239-5699-fax | 515-239-5133-TDD



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From: Marnin, Kristy kristy.marnin@cityofames.org
Sent: Tuesday, March 21, 2023 12:27 PM
To: Baker-Latimer, Vanessa vanessa.bakerlatimer@cityofames.org; Gwiasda, Susan susan.gwiasda@cityofames.org
Subject: City of Ames - HOME-ARP Funding Public Input Deadline is Tomorrow

FOR IMMEDIATE RELEASE

Contact: Susan Gwiasda, Public Relations Officer, susan.gwiasda@cityofames.org, 515.239.5204
Vanessa Baker-Latimer, Housing Coordinator, vanessa.bakerlatimer@cityofames.org, 515.239.5400

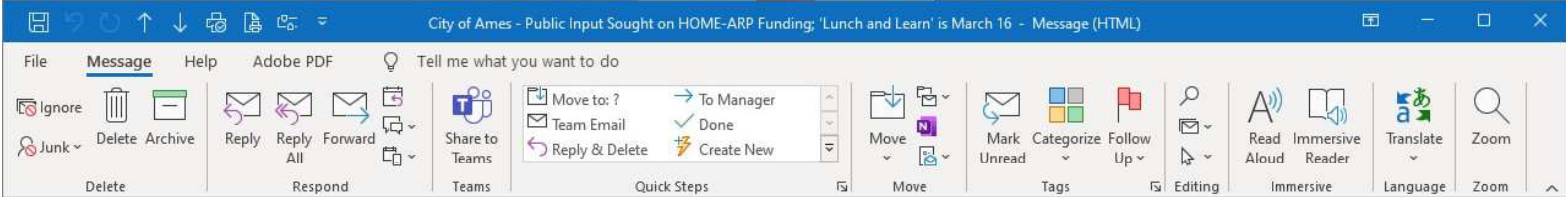
HOME-ARP Funding Public Input Deadline is Tomorrow

AMES, Iowa – The deadline to submit comments on the proposed HOME-ARP Allocation Plan as part of the City of Ames' 2021-22 CDBG Annual Action Plan is tomorrow, March 22. Copies of the Annual Action Plan are available for review at the Department of Planning and Housing, Ames City Hall, 515 Clark Ave., from 8 a.m. to 5 p.m. Monday through Friday, and the Ames Public Library, 515 Douglas Ave. The plan also is available on the City's website at www.cityofames.org/housing.

The City of Ames is submitting a Substantial Amendment to its 2021-22 CDBG and HOME Annual Action Plan to include \$1,269,248 HOME American Rescue Plan (ARP) Funding. The HOME-ARP Allocation Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the use of grant funds to be used to provide for an assessment of the services, shelter, and housing inventory, needs, and gaps of the following qualifying populations:

- individuals or households experiencing homelessness
- at-risk of homelessness
- fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability
- veterans and families that include a veteran family member that meets one of the preceding criteria

Written comments or inquiries may be submitted to the Department of Planning and Housing at Ames City Hall, 515 Clark Avenue, Ames, Iowa, 50010, or by email to vanessa.bakerlatimer@cityofames.org by 5 p.m. Wednesday, March 22. The Ames City Council will also discuss the approval and submittal of the plan at its meeting beginning at 6 p.m.



City of Ames - Public Input Sought on HOME-ARP Funding; 'Lunch and Learn' is March 16

**Baker-Latimer, Vanessa**
To
Bcc michelle@assaultcarecenter.org; kellyb@wingsofrefugeia.net; Aallen@yss.org; bmclain@storycounty.com; Kendra Wignall; brittanys@chihousing.com; director@ableupiowa.org; [Nancy Carroll \(ncarroll@hsservicesia.com\)](mailto:Nancy Carroll (ncarroll@hsservicesia.com)); Clarissa Thompson; angela@namicentraliowa.org; khuntsman@phcinc.net; **+78 others**

Follow up. Start by Thursday, March 30, 2023. Due by Thursday, March 30, 2023.

 030723HomeARPPublicInput.pdf
266 KB

 Reply

 Reply All

 Forward





Wed 3/8/2023 10:42 PM

News2Use!!!

FOR IMMEDIATE RELEASE

Contact: Susan Gwiasda, Public Relations Officer, susan.gwiasda@cityofames.org, 515.239.5204
Vanessa Baker-Latimer, Housing Coordinator, vanessa.bakerlatimer@cityofames.org, 515.239.5400

Public Input Sought on HOME-ARP Funding; 'Lunch and Learn' is March 16

AMES, Iowa – The City of Ames will host a “Lunch and Learn” to educate and gain feedback from the public on the proposed HOME-ARP Allocation Plan as part of the City’s 2021-22 CDBG Annual Action Plan. The Lunch and Learn will be from 11:30 a.m. to 1 p.m. Thursday, March 16, in the City Council Chambers at Ames City Hall, 515 Clark Ave. No meal will be provided; please feel free to bring your own sack lunch.

The City of Ames is submitting a Substantial Amendment to its 2021-22 CDBG and HOME Annual Action Plan to include \$1,269,248 HOME American Rescue Plan (ARP) Funding. The HOME-ARP Allocation Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the use of grant funds to be used to provide for an assessment of the services, shelter, and housing inventory, needs, and gaps of the following qualifying populations:

- individuals or households experiencing homelessness
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- fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- other populations where providing assistance would prevent the family’s homelessness or would serve those with the greatest risk of housing instability
- veterans and families that include a veteran family member that meets one of the preceding criteria

Written comments or inquiries may be submitted to the Department of Planning and Housing at Ames City Hall, 515 Clark Avenue, Ames, Iowa, 50010, or by email to vanessa.bakerlatimer@cityofames.org from March 7 through March 22. The Ames City Council will also discuss the approval and submittal of the plan at its meeting beginning at 6 p.m. Tuesday, March 28, at City Hall Council Chambers, 515 Clark Ave.

Copies of the Annual Action Plan are available for review at the Department of Planning and Housing, Ames City Hall, 515 Clark Ave., from 8 a.m. to 5 p.m. Monday through Friday, and the Ames Public Library, 515 Douglas Ave. The plan also is available on the City’s website at www.cityofames.org/housing.

###

Kristy Marnin
Public Relations



515.239.5227 main
kristy.marnin@cityofames.org
515 Clark Ave. | Ames, IA 50010
www.CityofAmes.org

Mark Your Calendars to Attend Public Forums regarding the City of Ames HOME-APR Funding - Message (HTML)

File Message Help Adobe PDF Tell me what you want to do

Ignore Delete Archive Reply Reply All Forward Share to Teams Move to: ? Team Email Reply & Delete To Manager Done Create New Move Mark Unread Categorize Follow Up Editing Read Aloud Immersive Reader Translate Zoom

Mark Your Calendars to Attend Public Forums regarding the City of Ames HOME-APR Funding

 Baker-Latimer, Vanessa
 To
 Bcc: michelle@assaultcarecenter.org; kellyb@wingsofrefugeia.net; Aallen@yss.org; bmclain@storycounty.com; Kendra.Wignall@chihousing.com; brittanys@chihousing.com; director@ableupiowa.org; Nancy.Carroll@hsservicesia.com; Clarissa.Thompson@phcinc.net; angela@namicentraliowa.org; khuntsman@phcinc.net; +79 others

Follow up. Start by Thursday, March 30, 2023. Due by Thursday, March 30, 2023.

 HOME-ARP Meeting postcard info 1-3-2023.pdf
 59 KB

See attached flyer regarding the above subject matter. Please note that the public forum on January 9th is geared toward providers/stakeholders that provide services to the “qualifying populations. Please make sure to respond to home-arp@cityofames.org.

More information will be forthcoming.

Appreciate your participation and patience.

Thanks So Much....Be Safe..Stay Well!

Vanessa Baker-Latimer
Housing Coordinator
vanessa.bakerlatimer@cityofames.org

Planning & Housing Department | Housing Division
 Ames City Hall | 515 Clark Ave. | Ames, IA 50010-0811
 515-239-5400-main | 515-239-5699-fax | 515-239-5133-TDD



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Mark Your Calendars!! - Message (HTML)

File Message Help Adobe PDF Tell me what you want to do

Ignore Delete Archive Reply Reply All Forward Share to Teams Move to: ? Team Email Reply & Delete To Manager Done Create New Move Mark Unread Categorize Follow Up Editing Read Aloud Immersive Reader Translate Zoom

Delete Respond Teams Quick Steps Move Tags Editing Immersive Language Zoom

Mark Your Calendars!!

 Baker-Latimer, Vanessa

To: 'michelle@assaultcarecenter.org'; 'kellyb@wingsofrefugeia.net'; 'Aallen@yss.org'; 'bmclain@storycounty.com'; 'Kendra Wignall'; 'brittanys@chihousing.com'; 'director@ableupiowa.org'; Nancy Carroll (ncarroll@hsservicesia.com); Clarissa Thompson; angela@namicentraliowa.org; khuntsman@phcinc.net; +26 others

Fri 12/23/2022 1:07 PM

Red Category

Follow up. Start by Thursday, March 30, 2023. Due by Thursday, March 30, 2023.
You forwarded this message on 12/30/2022 1:45 PM.

 HOME-ARP Meeting Invite-12-23-22.pdf
57 KB

Attached please find information regarding a meeting for stakeholders/organizations that directly provide services to "Qualifying Populations" HUD has identified as part of the HOME-APR Program, in which the City of Ames has received a direct allocation of funds to benefit the Ames community.

More detailed information will be forthcoming!

Thanks So Much...Be Safe..Stay Well!!

Vanessa Baker-Latimer
Housing Coordinator
vanessa.bakerlatimer@cityofames.org

Planning & Housing Department | Housing Division
Ames City Hall | 515 Clark Ave. | Ames, IA 50010-0811
515-239-5400-main | 515-239-5699-fax | 515-239-5133-TDD



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City of Ames - City Government

Published by dlvr.it · March 7 at 10:37 AM ·

...



CITYOFAMES.ORG

Public Input Sought on HOME-ARP Funding; 'Lunch and Learn' is March 16 | City News & Updates | City of Ames, IA

2

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Write a comment...





City of Ames - City Government

Published by Kristy Marnin · January 16 ·



✓ We want your opinions! In September 2021, HUD awarded the City of Ames \$1,269,248 in HOME-ARP funds to provide affordable rental housing, services, and non-congregate shelter to individuals to experiencing homelessness and other vulnerable populations. Let us know what you think our housing & services priorities are by taking the survey at www.CityOfAmes.org/Housing. Look for the survey icons in "WHAT'S NEW." Survey is open thru Wed. Jan. 18.

[#HOME-ARP](#) [#housingneeds](#) [#survey](#)



3

1 comment

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City of Ames - City Government

Published by Kristy Mamin · January 17 ·



🏠👥 What do you think are our housing needs? The City of Ames is developing an Allocation Plan to identify priority housing and services needs in the community that may be supported with HOME-ARP funds. Take our survey at www.CityOfAmes.org/Housing. Look for the survey icons in "WHAT'S NEW." Survey is open thru Wed. Jan. 18.

#HOME-ARP #housing #survey



👍 4

👍 Like

💬 Comment

➦ Share



Write a comment...



 **City of Ames - City Government**
Published by Kristy Marnin · January 18 ·

Today's the last day to take HOME-ARP survey! Please give us your input on housing and services needs in Ames for the allocation of HOME-ARP funds. More information and survey links are located here: www.CityOfAmes.org/Housing in "WHAT'S NEW."

#housing #HOMEARP #survey



4 1 share

Like Comment Share

 Write a comment...

TWITTER

 **City of Ames** @cityofames · Mar 21

The deadline to submit comments on the proposed HOME-ARP Allocation Plan as part of the City of Ames' 2021-22 CDBG Annual Action Plan is tomorrow, March 22. Read more: cityofames.org/Home/Component...



TWITTER



City of Ames  @cityofames · Mar 7

...

The City of Ames will host a "Lunch and Learn" on the proposed HOME-ARP Allocation Plan as part of the City's 2021-22 CDBG Annual Action Plan from 11:30am-1pm Thurs. March 16, at Ames City Council Chambers, 515 Clark Ave. More info: cityofames.org/Home/Component...



City of Ames  @cityofames · Jan 18

...

Today's the last day to take HOME-ARP survey! Please give us your input on housing and services needs in Ames for the allocation of HOME-ARP funds. More information and survey links are located here: CityOfAmes.org/Housing in "WHAT'S NEW." [#housing](#) [#survey](#)





City of Ames - City Government

Published by dlvr.it · March 7 at 10:37 AM ·

...



CITYOFAMES.ORG

Public Input Sought on HOME-ARP Funding; 'Lunch and Learn' is March 16 | City News & Updates | City of Ames, IA

2

Like

Comment

Share



Write a comment...



 **City of Ames - City Government**
Published by Kristy Marnin · January 18 ·

Today's the last day to take HOME-ARP survey! Please give us your input on housing and services needs in Ames for the allocation of HOME-ARP funds. More information and survey links are located here: www.CityOfAmes.org/Housing in "WHAT'S NEW."

#housing #HOMEARP #survey



4 1 share

Like Comment Share

 Write a comment...

TWITTER

 **City of Ames** @cityofames · Mar 21

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City of Ames  @cityofames · Mar 7

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The City of Ames will host a "Lunch and Learn" on the proposed HOME-ARP Allocation Plan as part of the City's 2021-22 CDBG Annual Action Plan from 11:30am-1pm Thurs. March 16, at Ames City Council Chambers, 515 Clark Ave. More info: cityofames.org/Home/Component...



City of Ames  @cityofames · Jan 18

...

Today's the last day to take HOME-ARP survey! Please give us your input on housing and services needs in Ames for the allocation of HOME-ARP funds. More information and survey links are located here: CityOfAmes.org/Housing in "WHAT'S NEW." [#housing](#) [#survey](#)



City of Ames HOME-ARP Program



The *American Rescue Plan Act* of 2021 appropriated \$5 billion to provide affordable rental housing, services, and non-congregate shelter to individuals to experiencing homelessness and other vulnerable populations. The funds were allocated by formula to jurisdictions that qualified for funding through the *HOME Investment Partnership Program (HOME Program)* from the U.S Department of Housing and Urban Development (HUD). This special one-time round of funding is called the **“HOME-ARP” program**.

In September 2021, HUD awarded the City of Ames \$1,269,248 in HOME-ARP funds (including program administrative expenses). HOME-ARP funds are available for expenditure until September, 2030.

Eligible Populations

HOME-ARP funds must be used to primarily benefit individuals or families from the following "Qualifying Populations" (QP):

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11302\(a\)](#));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11360\(1\)](#));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act ([42 U.S.C. 12742\(a\)](#)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meets one of the preceding criteria.

Eligible Activities

HOME-ARP funds can be used for FOUR eligible activities.

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at [24 CFR 578.53\(e\)](#), homeless prevention services and housing counseling.
- Purchase and Development of Non-Congregate Shelter. These structures can remain in use as a non-congregate shelter or can be converted to: 1) emergency shelter under the Emergency Solutions Grant program; 2) permanent housing under the Continuum of Care; or 3) affordable housing under the HOME Program.

The City of Ames is developing an Allocation Plan to identify priority housing and services needs in the community that may be supported with HOME-ARP funds and to describe the process that will be used to distribute HOME-ARP funds. The following outlines the public input about the HOME- ARP funding and allocation plan development that must be submitted to HUD on or by March 31, 2023.

City of Ames HOME-ARP Allocation Plan Timeline:

HUD HOME-APR Allocation Submittal Deadline: March 31, 2023

Dates <i>(subject to change)</i>	Activity / Deliverable	Details
December 2022	Internal Design Creation of Plan Timeline	<ul style="list-style-type: none"> Initial stakeholder outreach Identify Data Collection Methods
January 2023	Implementation Process All meetings will be held at the Farwell Brown Auditorium in the Ames Public Library, 515 Douglas Ave, Ames, IA.	<ul style="list-style-type: none"> Consultation with Stakeholders Input Meeting-January 9, 2023 (6 pm to 8 pm) Community Input public participation forums-January 12 2023 (11:30 am to 1:30 pm) and (6:00 pm to 8:00 pm) Community Survey-January 5th thru January 18, 2023
February 2023	Prepare Draft Allocation Plan	<ul style="list-style-type: none"> Needs Assessment & Gap Analysis
March 2023	Public Notice of Draft Allocation Plan City Council Adoption of Draft Allocation Plan Allocation Plan Certifications and Submission to HUD	<ul style="list-style-type: none"> 15-Day Public Notice of Draft Allocation Plan Submittal to HUD on or by March 31, 2023
April-May 2023	HUD Review of Draft Allocation Plan	<ul style="list-style-type: none"> Revisions/Adjustments to Plan Approval of Plan

The above tentative community outreach and engagement process for the HOME-ARP grant will provide multiple opportunities for consultation that include the following details:

Providers/Stakeholder organizations (agencies and organizations that provide the above services):

Focus group meetings from agencies and/or organizations that directly provide the above named services to the specific "qualifying populations" will be held on January 9, 2023. **Providers/Stakeholders survey [click here!](#)**

Community Input Survey: Input from the public is encouraged regarding the needs and priorities for the use of the City's HOME-ARP funds that will benefit the above-named Qualifying Populations. **Community Survey [click here!](#)**

The both surveys will are now closed!

General Community Public Forums:

Two input sessions will be held for the general public (citizens, neighborhood associations, property owners, churches, etc.,) on Thursday, January 12, 2023.

Public Comment and Public Hearing:

The HOME-APR Allocation Plan will require a 15-day public comment and public hearing. It is anticipated that the public comment period will run from March 8, 2023 thru March 23, 2023. The public hearing with the Ames City Council will be conducted on March 28, 2023. The draft Allocation Plan must be submitted to HUD on or by March 31, 2023.

QUESTIONS? and for more information about the City of Ames HOME-ARP Program, please contact the Housing Coordinator at: home-arp@cityofames.org or call the Housing Division Hotline at: 515.239.5380.

For information about the HOME-ARP program, please see the HUD Exchange Website at: <https://www.hudexchange.info/programs/home-arp/>



YOU'RE INVITED TO PARTICIPATE IN A PUBLIC FORUM ABOUT HOME-ARP FUNDING

MONDAY, JAN. 9 • 6 p.m.
Ames Public Library Auditorium

The City of Ames has been awarded just over \$1.2 million in funding for HOME-American Rescue Plan (ARP) funding. This funding is intended to reduce homelessness and increase housing stability. As part of the community planning process, please participate to provide your feedback.



WHAT WE CAN SPEND IT ON:

- Affordable Housing Development
- Tenant Based Rental Assistance
- Support Services
- Development of Shelters with Individual Units

MUST BENEFIT THESE QUALIFYING POPULATIONS:

- Experiencing homelessness
- Veterans
- Fleeing or attempting to flee domestic violence
- At-Risk of homelessness
(living in poverty, have moved 2+ times due to economic factors or paying more than 50% of their income on housing)

**UNABLE TO ATTEND? PARTICIPATE IN OUR FEEDBACK SURVEY AT
WWW.CITYOFAMES.ORG/HOUSING**

PUBLIC FORUM ABOUT HOME-ARP FUNDING

WHAT:

Public Forum to gain feedback regarding HOME-ARP funding

WHEN:

Monday, Jan. 9 at 6:00 p.m.

WHERE:

Ames Public Library
Auditorium, 515 Douglas Ave.

WHO:

Agencies who provide services to qualifying populations



<<Owner Name 1>> <<Owner Name 2>>
<<Address>>
<<City>>, <<State>> <<ZIP>>



YOU'RE INVITED TO PARTICIPATE IN PUBLIC FORUMS ABOUT HOME-ARP FUNDING

FORUM OPPORTUNITIES

at Ames Public Library Auditorium

***MONDAY, JAN. 9 • 6-8 P.M.**

*January 9 meeting for stakeholder agencies.

THURSDAY, JAN. 12 • 11:30-1:30 p.m.

THURSDAY, JAN. 12 • 6-8 p.m.

The City of Ames has been awarded just over \$1.2 million in funding for HOME-American Rescue Plan (ARP) funding. This funding is intended to reduce homelessness and increase housing stability. As part of the community planning process, please participate to provide your feedback.

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- Experiencing homelessness
- Veterans
- Fleeing or attempting to flee domestic violence
- At-Risk of homelessness
(living in poverty, have moved 2+ times due to economic factors or paying more than 50% of their income on housing)

PLEASE RSVP WITH THE NUMBER OF
ATTENDEES AND MEETING DATE AND TIME TO:
HOME-ARP@CITYOFAMES.ORG



CITY OF
Ames

PUBLIC FORUMS ABOUT HOME-ARP FUNDING

WHAT:

Public Forum to gain feedback
regarding HOME-ARP funding

WHEN:

Monday, Jan. 9 at 6-8 p.m.

January 9 meeting for stakeholder agencies.

Thursday, Jan. 12 at 11:30-1:30 p.m.

Thursday, Jan. 12 at 6-8 p.m.

WHERE:

Ames Public Library Auditorium,
515 Douglas Ave.

WHO:

Agencies who provide services
to qualifying populations

PLEASE RSVP WITH THE NUMBER OF
ATTENDEES AND MEETING DATE AND TIME
TO: **HOME-ARP@CITYOFAMES.ORG**



<<Owner Name 1>> <<Owner Name 2>>
<<Address>>
<<City>>, <<State>> <<ZIP>>

ATTACHMENT 5

Stakeholder/Provider/General Public/Online Survey Responses

**HOME-APR PUBLIC FORUM
PROVIDERS/STAKEHOLDERS MTG
JANUARY 9, 2023
6:00 PM TO 8:00 PM
AMES PUBLIC LIBRARY
GROUP FEEDBACK RESPONSES**

Group: Homeless Service Providers, Victim Service Providers, and, Veterans Group:

Group A:

- **Emergency Shelter Capacity (General/All) ****
- Rental Deposit Assistance (General)
- **Affordable Housing (30%AMI) ****
- Legal Aid To Help Access Housing (Non-Financial)
- Property Managers/Landlord – CIRHA Approved (Incentive To participate)
- Address FMR vs. Market
- Co-signing requirements / General Restrictions
- Domestic Violence Sheltering
- Domestic Violence Services
- **Supportive Services (General)****

Group B:

- **Emergency Shelter ****
- Low-Income Housing for 30%
- Overflow Shelter
- Short Term Housing
- Emergency Shelter – Sex Trafficking (Short Term – Long Term)
- Housing For Homeless Youth (16-24)
- **Recovery Housing – (Drugs, Alcohol, Substance Abuse) ****
- Administrative
- **Support Services ****
- Financial Assistance
- Single Person – Financial/Housing

Group: Civil Rights Services, Fair Housing Services, and Others (7) :

- **Tenant Based Housing**** (Finding funding to cover back rent. Eviction prohibits future renting.) **
- **Finding Transitional Housing** ** (Finding landlords. Have adequate amount of transitional housing. Finding sustainable transitional housing for the tenant. More unit are needed.)
- **Development Of Homeless Shelters** ** (Example: ERP) **
- Emergency Housing

****Top Three Needs**

**HOME-APR PUBLIC FORUM
PUBLIC INPUT MTG
JANUARY 12, 2023
11:30AM to 1:30PM
AMES PUBLIC LIBRARY
GROUP FEEDBACK RESPONSES**

- **Experience Homelessness**
- **At Risk**
- **Fleeing**
- Other Veterans

Note: We had three people who attended this session one person ranked Experience Homelessness as #1, one person ranked At Risk #1 and the third person ranked Fleeing #1

- **Affordable Rental Units** – One person ranked this as #1 and two people ranked this as #2
- **Tenant Based Rental Assistance** – This ranked as #2 and #3 by two people
- **Supportive Services** – (counseling mental health and addiction) One person ranked this as #3
- **Non-Congregate housing** – Two people ranked this as #1 and one person ranked it as #3

NOTE: Three people attended this session

**HOME-APR PUBLIC FORUM
PUBLIC INPUT MTG
JANUARY 12, 2023
6:00PM to 8:00PM
AMES PUBLIC LIBRARY
GROUP FEEDBACK RESPONSES**

- **Experience Homelessness - #1**
- **At Risk - #2**
- **Fleeing - #3**
- **Other Veterans**

- **Non-Congregate housing – #1**
- **Tenant Based Rental Assistance - #2**
- **Supportive Services - #3**
- **Acquisition**

NOTE: One person attended this session

Survey Title HOME ARP Funding- Provider Survey

Start Date 01/04/2023

Question's results to display (Display All Results)

Results layout Pie Chart

Results order Answer Order

Date range

To

Apply Range

What type of organization do you work for or represent regarding the following (Populations?

(Check all that apply)

Other (please specify): (1 - 100%)

- Continuum of Care (CoC) Lead Agency
- Local Government
- Public housing authority (PHA)
- Formerly homeless service provider, homeless housing provider, supportive service Provider
- Domestic violence, dating violence, sexual assault, stalking, or human trafficking service provider
- Affordable housing developer
- Affordable housing provider
- Public or private organization addressing civil rights, fair housing, and/or the needs of persons with disabilities
- Veterans advocacy organization or service provider
- Community action agency
- Public agency addressing the needs of the qualifying populations
- Other (please specify)

Total Submissions: 1

What HOME-ARP qualifying population(s) does your primary serve?

(Check all that apply)

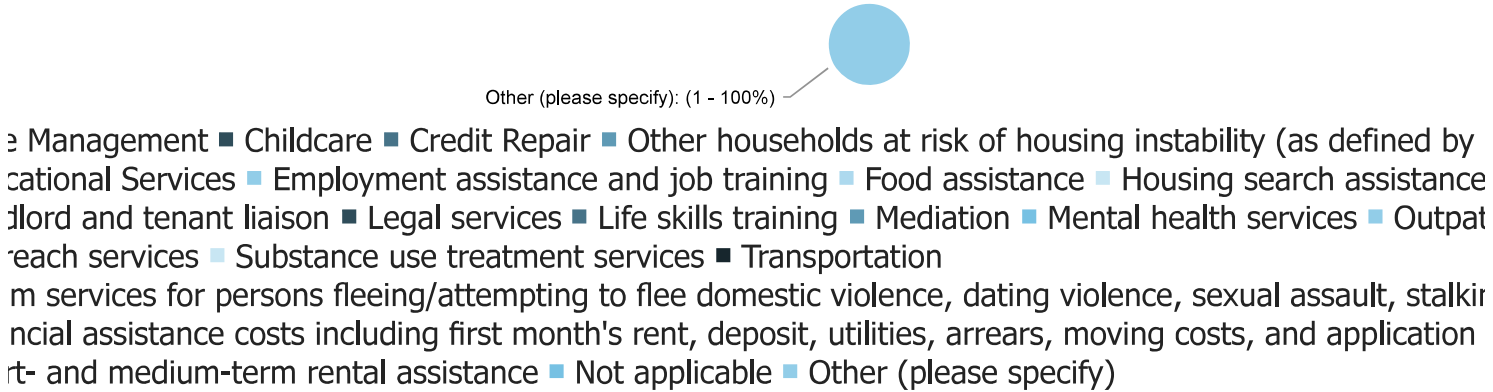
Another population (please specify): (1 - 100%)

- Individuals/families experiencing homelessness
- Individuals/families at risk of homelessness
- Individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other households at risk of housing instability (as defined by HUD)
- Another population (please specify)

Total Submissions: 1

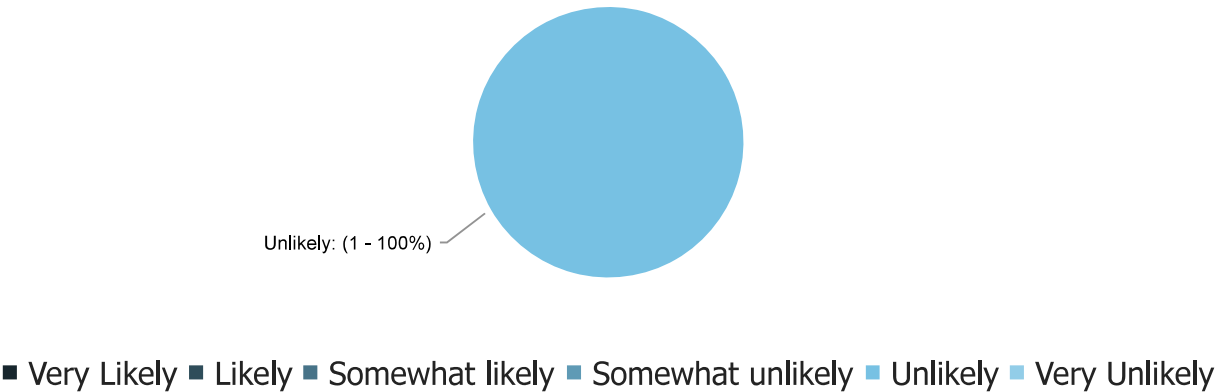
What services does your organization provide?

(Check all that apply)



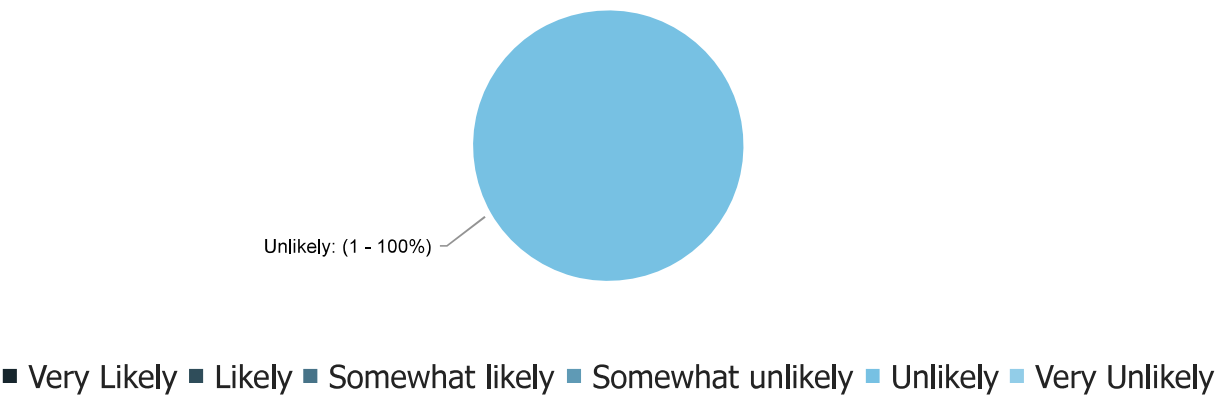
Total Submissions: 1

How likely are you to apply for Homeless Prevention Services funding?



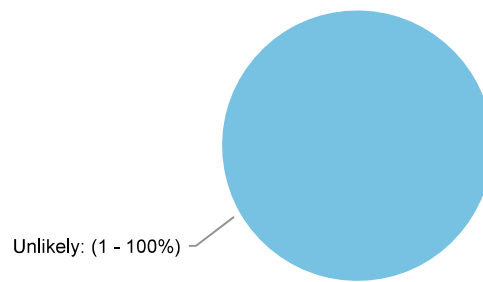
Total Submissions: 1

How likely are you to apply for Housing Counseling Funding?



Total Submissions: 1

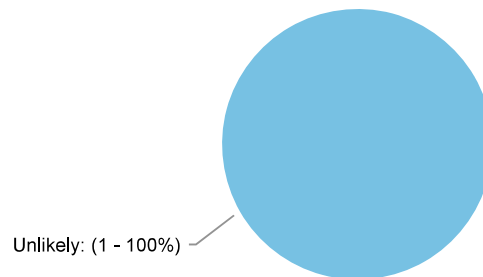
How likely are you to apply for Job Readiness services funding?



■ Very Likely ■ Likely ■ Somewhat likely ■ Somewhat unlikely ■ Unlikely ■ Very Unlikely

Total Submissions: 1

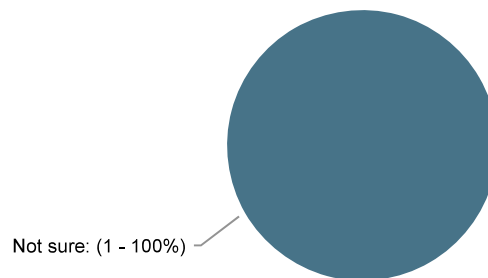
How likely are you to apply for Life Skills Training funding?



■ Very Likely ■ Likely ■ Somewhat likely ■ Somewhat unlikely ■ Unlikely ■ Very Unlikely

Total Submissions: 1

In your opinion, do Housing Counseling services such as housing search, landlord/tenant budgeting, credit education/repair have a significant impact on our community?



■ No impact ■ Little impact ■ Not sure ■ Some impact ■ Large impact

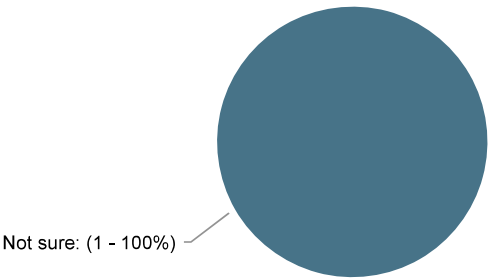
Total Submissions: 1

In your opinion, does Homelessness Prevention have a significant impact on our community?

■ No impact ■ Little impact ■ Not sure ■ Some impact ■ Large impact

Total Submissions: 0

In your opinion, does Job Readiness and/or Life Skills Training have a significant in community?



■ No impact ■ Little impact ■ Not sure ■ Some impact ■ Large impact

Total Submissions: 1

HOME- ARP Providers/Stakeholders Survey



About this Survey

The City of Ames is developing its HOME-ARP Allocation Plan which outlines how the city plans to spend its HOME American Rescue Plan ("HOME-ARP") funds. This survey is designed for organizations working across the community on the current service and housing needs of individuals who meet the criteria of the four HOME-ARP qualifying populations (described below). As a service provider/stakeholder, the City of Ames is interested in hearing your thoughts on the unmet needs and challenges facing the qualifying populations to inform the use of HOME-ARP dollars.

Background on HOME-ARP

In 2021, Congress allocated \$5 billion through the American Rescue Plan to help address the continued impact of the COVID-19 pandemic on communities across the country. This funding is administered through HUD's HOME Investment Partnership Program (HOME), and as a HOME participating jurisdiction, Ames will receive \$1,269,248 (including administration) in HOME-ARP funds.

Eligible HOME-ARP activities include:

- tenant-based rental assistance
- development and support of affordable housing
- provision of supportive services
- acquisition and development of non-congregate shelter units

HOME-ARP funds can also support nonprofit operating and capacity building expenses.

HOME-ARP funds are targeted to four eligible groups of recipients who are referred to as "qualifying populations."

The four HOME-ARP qualifying populations include:



and generally refers to an individual or family who lacks a fixed nighttime residence.

- Individuals at risk of homelessness. "At risk of homelessness" is defined in [24 CFR 91.5](#) and generally refers to an individual or family with incomes below 30% Area Median Income (AMI) who lacks the resources or networks to prevent them from moving into an emergency shelter.
- Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. HUD defines this population as an individual or family who is fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. These terms are defined in more detail in [24 CFR 5.2003](#).
- Other (as defined by HUD). "Other" includes individuals and households who do not qualify under any of the qualifying populations above but where supportive services would prevent homelessness or serve those at greatest risk of housing instability. Ex: an individual or households earning less than 30% AMI who pays more than 50% of their income on housing costs.

More information on each of the qualifying populations is available in [Notice CPD-21-10](#).

Thank you for taking the time to participate in this survey. It will take about 15 minutes to complete. If you have any questions while completing the survey, please email home-arp@cityofames.org or call our hotline number at 515.239. 5380

1. What is the name of your organization?*

2. What type of organization do you work?*

(check all that apply)

☐ Continuum of Care (CoC) Lead Agency

☐ Local government

☐ Public housing authority (PHA)

☐



Provider

☐ Domestic violence, dating violence, sexual assault, stalking, or human trafficking service provider

☐ Affordable housing developer

☐ Affordable housing provider

☐ Public or private organization addressing civil rights, fair housing, and/or the needs of persons with disabilities

☐ Veterans advocacy organization or service provider

☐ Community action agency

☐ Public agency addressing the needs of the qualifying populations

☐ Other (please specify)

3. What HOME-ARP qualifying population(s) does your organization primarily serve?*

(Check all that apply)

☐ Individuals/families experiencing homelessness

☐ Individuals/families at risk of homelessness

☐ Individuals/families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

☐

Other households at risk of housing instability (as defined by HUD)

☐

Another population (please specify)

4. What services does your organization provide?*

(check all that apply)

☐

Case management

☐

Childcare

☐

Credit repair

☐

Educational Services

☐

Employment assistance and job training

☐

Food assistance

☐

Housing search assistance and counseling

☐

Landlord and tenant liaison

☐

Legal services

☐

Life skills training

☐

Mediation

☐ Outpatient health services

☐ Outreach services

☐ Substance use treatment services

☐ Transportation

☐ Victim services for persons fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

☐ Financial assistance costs including first month's rent, deposit, utilities, arrears, moving costs, and application fees

☐ Short- and medium-term rental assistance

☐ Not applicable

☐ Other (please specify)

5. How would you describe the overall level of need for each HOME-ARP qualifying population using a scale of High, Medium, and Low?

	High	Medium	Low	I Don't Know
In experiencing homelessness★	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individuals/families at risk of homelessness★	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other households at risk of housing instability (as defined by HUD)*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. What are the unmet needs for the following eligible activities for each of the HOME-ARP qualifying populations using a scale of High, Medium, and Low?

Notes:

- **Affordable Rental Housing** refers to development of new rental units specifically for qualifying populations.
- **Non-congregate shelter** generally includes private units or rooms used as temporary shelter with one bathroom for each bedroom.
- **Supportive services** includes one-time move-in financial assistance and short- to medium-term rental assistance.
- **Tenant based rental assistance** refers to rental payments made on behalf of clients.

6a. Rate the unmet needs of individuals/families experiencing homelessness

	High	Medium	Low
Affordable rental housing*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Non-congregate shelter*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supportive services*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tenant based rental assistance*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6b. Rate the unmet needs of individuals/families at risk of homelessness

	High	Medium	Low
--	------	--------	-----



housing*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Non-congregate shelter*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supportive services*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tenant based rental assistance*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6c. Rate the unmet needs of individuals/families fleeing/attempting to flee domestic violence, dating violence, stalking, sexual assault, or human trafficking

	High	Medium	Low
Affordable rental housing*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
N shelter*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supportive services*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tenant based rental assistance*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6d. Rate the unmet needs of other households at risk of housing instability (as defined by HUD)

	High	Medium	Low
Affordable rental housing*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
N shelter*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supportive services*	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



7. How would you prioritize the use of HOME-ARP funds among the following eligible activities?*

Drag and drop each activity to rank from highest (at top of list) to lowest (bottom of list).



a. Supportive services



b. Tenant-based rental assistance



c. Non-congregate Shelter



d. Affordable rental housing



e. Capacity building supports for shelter, service and/or housing provider

Reset

8. Do you have other comments or suggestions for how the City of Ames's HOME-ARP resources can be deployed to effectively support shelter, services, and/or housing programs and projects?

1000

If you would like to be notified when the draft of the City of Ames HOME-ARP Allocation Plan is available for public review, please provide your contact information below.

Name

Organization

Email address

Phone Number

Submit

Powered by ArcGIS Survey123

Survey Title HOME-ARP Public Survey

Start Date 01/04/2023

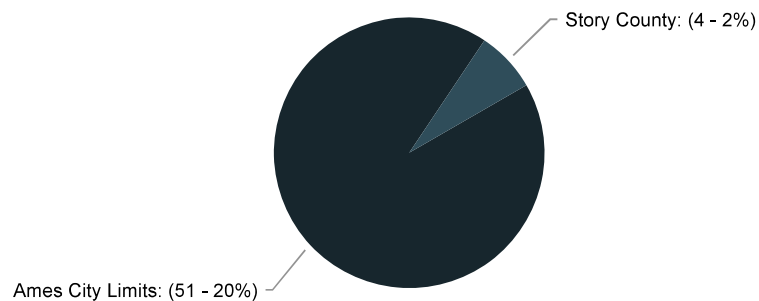
Question's results to display (Display All Results)

Results layout Pie Chart

Results order Answer Order

Date range To Apply Range

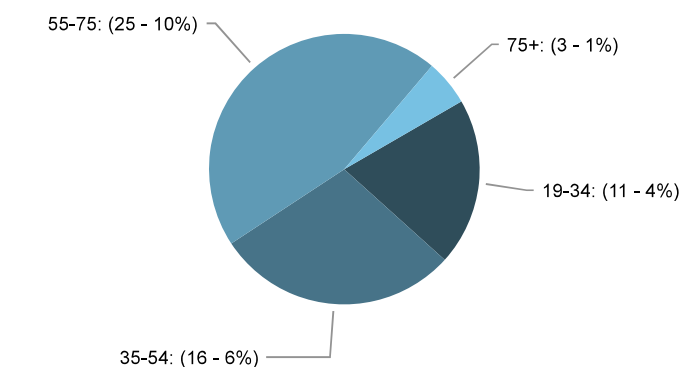
Where do you live?



■ Ames City Limits ■ Story County ■ Outside of Story County

Total Submissions: 55

What is your age range?



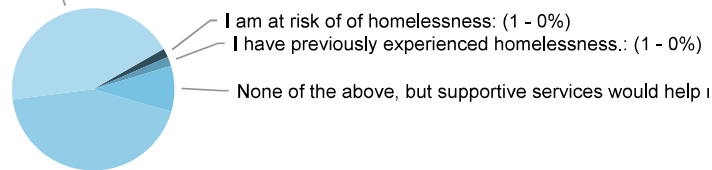
■ 18 and under ■ 19-34 ■ 35-54 ■ 55-75 ■ 75+

Total Submissions: 55

Which of the HOME-ARP qualifying populations do you identify?

Select all that apply

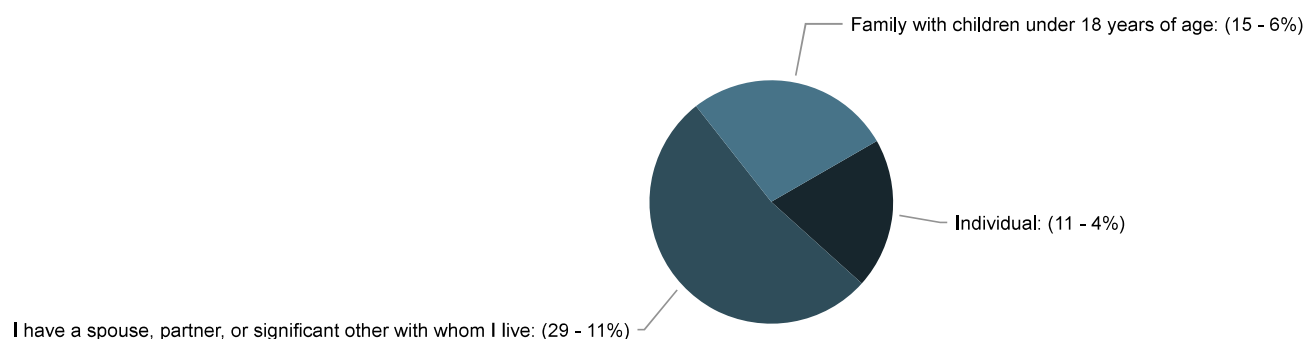
None of the above: (24 - 9%)



- I am currently experiencing homelessness
- I am at risk of homelessness
- I am fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- I have previously experienced homelessness.
- None of the above, but supportive services would help me avoid homelessness or housing instability
- Housing Advocate
- None of the above

Total Submissions: 55

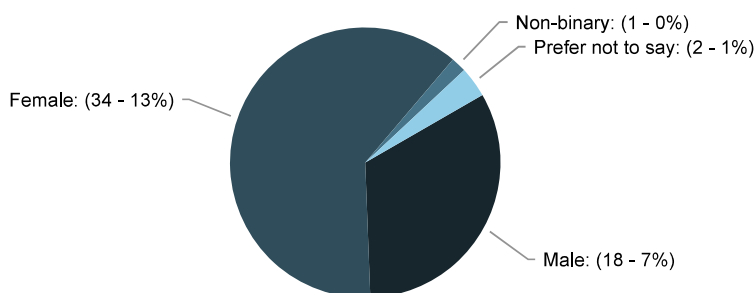
What is your family status?



- Individual
- I have a spouse, partner, or significant other with whom I live
- Family with children under 18 years of age

Total Submissions: 55

Which best describes your gender identify?

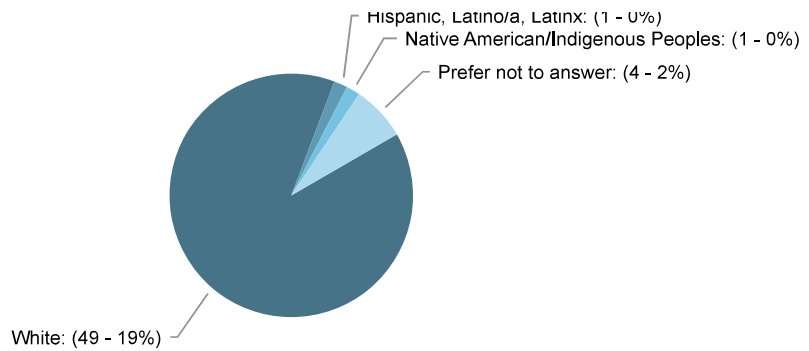


- Male
- Female
- Non-binary
- Transgender male
- Transgender female
- Prefer not to say

Total Submissions: 55

What's your race and/or ethnicity?

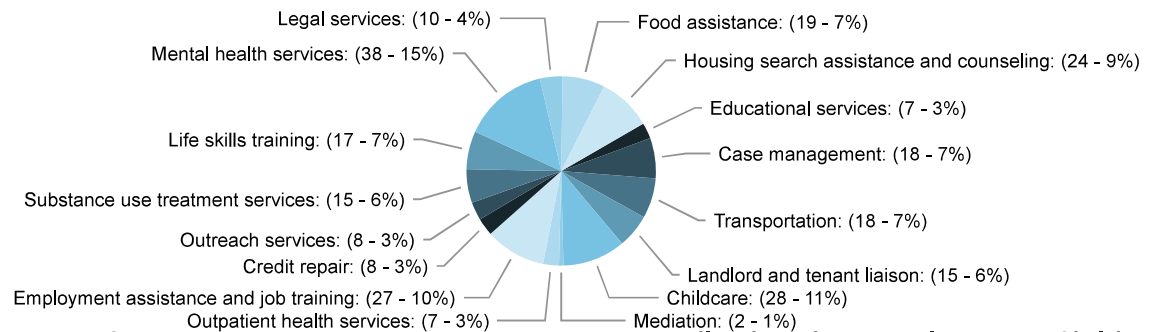
Manage Survey Statistics - Graphic Report



■ Asian ■ Black/African-American ■ White ■ Hispanic, Latino/a, Latinx ■ Native American/Indigenous Peoples ■ Pacific Islander ■ Prefer not to answer

Total Submissions: 55

Select the top five support services you believe are the most needed to support households in Ames.



■ Educational services ■ Case management ■ Transportation ■ Landlord and tenant liaison ■ Childcare ■ Outpatient health services ■ Employment assistance and job training ■ Credit repair ■ Outreach services ■ Substance use treatment services ■ Life skills training ■ Mental health services ■ Legal services ■ Food assistance ■ Housing search assistance and counseling

Total Submissions: 261

City of Ames HOME-ARP Public Survey



HOME-ARP Public Survey

Thank you for choosing to participate in the HOME-ARP planning survey for the City of Ames. The American Rescue Plan Act of 2021 appropriated \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing rental housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S. Department of Housing and Urban Development (HUD). This special one-time round of funding is called the "HOME-ARP" program.

In September 2021, HUD awarded the City of Ames \$, 1.269,248 in HOME-ARP funds.

Eligible activities that may be funded with HOME-ARP include:

1. Preservation and Production of affordable rental housing
2. Tenant Based Rental Assistance (TBRA)
3. Housing Related Supportive Services, Homeless Prevention Services, and Housing Counseling
4. Purchase and Development of Non-Congregate Shelters (NCS)

Funds must primarily benefit individuals and households in the following qualifying populations:

- Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3))
- At risk of homelessness (as defined in 24 CFR 91.5 "At risk of homelessness")
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more

We encourage you to share this survey with your colleagues, stakeholders, and partner organizations. The survey should take approximately 10 minutes to complete. For more information on the City of Ames HOME-ARP program, please contact Housing Coordinator Vanessa Baker-Latimer at 515-239-5400 or vanessa.bakerlatimer@cityofames.org.

HOME-ARP Community Survey

The HOME American Rescue Plan (HOME-ARP) was created under the American Rescue Plan Act of 2021. This program provides \$5 billion to assist individuals or households who are homeless or at risk of becoming homeless by providing housing, rental assistance, and supportive services. HOME-ARP grant funds are administered through HUD's Home Investment Partnerships Program (HOME). Participating jurisdictions (PJs) that qualified for HOME funds previously are eligible to receive HOME-ARP grants.

The City of Ames is eligible for \$1,269,248 in HOME-ARP funding (including administration). To receive the HOME-ARP allocation, the City of Ames must develop a HOME- ARP Allocation Plan that will become part of the City's FY 2021 CDBG Annual Action Plan by substantial amendment.

HOME-ARP funds are targeted for specific to four eligible "qualifying populations" as follows:

- Individuals experiencing homelessness;
- Individuals at risk of homelessness;
- Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking;
- Other (as defined by HUD) such as veterans, and others that includes individuals and households who do not qualify under any of the qualifying populations above but where supportive services would prevent homelessness or serve those at greatest risk of housing instability. (Ex: an individual or households earning less than 30% AMI paying more than 50% of their income on housing costs.)

More information on each of the qualifying populations is available in [Notice CPD-21-10](#).

HOME-ARP funds can fund the following four activities:

- tenant-based rental assistance
- development and support of affordable housing
- provision of supportive services
- acquisition and development of non-congregate shelter units

HOME-ARP funds can also support nonprofit operating and capacity building expenses.

We are interested in hearing your thoughts on the unmet needs and challenges facing the qualifying populations to inform the use of HOME-ARP dollars in the Ames Community.



complete. If you have any questions while completing the survey, please email home-arp@cityofames.org or call the Housing Division Hotline at 515.239.5380.

The survey will close January 18, 2023 at 11:59 pm.

1. Where do you live?*

☐ Ames City Limits

☐ Story County

☐ Outside of Story County

2. What is your age range?*

☐ 18 and under

☐ 19-34

☐ 35-54

☐ 55-75

☐ 75+

3. Which of the HOME-ARP qualifying populations do you identify?*

Select all that apply

☐ I am currently experiencing homelessness

☐ I am



☐ I am fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

☐ I have previously experienced homelessness.

☐ None of the above, but supportive services would help me avoid homelessness or housing instability

☐ Housing Advocate

☐ None of the above

4. What is your family status?*

☐ Individual

☐ I have a spouse, partner, or significant other with whom I live

☐ Family with children under 18 years of age

5. Which best describes your gender identify?*

☐ Male

☐ Female

☐ Non-binary

☐ Transgender male



☐ transgender female

☐ Prefer not to say

6. What's your race and/or ethnicity?*

☐ Asian

☐ Black/African-American

☐ White

☐ Hispanic, Latino/a, Latinx

☐ Native American/Indigenous Peoples

☐ Pacific Islander

☐ Prefer not to answer

7 In your opinion, which of the following is most needed in Ames. Please rank (with No 1 being the most important and No. 4 being the least important).

☐ Tenant-based rental assistance (rental payments made on behalf of clients)

☐ Supportive Services, including homeless prevention and housing counseling

☐ Production and preservation of affordable housing (acquisition, construction, conversion, or rehabilitation of rental housing)

☐



Reset

8. Select the top five support services you believe are the most needed to support housing needs in Ames.*

☐ Educational services

☐ Transportation

☐ Childcare

☐ Outpatient health services

☐ Credit repair

☐ Substance use treatment services

☐ Mental health services

☐ Food assistance

☐ Case management

☐ Landlord and tenant liaison

☐ Mediation

☐ Employment assistance and job training



☐ Life skills training

☐ Legal services

☐ Housing search assistance and counseling

9. What could local agencies do to make these services more accessible to people who need them?

(no character limit for answer)

1000

10. What ideas do you have to help reduce and prevent homelessness in Ames?

(no character limit for answer)

1000

11. Is there anything else you would like to add related to HOME-ARP funding?

1000



Baker-Latimer,

To receive a copy of your submission, please fill out your email address below and submit.



Submit

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ATTACHMENT 6

**QnA Public Forum Discussion
(during the comment period)**

2023 HOME – ARP

Public Session – Lunch & Learn

Thursday, March 16, 2023

11:30 a.m. to 1:00 p.m.

During the Public Comment Period

A total of 14 people were in attendance.

Community and Family Resources - Nicholle Stangeland and Shelly Zabel

The Bridge Home - Andrea Gronau, Evelyn Garrison, John Dalhoff, Jodi Stumbo, Shari Reilly and Linda Munden

Home Allies - Lauris Olson

Good Neighbor - Cari McPartland

Ames Public Library - Tracy Briseno

AMOS - Terry Potter

ACCESS - Michelle Cole

The Salvation Army - Kathy Pinkerton

Vanessa Baker-Latimer first reviewed program guidelines and the application process. Vanessa also told the attendees about the direction the Ames City Council wants to pursue. After the presentation, a Question and Answer time was held.

Question – Would the City of Ames be the “Sponsor” rather than a non-profit?

Reply -

Question – Who will be in the contract?

Reply – The City of Ames and the non-profit

Question – You said the City hopes to do at least three units. What is a unit?

Reply – Three properties, not three individual units within a building.

Question – How long does it take on guidelines?

Reply – Depends on what come back from HUD.

Question – What is a PJ?

Reply – Stand for Participating Jurisdiction. HUD considers the City of Ames has the PJ to receive HOME or HOME-ARP funding

Question – With ARP money, do you still have to do Davis Bacon?

Reply – Yes, that is part of the regulations, we cannot escape that.

Question – Will they fund refinancing?

Reply – No.

Comment – Regarding availability in Ames, Lauris Olson believes that the funding will most likely go to The Bridge.

Comment – It's hard to find places in Ames that will meet the zoning regulations regarding parking.

Comment – If duplexes were bought, they would not provide many shelters.

Question – How many parking spaces would be required for a duplex that would be used as a shelter?

Question – When is the application date for non-profits?

Reply – Our goal is sometime in 2023.

Question – Will extra money be put in a pot?

Reply – No, not at this time

Question – Can units (individuals) be part of a multipurpose facility?

Reply – Yes, we believe so

Question – How long can a person/family stay in a unit?

Reply- That is yet to be determined.