



# **City of Iowa City**

Consolidated Annual  
Performance and  
Evaluation Report



**CITY OF IOWA CITY**

**Fiscal Year 2021 (Federal Fiscal Year 2020)**

## **Purpose**

Iowa City is an entitlement community that receives federal Community Development Block Grant and HOME Investment Partnership Program funds. The Consolidated Annual Performance and Evaluation Report (CAPER) annually assesses the progress made towards achieving goals outlined in both the annual action plans, and the consolidated plan, *City Steps 2025*. The CAPER is due to the U.S. Department of Housing and Urban Development (HUD) within 90 days after the close out of the City's fiscal year which ends annually on June 30<sup>th</sup>.

Inquiries or comments about this report can be directed to Neighborhood Services at 319-356-5230 or [neighborhoods@iowa-city.org](mailto:neighborhoods@iowa-city.org).

## **City Council of Iowa City, Iowa**

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**1. CR-05 - Goals and Outcomes. Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a). This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.**

All Annual Action Plan projects address needs identified in the 5-year consolidated plan, most recently, *City Steps 2025*. Some projects from years prior to FY21(FFY20) correspond to needs identified in the City's previous Consolidated Plan, *City Steps 2016-2020*. Each year, Iowa City staff and the Housing and Community Development Commission (HCDC) work to meet the goals of the consolidated plan through annual allocations of CDBG and HOME funds. Most projects are carried out by local organizations in partnership with the City.

FY21 (FFY20) marked the first year of *City Steps 2025*. Table A illustrates the City's progress towards the goals set in *City Steps 2025*. To facilitate clear reporting, only accomplishment associated with the most recent consolidated plan are included in the table. Additional accomplishments for activities associated with the City's previous consolidated plan, *City Steps 2016-2020*, are available in Table C. Lastly, accomplishments related to the City's efforts to prepare for, prevent, and respond to the COVID-19 pandemic are available in Table E.

In FY20 at the close of the last consolidated plan cycle, the City had completed nine of the eleven original goals from *City Steps 2016-2020*. The City expects to complete one additional goal, "improve/maintain public infrastructure/amenities" early in FY22 (FFY21) as two parks projects near a close. Wetherby Park and Villa Park improvements experienced delays due to the COVID-19 pandemic and the derecho storm in August of 2020.

In response to the COVID-19 pandemic, the City amended the consolidated plan to establish COVID-19 response as a high priority goal and expanded public service, public facilities, and administration activities to accommodate the pandemic response. These activities are ongoing and accomplishments will continue to be reported in subsequent years. The City offered two competitive funding rounds for local nonprofits to apply for public services funds to prepare, prevent, and respond to the pandemic. In FY21 (FFY20), area nonprofits used CDBG-CV to provide public services to over 12,000 people.

Additionally, the City worked with two local nonprofits, CommUnity and Shelter House, to provide emergency housing payments for households affected by COVID-19 to prevent eviction and foreclosure. The City also partnered with the East Central Iowa Council of Governments (ECICOG) to establish an economic development program for small businesses impacted by COVID-19. Eligible businesses were required to meet federal requirements for retaining or hiring primarily low-moderate income employees or by qualifying as a microenterprise. 22 of the 27 businesses awarded through the competitive process were owned by women or persons of color.

In March of 2021, Iowa Finance Authority presented the City with an Innovation Award through the HousingIowa Award ceremony, which recognizes, “outstanding programs, projects, and professionals for leadership, and innovation in advancing housing opportunities for Iowans.” The City was recognized for the South District Homeownership program which includes acquisition, rehabilitation, and sale of duplex units to existing eligible rents in the South District neighborhood or other applicants meeting the eligibility requirements. The program utilizes HOME funds to provide down payment assistance. The first duplex renovated through the program was sold to two buyers who had rented in the neighborhood for a combined total of more than 21 years, prior to purchasing a home through the program.

There are three overarching goals that guide *City Steps 2025*:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning persons and families experiencing homelessness into housing.
- To provide a suitable living environment through safer, more livable and accessible neighborhoods, greater integration of low to moderate income (LMI) residents throughout the City, increased housing opportunities, and reinvestment in aging neighborhoods.
- To expand economic opportunities through job creation, homeownership opportunities, façade improvement, development activities that promote long-term community viability and the empowerment of LMI persons to achieve self-sufficiency

To correspond to these overarching goals as well as the priority needs identified in *City Steps 2025*, the City allocated FY21 (FFY20) CDBG/HOME funds to the following activities:

**1) Provide housing opportunities that are decent and affordable.**

- City of Iowa City – Rental and Homeowner Rehab (22 units)
- Successful Living – Rental Acquisition (15 SRO units)
- Unlimited Abilities – Rental Acquisition (3 SRO units)
- Systems Unlimited – Rental Construction (Cancelled due to increased construction costs from COVID and administratively amended.)
- Iowa Valley Habitat for Humanity – Homeownership Program (2 households)
- City of Iowa City – South District HOME Investment Partnership Program (4 households)
- The Housing Fellowship – CHDO Operations and Rental Rehab (2 units)

**2) Provide a Suitable Living Environment**

- Public Facilities
  - Little Creations Academy Childcare Center – Kitchen Rehab

- Public Services
  - Shelter House - Shelter Operations (homelessness)
  - NCJC - Childcare Operations
  - Domestic Violence Intervention Program - Shelter Operations (victims of domestic violence experiencing homelessness)
- Neighborhood and Area Benefits
  - Neighborhood Improvements Program – Wetherby Park

### 3) Expand Economic Opportunities

- Economic Development Program

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g) Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.**



Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Effectively administer and plan for the CDBG, HOME	Admin	CDBG: \$ / HOME: \$	Other	Other	10	2	20.00%	2	2	100.00%
Improve public facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	110	0	0.00%	22	0	0.00%
Improve public infrastructure & address climate ac	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	0	0.00%	300	0	0.00%
Increase number of affordable rental (new con/acq)	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	20	0	0.00%	4	0	0.00%
	Affordable Housing	HOME: \$	Other	Other	90	8	8.89%	18	8	44.44%
Provide public services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	14000	3156	22.54%	2800	3156	112.71%
	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	2514		0	2514	

	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Rehab & improve renter-occupied housing units	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	25	0	0.00%			
	Affordable Housing	CDBG: / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		18	11	61.11%
	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	5	0	0.00%			
Rehabilitate & improve owner-occupied housing unit	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0		5	0	0.00%
	Affordable Housing	CDBG: \$235,000 / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	11	11.00%			
	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	0	0		1	0	0.00%
Support economic and workforce development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	0	0.00%	2	0	0.00%
Support homebuyer activities (down payment/closing)	Affordable Housing	CDBG: \$27000 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	30	0	0.00%	6	0	0.00%

**IDIS Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

This report contains tables to demonstrate accomplishment data. Many tables are auto-generated by HUD's Integrated Disbursement and Information System. The following tables are provided as a supplement to clarify the data.

- *City Steps 2025* Progress Tracking Through City FY21 (FFY20)
- Annual Action Plan Outcome Tracking City Fiscal Year 2021 (FFY20)
- Activities Completed in City FY21 (FFY20) (Non-CDBG-CV)
- Activities Underway in City FY21 (FFY20) (Non-CDBG-CV)
- CDBG-CV Activity Tracking – Prevent, Prepare, and Respond to COVID-19

All activities completed this fiscal year are consistent with the priorities, goals and objectives established in *City Steps*, which are designed to assist LMI residents in need of housing, jobs, and services. As this report marks the first year of the Consolidated Plan, many activities completed in this fiscal year correspond to priorities from the previous Consolidated Plan, *City Steps 2016-2020*. Several priorities, such as expansion of affordable housing, appear in both Consolidated Plans.

The list below ties activities completed this fiscal year, to the current priorities in *City Steps 2025*. Activities originating in a fiscal year prior to *City Steps 2025* are indicated with an asterisk (\*). If the original priority the activity was associated with in *City Steps 2016-2020* does not appear in *City Steps 2025*, the original priority will be noted. Activities associated with preventing, preparing for, and responding to the COVID-19 pandemic are marked with a plus sign (+).

**Expansion of Affordable Rental and Owner Housing**

- Successful Living – Rental Acquisition on Hollywood
- Unlimited Abilities – Rental Acquisition on Wayne
- Mayor’s Youth Empowerment Program – Rental Construction on Huntington\*
- Successful Living – Rental Acquisition on Palmer\*
- Successful Living – Rental Acquisition on Juniper\*
- Successful Living – Rental Acquisition on Hickory\*

**Preservation of Existing Affordable Rental and Owner Housing**

- City of Iowa City –HOME Rehab\*
- City of Iowa City – CDBG Rehab
- The Housing Fellowship – FY21 CHDO Operations
- The Housing Fellowship – FY20 CHDO Operations\*
- Successful Living – Rental Rehab on Village\*

### Provision of Public Services

- Shelter House – Public Services (Shelter Operations)
- Domestic Violence Intervention Program – Public Services (Shelter Operations)
- Neighborhood Centers of Johnson County – Public Services (Childcare for LMI Children)

### Public Facility Improvements

- N/A – activities still underway

### Public Infrastructure and Neighborhood Based Climate Action

- N/A – activities still underway

### Economic Development

- Creative Printing Plus - Microenterprise\*
- 4Cs Community Coordinated Child Care – Technical Assistance\*
- BB’s Dispatching – CV Small Business Assistance+
- The Dorothy Frank Executive Imports Group – CV Small Business Assistance+
- Crepes de Luxe – CV Small Business Assistance+
- George’s Buffet – CV Small Business Assistance+
- Iowa Recovery Room – CV Small Business Assistance+
- Thai Spice – CV Small Business Assistance+
- Sun Café – CV Small Business Assistance+

### Administration and Planning

- City of Iowa City – FY20 HOME Admin
- City of Iowa City – FY21 CDBG Admin

### Provide Facilities and Services in Support of Pandemic Response

- CommUnity Crisis Services and Food Bank – Public Services (Food Assistance) +
- Domestic Violence Intervention Program – Public Services (Childcare)+
- Shelter House – Public Services (Emergency Housing Assistance) +
- CommUnity – Public Services (Emergency Housing Assistance) +
- Shelter House – Public Services (Coordinated Entry) +
- The Arc of Southeast Iowa – Public Services (Childcare) +
- Successful Living – Public Services (Mental Health Services) +
- 4Cs Community Coordinated Child Care – Public Services (Childcare) +
- Neighborhood Centers of Johnson County – Public Services (Childcare) +

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

<i>City Steps 2025 Goals</i>	<b>Goal Outcome Indicator</b>	<b>Goal</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Total Completed</b>	<b>Percent Completed</b>
Increase the number of affordable rental housing units through new construction and acquisition	Rental units constructed	20	0					0	0%
	Rental units acquired (other)	90	8					8	9%
Provide tenant based rental assistance	Tenant-based rental assistance	NA	0					0	NA
Support homebuyer activities such as downpayment and/or closing cost assistance	Direct financial assistance to homebuyers	30	0					0	0%
Rehabilitate and Improve owner-occupied housing units	Homeowner housing rehabilitated	100	11					11	11%
Rehabilitate and Improve renter-occupied housing units	Rental units rehabilitated	25	0					0	0%
	Rental units acquired (other)	5	0					0	0%
Serve those experiencing homelessness and reduce homelessness	Homeless person overnight shelter	NA	2161					2161	NA
Provide public services	Public services other than LMI housing benefit	14000	3156					3156	23%
Improve public facilities	Public facilities other than LMI housing benefit	110	0					0	0%
Support economic and workforce development	Businesses assisted	10	0					0	0%
Effectively administer and plan for CDBG and HOME	Programs managed(Other)	10	1					1	10%
	Public Facility Activities Completed		0					0	NA
	Public Services Activities Completed		3					3	NA
	Infrastructure Activities Completed		0					0	NA

*Note: Accomplishments represented in this table are specific to activities associated with City Steps 2025. Activities completed in FY21 that are associated with City Steps 2016 - 2020, the prior consolidate plan, are demonstrated in other tables. For example, the City amended the FY20 Annual Action Plan to include 016-2020 and therefore are not*

**City Table A - City Steps 2025 Progress Tracking Through City Fiscal Year 2021 (FFY20)**

FY21 Project	FY21 Activity	CDBG Funds	HOME Funds	Status	Funds Spent	Percent	Planned to Assist	Actual Assisted
Public Service Activities	Aid to Agencies Shelter House	\$25,324	\$0	Completed FY21	\$25,324	100%	700	642
	Aid to Agencies DVIP	\$49,846	\$0	Completed FY21	\$49,846	100%	600	1,519
	Aid to Agencies NCJC	\$54,830	\$0	Completed FY21	\$54,830	100%	1,500	995
Public Facility Activities	Little Creations Academy	\$78,000	\$0	Ongoing	\$0	0%	22	TBD
Neighborhood and Area Benefits	Wetherby Park Improvements	\$75,000	\$0	Expected to Begin in FY22	\$0	0%	300	TBD
Housing Rehab Program	Comprehensive Rehabilitation	\$235,000	\$90,000	Ongoing	\$116,433	36%	22	11
Competitive Housing Activities	Successful Living - Rental Acq.	\$0	\$144,000	Ongoing	\$44,990	31%	15	3
	Unlimited Abilities - Rental Acq.	\$0	\$60,000	Completed FY21	\$60,000	100%	3	5
	Systems Unlimited - Rental Cont.	\$0	\$100,000	Cancelled*	\$0	0%	4	0
	IC South District Ownership Program	\$0	\$94,000	Expected to Begin in FY22	\$0	0%	4	TBD
	Habitat Downpayment Assistance	\$27,000	\$30,000	Expected to Begin in FY22	\$0	0%	2	TBD
	The Housing Fellowship CHDO Ops	\$0	\$52,000	Completed FY21	\$52,000	100%	NA	TBD
Economic Development	Economic Development Set-aside	\$50,000	\$0	Expected to Begin in FY22	\$0	0%	2	TBD
CDBG and HOME Administration/Planning	CDBG Administration	\$152,351	\$0	Completed FY21	\$152,351	100%	NA	NA
	HOME Administration	\$0	\$60,000	Ongoing	\$40,136	67%	NA	NA
<b>TOTAL</b>		<b>\$747,351</b>	<b>\$630,000</b>		<b>\$595,910</b>	<b>43%</b>		

\*Administratively Amended

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

**City Table B - Annual Action Plan Outcome Tracking City Fiscal Year 2021 (FFY20)**

<b>CDBG Activities</b>	<b>City ID</b>	<b>IDIS ID</b>	<b>Project Type / Project</b>	<b>Planned to Assist</b>	<b>Actual Assisted</b>
FY18 4Cs Childcare Technical Assistance	62.11	718	Economic Development	12	37
FY20 Economic Development - Creative Printing	64.15b	752	Economic Development	1	1
FY21 CDBG Admin	65.16	725	Administration and Planning	NA	NA
FY21 Aid to Agencies - Shelter House	65.01	728	Public Services	700	642
FY21 Aid to Agencies - DVIP	65.02	730	Public Services	600	1,519
FY21 Aid to Agencies - NCJC	65.03	731	Public Services	1,500	995
FY21 CDBG Rehab	65.07	727	Housing Rehab	18	11
<b>HOME-Activities</b>	<b>City ID</b>	<b>IDIS ID</b>	<b>Project Type / Project</b>	<b>Planned to Assist</b>	<b>Actual Assisted</b>
FY19 HOME Rehab - Church	63.18	719	Owner Occupied Rehab	1	1
FY20 Successful Living Acquisition Palmer	64.11	715	Housing Activities	4	4
FY20 Successful Living Acquisition Hickory	64.11	716	Housing Activities	4	3
FY20 Successful Living Acquisition Juniper	64.11	722	Housing Activities	4	5
FY20 Successful Living - Rental Rehab Village	64.12	713	Housing Activities	5	5
FY20 HOME Rehab Lucas	64.08a	720	Housing Rehab	1	1
FY20 HOME Rehab Amhurst	64.08b	721	Housing Rehab	1	1
FY20 HOME Rehab Aspen	64.08c	724	Housing Rehab	1	1
FY20 HOME Rehab Apple	64.08d	747	Housing Rehab	1	1
FY20 The Housing Fellowship CHDO Operations	64.14	711	Housing Activities	NA	NA
FY20 HOME Administration	64.17	706	Administration and Planning	NA	NA
FY20 MYEP - Lot Acquisition and Rental New Construction	64.09	723	Housing Activities	6	6
FY21 The Housing Fellowship CHDO Operations		744	Housing Activities	NA	NA
FY21 Successful Living Acquisition Hollywood	65.08a	749	Housing Activities	5	3
FY21 Unlimited Abilities Acquisition Wayne	65.09	750	Housing Activities	3	5

**City Table C - Activities Completed in City Fiscal Year 2021 (FFY20) (Non CDBG-CV)**

<b>CDBG Activities</b>	<b>City ID</b>	<b>IDIS ID</b>	<b>Project Type / Project</b>	<b>Planned to Assist</b>	<b>Actual Assisted</b>
FY18 Villa Park - Neighborhood Improvement	62.06	672	Neighborhood and Area Benefits	300	
FY20 Neighborhood Improvements - Wetherby Trail	64.06	710	Neighborhood and Area Benefits	300	
FY20 Johnson County Title and Settlement	64.15a	751	Economic Development	1	
FY21 Little Creations Academy	65.04	735	Public Facilities	22	
FY21 Wetherby Park Improvements	65.05	-	Neighborhood and Area Benefits	300	
FY21 Habitat Downpayment Assistance	65.12	-	Housing Activities	1	
FY21 Economic Development	65.15	-	Economic Development	2	
<b>HOME Activities</b>	<b>City ID</b>	<b>IDIS ID</b>	<b>Project Type / Project</b>	<b>Planned to Assist</b>	<b>Actual Assisted</b>
FY19 IC South District Partnership -Taylor	63.13	717	Other Housing Activities	2	
FY19 THF Rental Rehab	63.19	693	Other Housing Activities	4	
FY20 Habitat - Homebuyer Assistance	64.10	NA	Other Housing Activities	2	
FY20 THF Rental Rehab	64.13	712	Other Housing Activities	2	
FY21 HOME Admin	65.17	726	Administration and Planning	NA	
FY21 THF Rental Rehab	65.14	-	Housing Activities	1	
FY21 Habitat Downpayment Assistance	65.12	-	Housing Activities	1	
FY21 IC South District Partnership	65.11	-	Housing Activities	4	
FY21 Successful Living Acquisition	65.08	-	Housing Activities	10	
FY21 HOME Rehab	65.17	-	Housing Activities	4	

**City Table D - Activities Underway in City Fiscal Year 2021 (FFY20) (Non CDBG-CV)**



Project	Activity	CDBG Funds	Status	Funds Spent	Percent Completed	Planned to Assist	Actual Assisted
Provide public facilities and services in support of pandemic response	CommUnity - Emergency Housing Assistance (Public Services)	\$155,353	Completed FY21	\$155,353	100%	69	89
	Shelter House - Emergency Housing Assistance (Public Services)	\$90,647	Completed FY21	\$90,647	100%		64
	Table to Table - Food Assistance (Public Services)	\$7,800	Completed FY21	\$7,800	100%	6,250	9,284
	DVIP - Childcare Assistance (Public Services)	\$3,000	Completed FY21	\$3,000	100%	5	8
	Successful Living - Mental Health (Public Services)	\$42,214	Completed FY21	\$42,214	100%	100	115
	4Cs - Childcare Assistance (Public Services)	\$39,115	Completed FY21	\$39,115	100%	60	30
	Shelter House - Homeless Prevention/Services (Public Services)	\$44,314	Ongoing	\$13,788	31%	1,500	TBD
	CommUnity - Food Assistance (Public Services)	\$50,000	Completed FY21	\$50,000	100%	1,908	2,834
	Horizons - Food Assistance (Public Services)	\$20,000	Completed FY21	\$20,000	100%	124	477
	Arc of SE Iowa - Childcare Assistance (Public Services)	\$16,190	Completed FY21	\$16,190	100%	20	15
NCJC - Childcare Assistance (Public Services)	\$17,289	Completed FY21	\$17,289	100%	14	5	
<b>Total</b>						<b>10,050</b>	<b>12,921</b>
Economic development	BB's Dispatching LLC	\$17,355	Completed FY21	\$17,355	100%	3 FTE; 240 Hours	3 FTE; 246 Hours
	The Dorothy Frank Exclusive Imports Group LLC (Nana Boutique)*	\$12,355	Completed FY21	\$12,355	100%	1 Microenterprise	1 Microenterprise
	AWH LLC*	\$12,355	Ongoing	\$11,499	93%	1 Microenterprise	TBD
	Crepe de Luxe Café*	\$17,355	Completed FY21	\$17,355	100%	1 Microenterprise	1 Microenterprise
	Garden Club LLC (Maker's Loft)*	\$17,355	Ongoing	\$15,316	88%	1 Microenterprise	TBD
	Kubby Gyrl's Inc (Beadology)	\$17,355	Ongoing	\$15,944	92%	1 FTE; 14 Hours	TBD
	Mo's Angel Scents*	\$3,988	Ongoing	\$2,355	59%	1 Microenterprise	TBD
	Sun Enterprise LLC	\$17,355	Ongoing	\$17,355	100%	40 Hours	TBD
	The Bandit's LLC*	\$17,355	Ongoing	\$12,586	73%	1 Microenterprise	TBD
	CRWN LLC*	\$10,815	Ongoing	\$5,855	54%	1 Microenterprise	TBD
	George's Buffet Inc	\$17,355	Completed FY21	\$17,355	100%	20 Hours	135.5 Hours
	Iowa Recovery Room LLC*	\$17,355	Completed FY21	\$17,355	100%	1 Microenterprise	1 Microenterprise
	OM Inc.*	\$17,355	Ongoing	\$17,355	100%	1 Microenterprise	TBD
	Thai Spice Inc	\$17,355	Completed FY21	\$17,355	100%	1 FTE; 40 Hours	1 FTE; 109 Hours
	Get Fresh LLC	\$17,355	Ongoing	\$16,782	97%	140 Hours	TBD
	Bliss Food & Health LLC (Enjoyabowl)*	\$17,355	Ongoing	\$11,255	65%	1 Microenterprise	TBD
	Duyen Salon and Spa LLC (Grace Nail Salon and Spa)	\$17,355	Ongoing	\$17,355	100%	120 Hours	TBD
	Gabe's Oasis LLC	\$17,355	Ongoing	\$17,355	100%	60 Hours	TBD
	Sun Café LLC*	\$12,355	Completed FY21	\$12,355	100%	1 Microenterprise	1 Microenterprise
	Haunted Bookshop LLC*	\$17,355	Ongoing	\$14,412	83%	1 Microenterprise	TBD
	Xingchan Corporation (Uncle Sun)*	\$17,355	Ongoing	\$15,000	86%	1 Microenterprise	TBD
	Glassando LLC*	\$12,355	Ongoing	\$10,000	81%	1 Microenterprise	TBD
	Chackalackal	\$17,355	Ongoing	\$15,000	86%	100 Hours	TBD
	Jodi Connolly Salon, Inc (Buzz)	\$17,355	Ongoing	\$11,390	66%	60 Hours	TBD
	Estela's Fresh Mex	\$17,355	Ongoing	\$15,000	86%	320 Hours	TBD
Dublin Underground Inc.	\$17,355	Ongoing	\$14,438	83%	60 Hours	TBD	
Extraordinary Potential Psychological Assessment, P.L.C.*	\$12,355	Ongoing	\$5,218	42%	1 Microenterprise	TBD	
<b>TOTAL</b>		<b>\$909,599</b>		<b>\$828,350</b>	<b>91%</b>	<b>5 FTE; 1214 Hours; 15 Microenterprises</b>	<b>4 FTE; 490 Hours; 4 Microenterprises**</b>

\*Microenterprise

\*\*Accomplishments are reported in the year the project is completed

FTE = Full Time Low to Moderate Income Employee

Hours = Weekly Part Time Low-to-Moderate Income Hours

**City Table E - CDBG-CV Activity Tracking - Prevent, Prepare, and Respond to COVID-19**

Race/Ethnicity		CDBG		CDBG-CV*		HOME		Total	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Non-Hispanic or Latino	White	1,120	34.9%	5,068	39.09%	16	84.2%	6,204	38.3%
	Black/African American	1,371	42.8%	3,948	30.45%	2	10.5%	5,321	32.9%
	Asian	27	0.8%	183	1.41%	0	0.0%	210	1.3%
	American Indian/Alaskan Native	14	0.4%	122	0.94%	0	0.0%	136	0.8%
	Native Hawaiian/Other Pacific Islander	5	0.2%	21	0.16%	0	0.0%	26	0.2%
	American Indian/Alaskan Native & White	0	0.0%	78	0.60%	0	0.0%	78	0.5%
	Asian & White	5	0.2%	15	0.12%	0	0.0%	20	0.1%
	Black/African American & White	105	3.3%	88	0.68%	1	5.3%	194	1.2%
	American Indian/Alaskan Native & Black/African American	9	0.3%	18	0.14%	0	0.0%	27	0.2%
	Other, Multi-Racial	196	6.1%	1,383	10.67%	0	0.0%	1,579	9.8%
	Hispanic/Latino	353	11.0%	2,041	15.74%	0	0.0%	2,394	14.8%
<b>Total</b>	<b>3,205</b>	<b>100.0%</b>	<b>12,965</b>	<b>100.00%</b>	<b>19</b>	<b>100.0%</b>	<b>16,189</b>	<b>100.0%</b>	

\*Does not include state IEDA CDBG-CV accomplishments

**City Table F - Beneficiaries by Race and Ethnicity for Projects Completed City Fiscal Year 2021 (FFY20)**

Income Category		CDBG		CDBG-CV*		HOME		Total	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
CDBG Extremely Low	HOME 0-30%	2,690	83.9%	11,826	91.21%	14	73.7%	14,530	89.8%
CDBG Low	HOME 30-50%	320	10.0%	925	7.13%	0	0.0%	1,245	7.7%
CDBG Moderate	HOME 50-60%	132	4.1%	159	1.23%	0	0.0%	291	1.8%
CDBG Non LMI	HOME 60-80%	63	2.0%	55	0.42%	5	26.3%	123	0.8%
<b>Total</b>		<b>3,205</b>	<b>100.0%</b>	<b>12,965</b>	<b>100.00%</b>	<b>19</b>	<b>100.0%</b>	<b>16,189</b>	<b>100.0%</b>

Does not include state IEDA CDBG-CV accomplishments

**City Table G - Beneficiaries by Income for Projects Completed City Fiscal Year 2021 (FFY20)**

**2. CR-10 - Racial and Ethnic composition of families assisted. Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)**

	<b>CDBG</b>	<b>HOME</b>
White	6,188	16
Black or African American	5,319	2
Asian	210	0
American Indian or American Native	136	0
Native Hawaiian or Other Pacific Islander	26	0
<b>Total</b>	<b>11,879</b>	<b>18</b>
Hispanic	2,394	0
Not Hispanic	13,776	19

**IDIS Table 2 – Table of Assistance to Racial and Ethnic Populations by Source of Funds**

**Narrative**

As required by HUD, the City of Iowa City and its subrecipients (public and private) follow affirmative marketing rules. The City’s Affirmative Marketing Plan can be found at [www.icgov.org/actionplan](http://www.icgov.org/actionplan). Both public and private subrecipients of HOME funds are also required to follow the affirmative marketing requirements in 24 CFR 92.351. City staff reviews these efforts during annual monitoring. An evaluation of these efforts shows that both the City and its subrecipients have met HUD requirements.

Note, that Table 2 is generated from HUD's Integrated Disbursement and Information System and does not include all racial demographic categories. However, the table does demonstrate total numbers of Hispanic or Latino beneficiaries. Table F provides total beneficiary data that supplements and clarifies this information by delineating all race categories. Table 2 combines accomplishments for CDBG and CDBG-CV, while Table F breaks accomplishments down by funding source.

In addition, every five years the City studies the extent to which Iowa City residents are able to choose housing free from unlawful discrimination. In FFY20, the City continued to work on strategies identified through the FFY18 Analysis of Impediments to Fair Housing Choice. The study was adopted by City Council on August 20, 2019 and the City has remained committed to effort despite shifts in federal policy over the last several years. The City will carry out these strategies as part of its mission of affirmatively furthering fair housing choice. Specific progress on the strategies will be discussed in subsequent sections.

Beneficiary data suggests that the City of Iowa City and its subrecipients successfully market to minorities. According to U.S. Census Bureau 2019 estimates, approximately 78.5% of Iowa City’s population is non-Hispanic or Latino white, compared to about 35% of CDBG beneficiaries and 39% of CDBG-CV beneficiaries (not including state CDBG-CV). Due to the effect of the pandemic on

HOME activities, there were fewer than average beneficiaries due to less projects being completed in the fiscal year and slow lease up of units. Of the limited beneficiaries served in FY21 (FFY20), about 84% were non-Hispanic or Latino white. Similarly, approximately 5.8% of Iowa City's population is Hispanic, compared to approximately about 11% of CDBG and 16% of CDBG-CV beneficiaries served in FY21 (FFY20). Of the limited HOME beneficiaries during the fiscal year, none of those served reported Hispanic or Latino ethnicity.

As previously noted, the City partnered with ECICOG to implement a small business assistance program to help mitigate the effects of the pandemic. Eligible businesses were required to meet federal requirements for retaining or hiring primarily low-moderate income employees, or by qualifying as a microenterprise. 22 of the 27 businesses awarded through the competitive process were owned by women or persons of color. Seven of the 27 projects were completed in FY21 (FFY20), and the City will report on remaining beneficiary data in subsequent CAPERs.

Beyond federally funded activities, the City continues to address systemic racism through Resolution 20-159 which outlined 17 actions to be taken by the City to address the Black Lives Matter movement. The resolution and a summary of year one progress is available online at [icgov.org/blm](http://icgov.org/blm).

The City and subrecipients will continue to encourage everyone, especially BIPOC residents, to take advantage of CDBG and HOME assisted public services, public facilities, infrastructure, and housing.

**3. CR-15 - Resources and Investments 91.520(a) Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$890,104	\$642,709
HOME	public - federal	\$693,737	\$317,787

**IDIS Table 3 - Resources Made Available**

In FY21 (FFY20), the City received approximately \$890,104 in CDBG funds, \$693,737 in HOME funds, and \$200,000 in general funds for projects. Table 3 does not include CDBG-CV funds. Of those newly available resources, 72% of new CDBG funds and 46% of new HOME funds were expended. The City continues to spend down a backlog of past HOME funds, but still leaves additional funds to be utilized next fiscal year. A midyear competitive housing funding round is expected for FY22. The general funds are used exclusively for the City’s General Rehabilitation and Improvement Program (GRIP), of which only \$351.50 was expended. Both HOME and GRIP spending decreased in FY21 compared to the prior fiscal year due to complications from the pandemic such as material delays and safety concerns with entering private homes due to the virus.

The City also received CDBG-CV funds to prevent, prepare for, and respond to the COVID-19 pandemic. Funds included an initial allocation of \$410,422 and a second allocation of \$424,128 for a total of \$834,550. In FY21 (FFY20), the City spent about \$828,350 on CDBG-CV activities. Three activities also utilized regular CDBG funds totaling about \$50,445, as well as about \$14,108 in PI. As indicated on the PR26, about \$763,795 of CDBG-CV was expended in FY21 (FFY20). At the end of FY21 (FFY20), the City had expended about 92% of the CDBG-CV allocation. Details on funds spent in on activities preventing, preparing, and responding to the COVID-19 pandemic are available in Table E. About 55% of CDBG-CV funds were allocated to public services, including emergency housing assistance, with the remainder allocated to economic development for businesses impacted by COVID-19. The City expects to continue reporting CDBG-CV expenditures in FY22 (FFY21). Local funds were also utilized to facilitate a rapid response.

The City was also awarded CDBG-CV funds through a competitive funding opportunity from Iowa Economic Development Authority totaling \$686,610. Funds were allocated to eight additional public services projects and an additional round of emergency housing assistance. Across federal, state, and local funds, the City has made over \$1 million dollars available for housing assistance since the pandemic began.

Note that HOME Program Income (PI) funding amounts match City internal records rather than IDIS records. This can create discrepancies because PI is often receipted in City records at

different times from when they were processed in IDIS. \$583.33 in program income was carried over from the previous fiscal year to FY21.

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
Affordable Housing Location Model Eligible Areas	5	0	Zero percent because the types of projects funded in FY21 were exempt from the AHLM.
Citywide	45	100	All projects must be located within the City of Iowa City municipal boundary.
Housing Rehab Targeted Areas	15	8	Includes owner-occupied rehab projects. Percentage lower than planned due to fewer rehab projects.
LMI Areas	35	29	Includes any housing or economic development projects located in LMI census tracts (non CDBG-CV).

**IDIS Table 4 – Identify the Geographic Distribution and Location of Investments**

**Narrative**

All projects funded by CDBG and HOME are located in Iowa City and serve individuals and families living city-wide according to their needs, especially public service and public facility projects. All projects must be located within the City of Iowa City municipal boundary, and therefore this will always reflect 100%. In FY21, this amount includes public service activities, planning and administrative expenses, economic development technical assistance, and all housing activities. However, the City strives to invest HOME and CDBG funds in areas primarily home to non-student low- and moderate income (LMI) persons, defined as those making less than 80% of the Area Median Income (AMI). This includes areas that are home to families, the elderly, the disabled, and the homeless.

2011-2015 LMI Summary Data indicates 59% of Iowa City’s population and 23 block groups are considered LMI, meaning at least 51% of persons living there are LMI. Several of the City’s LMI census areas are located downtown and include rental housing stock predominantly occupied by University of Iowa students. The City first utilizes resources other than CDBG and HOME funds in these areas to maintain and preserve housing, infrastructure, and public services. This includes UniverCity project funds that help create a healthy balance of owner occupied and renter households within downtown/university neighborhoods, tax increment financing, and other program funds. This policy helps the City use federal funds to create the greatest impact for those who need it most.

Iowa City defines minority concentrations as census tracts where minority persons are at least 10 percentage points greater than in general population. Based on the 2019 Fair Housing Choice Study, three census tracts meet this criterion: 4, 18.02, and 23. Maps of the tracts are available online in the 2019 Fair Housing Choice Study at [icgov.org/actionplan](http://icgov.org/actionplan).

The City's Housing Rehab Program serves residents citywide as well, distributing resources via individual projects located anywhere in Iowa City. The set-aside provides low interest, no-interest, and forgivable loans to homeowners to make exterior, emergency and comprehensive repairs to their homes. However, the City also provides incentives (partial forgiveness of loans) for rehabilitation projects in targeted neighborhoods with older homes and a higher percentage of LMI residents. Targeted neighborhoods include the College Green, Northside, Miller Orchard, Towncrest, Twain, and Grant Wood areas. The percentage was lower than planned due to fewer rehab projects completed in FY21.

The development and acquisition of rental housing is governed by the City's Affordable Housing Location Model. The model uses three factors – distance to existing subsidized family rental housing, elementary school poverty, and crime density – to determine where funding for new city assisted rental housing is available. This serves three goals of the City:

- Avoiding further burden on neighborhoods and elementary schools that already have issues related to a concentration of poverty,
- Promoting diverse neighborhoods in terms of income levels, and
- Incorporating factors important to the Iowa City Community School District in affordable housing siting as it relates to educational outcomes.

The City does not restrict funding for the location of owner-occupied housing, rental rehabilitation, or projects for the elderly or persons with disabilities. Projects reflected in Table 4 were exempt from the AHLM. These policies directly reflect where funded projects were located.

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

The City actively encourages applicants and subrecipients to obtain other public and private resources to maximize the full impact of the limited CDBG and HOME funds available. For activities allocated funds in FY21 (FFY20), the City of Iowa City and its subrecipients leveraged CDBG & HOME funds at a rate of about \$1.35 in non-formula funds for every \$1 of formula funds, excluding private funds leveraged for staff due to public service, CHDO operations, and CDBG-CV activities and other resources from the City. Most CDBG-CV funds were given as grants for nonprofits and businesses, however, subrecipients still managed to leverage funds at a rate of about \$0.42 in non-formula funds for every \$1 of formula funds (including IEDA funded CDBG-CV activities), excluding other local resources provided from the City for activities such as housing assistance payments.

The CDBG program does not have federal match requirements, however match calculations for the HOME program is based on activities completed during the reporting period. The calculations

for the City's match contributions are found in the attachments. Note that there are slight differences in when HOME program Income was received or applied from when it was processed in IDIS.

The City continues to have a balance of excess matching funds that can be applied to projects in the future. Additional matching requirements are satisfied through tax forgiveness for new affordable rental properties. For projects completed within the federal fiscal year, \$229,381.13 in local property taxes will be forgiven over the life of the period of affordability. The calculations for the City's match contributions are found in the attachments. The City must meet match requirements based on the federal fiscal year which runs from October to September.

When the City has available property that is appropriate for redevelopment, it occasionally offers these lots for development with terms based on policies, the proposed development's needs and cash flow, and the developer's ability to pay. As such, the land may be sold or donated according to terms negotiated on a case-by-case basis, though it typically includes affordable housing, public service, or employment components.

Detailed information on the City's Affordable Housing Fund, which supports needs identified in the plan, is detailed in CR-35.



<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	3,603,404
2. Match contributed during current Federal fiscal year	\$229,381
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$3,832,785
4. Match liability for current Federal fiscal year	\$77,631
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$3,755,154

**IDIS Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
64.12	06/30/21	0	\$78,482	0	0	0	0	\$78,482
64.11J	06/30/21	0	\$75,756	0	0	0	0	\$75,756
64.11P	06/30/21	0	\$75,142	0	0	0	0	\$75,142

**IDIS Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income</b> – Enter the program amounts for the reporting period				
<b>Balance on hand at beginning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
583.33	182,108.56	176,667.51	0	6,024.38

**IDIS Table 7 – Program Income**

**Minority Business Enterprises and Women Business Enterprises –** Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	\$13,004	0	0	\$7,219	\$5,785	0
Number	2	0	0	1	1	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	\$13,004	0	2			
Number	2	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**IDIS Table 8 - Minority Business and Women Business Enterprises**

**Minority Owners of Rental Property** – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**IDIS Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		7				\$1,252,407
Businesses Displaced		0				0
Nonprofit Organizations Displaced		0				0
Households Temporarily Relocated, not Displaced		0				0
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**IDIS Table 10 – Relocation and Real Property Acquisition**

**4. CR-20 - Affordable Housing 91.520(b)**

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	31	47
Number of Special-Needs households to be provided affordable housing units	22	19
<b>Total</b>	<b>53</b>	<b>66</b>

**IDIS Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	153
Number of households supported through The Production of New Units	6	2
Number of households supported through Rehab of Existing Units	29	21
Number of households supported through Acquisition of Existing Units	18	20
<b>Total</b>		<b>196</b>

**IDIS Table 12 – Number of Households Supported**

Table 11 and Table 12 reflect accomplishments for activities completed in FY21 (FFY20). The following projects were completed to provide an additional 27 units of affordable housing in Iowa City as defined by [Section 215](#) definition:

- FY20 Successful Living Acquisition on Palmer – 4 SRO units
- FY20 Successful Living Acquisition on Hickory – 3 SRO units
- FY20 Successful Living Acquisition on Juniper – 5 SRO units
- FY20 Mayors Youth Empowerment Program Acquisition/Construction – 2 Group Homes (3 bedrooms each)
- FY20 Successful Living Rental Rehab – 5 SRO units
- FY21 Successful Living Acquisition on Hollywood – 3 SRO units
- FY21 Unlimited Abilities Acquisition on Wayne – 5 SRO units

To meet the needs of low-income persons with disabilities, the City has funded several projects. In FY21 (FFY20), the City completed acquisition projects providing 23 additional affordable SRO housing units to persons with disabilities that also offer supportive services. All 23 units give preference to those under 30% AMI. A rental rehab project improved 5 SRO units for people with disabilities. Additionally, an activity was completed in FY21 (FFY20) that added two group homes with six total bedrooms for people with disabilities, again providing preference to people below 30% AMI.

The City is also dedicated to addressing worst case needs. For cost-burdened renters, the City often requires affordable housing providers to prioritize those most likely to face severe cost-burden first, specifically, those with extremely low incomes. This is also paired with other efforts, including partnerships with ICHA through the HCV program and TBRA to offer additional rent subsidies. During the COVID-19 pandemic, the City worked with Shelter House and CommUnity to

offer emergency housing assistance for households that were impacted by COVID-19. Due to limited funding availability, applicants were prioritized on worst case needs such as those facing immediate eviction.

To assist those living in substandard housing, the City funds rehabilitation for both rental units and homeowners. In addition, the City follows its anti-displacement plan with a goal of avoiding displacement, but in the event that residents are involuntarily displaced, the City provides relocation assistance. The City has also used local funds in displacement events caused by private developers who are not using federal funds to ease relocation. Other rehabilitation activities completed by the City this year for households below 80% AMI included:

- FY19 HOME Church Rehab – 1 unit
- FY20 HOME Lucas Rehab – 1 unit
- FY20 HOME Apple Rehab – 1 unit
- FY20 HOME Amhurst Rehab – 1 unit
- FY20 HOME Aspen Rehab – 1 unit
- FY21 CDBG Rehab – 11 units

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

FY21 was the first year of the consolidated plan, *City Steps 2025*. Although many projects were completed during the year, there is no doubt that the COVID-19 pandemic adversely impacted goals and outcomes. Construction and rehabilitation activities were the most affected, including parks projects through the City's neighborhood improvement program. Examples of the impact of the pandemic on goals and outcomes this year include:

- Cancellation of FY20 Old Brick public facilities rehabilitation activity due to the pandemic strain forcing the agency to reprioritize projects
- Cancellation of FY21 Systems Unlimited rental construction activity due to pandemic induced cost increase of construction
- Reduction in CDBG rehabilitation accomplishments due to material and labor shortages and delays
- Strain on local CHDOs due to lack of rental income and delays in disbursements of state rental assistance
- Other pandemic induced delays

The City's expenditure of HOME funds decreased during FY21 compared to the prior fiscal year. Fortunately, the City was able to complete many ongoing CDBG and HOME projects despite the challenges, and projects experiencing delays are expected to be on track for completion in FY22. Additionally, construction costs, such as lumber, are beginning to fall from record high prices set during the pandemic.

The City made significant progress preparing, preventing, and responding to the COVID-19 pandemic during FY21. CDBG spending increased FY21 compared to the prior fiscal year. Challenges related to CDBG-CV funded activities included the general uncertainty around pandemic related regulations. For example, community organizations responded quickly to the closure of schools and childcare facilities to provide safe, socially distant, neighborhood locations for students to gather through the Neighborhood NESTS project. Three NESTS were funded through a competitive CDBG-CV public services application round, which allowed Neighborhood Centers of Johnson County and 4Cs Community Coordinated Child Care to provide educational support including Wi-Fi, tutoring, child care, and access to resources for students in Iowa City. However, as the activities were underway, a bill was signed in January of 2021 that required all school districts to offer a 100 percent in person learning option. Although the activities still served the intended demographics of LMI families, this unexpected turn of events reduced the total number of students served, causing the activities to fall short of initial accomplishment targets. The general uncertainty around the school system also affected the accomplishments of regular CDBG public services activities related to child care, but agencies report enrollment is trending back towards pre-pandemic levels.

Despite the problems encountered during FY21, the City and its subrecipients remain committed to serving low to moderate income residents of Iowa City through CDBG and HOME projects scheduled for completion in FY22.

**Discuss how these outcomes will impact future annual action plans.**

The ongoing COVID-19 pandemic is expected to continue influencing future action plans and activities. Increased time spent on COVID related activities may continue to draw time and resources away from regular programming for City staff and community partners. As noted, the pandemic has caused unusual disruptions to construction, rehab, and other housing activities that are difficult to predict. Increased cost of material and material shortages have significantly slowed some projects and had a negative impact on accomplishments. Beyond material concerns, home prices remain high. According to [Iowa City Area Association of Realtors](#) data, median sales price for single family homes in Iowa City rose from \$275,000 in June of 2019 to \$329,250 in June of 2021. Pandemic induced uncertainty surrounding housing will likely continue to impact future annual action plans.

HOME funds from the American Rescue Plan Act are also anticipated to impact future annual action plans. This new allocation of funding will lead to an increase in activities and expenditures for the HOME program, which will benefit additional LMI households in Iowa City. This will be a critical funding source for Iowa City. According to HUD's [2020 Annual Homeless Assessment Report \(AHAR\) to Congress](#) released in January of 2021, the state of Iowa had one of the largest percentage increases in homelessness between 2019 and 2020 in the United States.

As the pandemic continues, the City hopes to achieve steady progress towards the goals established in the consolidated plan and corresponding annual action plans. The City remains



committed to seeking public input on the goals and priorities outlined in *City Steps 2025* during and beyond the COVID-19 pandemic. A [significant public input initiative is underway](#) for other American Rescue Plan Act funding allocated to the City of Iowa City from the U.S. Treasury. Priorities identified through public input may intersect with priorities in *City Steps 2025* and could influence future annual action plans.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	14,516	14
Low-income	1,245	0
Moderate-income	291	5
<b>Total</b>	<b>16,052</b>	<b>19</b>

**Table 13 – Number of Households Served**

Beneficiaries by funding source are available in Table F. Of projects completed in FY21 (FFY20), only 2% of CDBG beneficiaries were above 80% AMI, along with less than 1% of CDBG-CV beneficiaries. Data indicates that assistance is being directed to those most in need, which is in line with priorities outlined in *City Steps 2025*. 84% served with CDBG and 91% of those served with CDBG-CV and were extremely low income. Of those served with HOME funds, about 74% were below 30% AMI. Although not included in the tables, an additional 249 individuals were served through two state funded CDBG-CV activities completed in FY21 (FFY20), 98% of those beneficiaries also being extremely low income.

Rents for CDBG/HOME assisted projects depend on funding, tenant-paid utilities, and the number of bedrooms. Of the rental projects put into service in FY21 (FFY20), 17 units had gross rent (i.e. inclusive of utilities) subject to the SRO rent limit upon initial project completion. Furthermore, all 17 SRO units charged rent lower than the maximum SRO rent limit. Annual rent limits are available online at [icgov.org/actionplan](http://icgov.org/actionplan), and the updated limits are sent directly to those responsible for CDBG/HOME assisted units annually.

Housing Rehabilitation staff also works closely on other locally funded owner-occupied housing programs through the General Rehabilitation and Improvement Program (GRIP) and the UniverCity Neighborhood Partnership. One home took part in GRIP and an additional home was sold under the UniverCity program in FY21 (FFY20). The City sold one additional home in FY22 (FFY21) which was the 70<sup>th</sup> home sold in the program. Most UniverCity homes have the following items addressed through replacement or repair:

- Demolition and replacement of bathrooms and kitchens.
- Updating the plumbing and electrical systems, including the outlets, fixtures, and wiring.
- Installation of high-efficiency heating and air conditioning systems.

- Interior and exterior painting.
- Re-grading of yards to enable proper drainage away from the home and/or structural improvement.

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

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

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

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

In FFY20, the City provided funding for the operation and improvement of public facilities and services for non-profit organizations that assist the homeless or near homeless in Iowa City including CommUnity, Shelter House, Domestic Violence Intervention Program (DVIP), Prelude Behavioral Services, Hawkeye Area Community Action Program (HACAP), United Action for Youth (UAY), Inside Out, Free Medical Clinic, Free Lunch Program, Neighborhood Centers of Johnson County, and 4Cs Community Coordinated Child Care.

The City also supports and participates in the [Johnson County Local Homeless Coordinating Board \(LHCB\)](#), the region's Continuum of Care organization, with members actively engaged in identifying and prioritizing individuals experiencing homelessness (including unsheltered persons) for available housing and service interventions through Coordinated Entry. Generally, nonprofit partners conduct direct outreach to homeless individuals, though the Iowa City Public Library (ICPL), Iowa City Police Department (ICPD), Iowa City Community School District (ICCS) and Iowa City Housing Authority (ICHA) also have regular contact with those experiencing homelessness.

The City advocates for human services coordination. Shelter House is the lead agency for Coordinated Entry in the Johnson and Washington Counties Coordinated Services Region. Shelter House and participating members of the LHCB utilize the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) to assess and prioritize the need of homeless households. A Prioritization List is generated and those with the longest length of homelessness are given housing priority. Data is entered and managed in the Homeless Management Information System (HMIS). Weekly pull meetings are held during which households are assessed and prioritized for the necessary housing intervention. If there are no current or near future openings in a particular intervention, the next-best intervention is offered to the homeless individual or family to end their homelessness episode as soon as possible.

The LHCB also continues to organize volunteers for the annual Point in Time (PIT) counts, and new efforts for collaboration between service providers and the City have led to new crisis management and data driven justice initiatives. The City's preliminary plan to restructure ICPD towards community policing contains recommendations that will improve the handling of crises increase outreach to the community, including to people who are unsheltered. For example, the City partnered with Shelter House to fund a [Street Outreach and Engagement Specialist](#) position that works with ICPD to connect people with services and prevent police calls.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City primarily addresses emergency shelter needs in partnership with Shelter House and DVIP. Shelter House provides emergency shelter for men, women, and children experiencing homelessness and maintains a 70-bed shelter facility (11 beds are prioritized for veterans) with dormitory style sleeping and bathing accommodations for single adults and private bedrooms and bathing facilities for families. All shelter residents have access to laundry facilities and breakfast and dinner are served daily. Drop-In Services are offered daily at Shelter House for anyone in need and include showers, laundry, phone, clothing and toiletries donations and access to Shelter House case management staff. Other Drop-In activities include haircuts, legal aid, mental health counseling, medical outreach, Job-Lab, and payee services. All services are available on a walk-in basis.

During the winter months, and with additional support from the City, Shelter House opens a satellite temporary shelter facility targeted for otherwise unsheltered and chronically homeless adults to ensure all individuals seeking emergency shelter have access to a safe warm place to sleep. The City also provides operational funding to DVIP which serves youth and adult victims of domestic abuse. This includes an emergency shelter available to women, men, and youth when staying in their current situation is no longer safe. Shelter House utilized state CDBG-CV and local funds to operate a winter warming shelter during FY21 (FFY20). DVIP also operates a 24-hour hotline, housing and financial services, advocacy, counseling and support groups, education, and other related support for victims of domestic violence.

Iowa City primarily supports transitional housing through HACAP, Successful Living, United Action for Youth and Prelude Behavioral Services. However, as HUD has shifted funding from transitional housing supports in favor of a Housing First approach, some of these agencies have also shifted towards traditional affordable housing units with a preference for homeless residents, or towards Permanent Supportive Housing. The City is actively working with agencies through this process. In addition to operational support and other funding, the City also works with local agencies that manage rapid rehousing programs for households experiencing homelessness, including Shelter House, DVIP, and HACAP. Agencies serves hundreds of households through rapid rehousing each year and execute each of the three core components of rapid rehousing utilizing a progressive engagement approach:

1. Housing identification;
2. Financial assistance (security deposit, move-in assistance and rent assistance for 3-6 months); and
3. Housing stability case management to connect people to jobs, services, and support to successfully maintain housing including household items and furnishings (through community donations) - stability services continue for up to 6 months after rent assistance ends to ensure a sustained housing placement.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Income and housing affordability are critical factors that can lead to homelessness. The City consistently works with community partners to address the goals set forth in *City Steps*. The City has targeted efforts to keep people housed during the pandemic through a variety of programs and funding sources and will continue to do so after the Eviction Moratorium ends.

In addition to CDBG-CV, local funds were utilized to help Iowa City residents stay housed. In FY21 (FFY20), \$94,110 in local funds were expended to assist 84 households receive security deposit assistance through a program administered by CommUnity. \$37,500 was provided to Center for Worker Justice for Emergency payments, and \$90,000 to Shelter House for eviction and foreclosure prevention in FY21. Agencies administering eviction prevention programs with local funds and CDBG-CV also leveraged resources available through other avenues, such as the Iowa Finance Authority, to maximize the impact of the limited available funds.

The City leveraged state CDBG-CV funds from the Iowa Economic Development Authority to fund additional projects including eviction prevention legal services through Iowa Legal Aid. Of the state CDBG-CV funds, \$370,000 was allocated to housing assistance payments, with 54% being expended in FY21 (FFY20).

Of CDBG and HOME dollars spent in FY21 (FFY20), approximately \$399,052 supported affordable housing by increasing the stock of affordable units, assisting households to afford their homes, improving the quality of housing for low income households, or supporting affordable housing providers. Many of these are targeted for extremely low-income families and those with disabilities, as they are more vulnerable and are often more at risk of homelessness. During the COVID-19 pandemic, the City was able to provide CDBG-CV funds to Successful Living to support virtual mental health services for people with disabilities, in addition to providing personal protective equipment for staff to deliver in person services safely where virtual services were not an option. The

Arc of Southeast Iowa also offered socially distant child care services for children with disabilities through CDBG-CV funding. Many regular public services and facilities funded through CDBG and HOME dollars offer additional forms of assistance to all low-income residents, including persons with disabilities. Through these efforts and more, the City will continue to make progress in ensuring the needs of persons with disabilities are met.

In addition, the City provides local dollars to support affordable housing, including \$1.0 million to an affordable housing fund. These funds are used for activities like the Security Deposit Assistance Program and the General Rehabilitation and Improvement Program. The City also manages \$9.9 million for its Housing Choice Voucher and Public Housing programs.

In FY21 (FFY20), \$675,000 was allocated to social service agencies, including \$130,000 in CDBG. Of regular CDBG/HOME public services funds, approximately \$75,170 went to organizations directly providing homelessness prevention and services. Locally funded agencies provided a range of services to the Iowa City community such as food assistance, behavioral and mental health, medical, housing, child care, youth, and elder services. Services funded also assisted persons involved with the legal system with housing, employment, education, life skills, and financial literacy. All of these programs and activities help low-income households avoid becoming homeless and provide valuable services to the community.

Approximately \$17,162 of the CDBG funds spent in FY21 (FFY20) assisted low income individuals start and improve childcare microenterprises or went directly as loans for low- and moderate-income entrepreneurs.

The City seeks to assist those who are at risk of becoming homeless after discharge from institutions and systems of care by supporting and funding organizations that provide mental health and disability services to create housing opportunities for persons with disabilities, and working with the Inside Out program which helps those discharged from corrections institutions to find housing. Johnson County jail diversion also participates in Coordinated Entry intake with the goal of getting those serving jail time into housing rather than discharging them on the street. Other initiatives include RentWise - a tenant education class and a proposed landlord risk mitigation fund - to encourage landlords to accept hard-to-house tenants.

In December of FY21 (FFY20), the City introduced a preliminary plan to restructure the Iowa City Police Department (ICPD) towards community policing. Community policing is described in the plan as, "a philosophy that seeks to address the root causes of crime and build confidence in police through problem-solving strategies and police/community partnerships. It recognizes that law enforcement cannot solve complex societal problems alone and that creative solutions and partnerships are needed to ensure the best outcome for all residents." The plan contains 36 recommendations to accelerate community policing, many of which would bolster social services in

the community and benefit vulnerable populations. The full plan, as well as a summary of public input collected in the development of the plan, are available [online](#).

ICPD also completed an analysis of calls for service and crime data surrounding Cross Park Place, and found that the complex is no more likely to generate nuisance, property, or violent crime in the area than other authorized uses of the property. Shelter House broke ground on a second location, the [501 Project](#), in FY21 to meet the community demand for housing first opportunities.

Iowa City participated in the county-wide effort to open Guidelink, a behavioral health urgent care campus, which will offer crisis stabilization, crisis observation, sobering and detox units, and mobile crisis services in one location. Guidelink opened in 2021 and is designed to provide 24/7 services and resources to people experiencing a mental health or substance use crisis outside the hospital or jail setting. Learn more about the project at [guidelinkcenter.org](http://guidelinkcenter.org).

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City is committed to assisting individuals establish permanent housing, primarily through partnerships with local agencies and organizations. This includes funding a cross-section of projects within the Continuum of Care. Affordable housing for those most in need, including homeless, near-homeless, and non-homeless persons is a focal point for the City and local organizations.

Shelter House provides services intended to rapidly move persons from homelessness to housed, including emergency shelter, rapid rehousing, permanent supportive housing, and supported employment. Through Coordinated Entry and the Vulnerability Index-Service Prioritization Decision Assistance Tool, persons experiencing homelessness are assessed weekly and need is prioritized for the most appropriate housing interventions given availability. Veterans services are further coordinated through meetings of Veterans Services providers including HACAP Supportive Services for Veteran Families, ICHA, and Iowa City VA Health Care System (Veteran Affairs Supportive Housing), and Shelter House (Grant and Per Diem offering Bridge and Service Intensive Transitional Housing). The majority of households transition to permanent housing through rapid rehousing, which solves the immediate crisis of homelessness and connects households to community resources that address other service needs.

Permanent supportive housing combines permanent, affordable housing (tenants may remain in the unit as long as they wish) with voluntary support services to help tenants stay housed, address health issues, and build necessary skills to live as independently as possible. Permanent supportive housing prioritizes individuals with complex health and behavioral health issues, and it significantly reduces returns to jail and homelessness, reduces reliance on emergency health services, and

improves quality of life. In 2018, ICHA created a targeted preference for individuals identified through Coordinated Entry as needing permanent supportive housing prioritizes. Shelter House offers two permanent supportive housing interventions: Fairweather Lodge (scattered site) and Cross Park Place. Fairweather Lodge is a recovery focused, peer-driven permanent supportive housing program for adults experiencing homelessness diagnosed with a serious persistent mental illness. It uses a cooperative living model predicated on the belief that people who live and work together with control over their lives can overcome homelessness and improve recovery. Cross Park Place, opened January 2019, offers 24 one-bedroom units for chronically homeless adults who have a disabling condition and demonstrate frequent cross-system service utilization. It also contains on-site space for case managers and health and behavioral health services. As a Housing First intervention, Cross Park is based on the concept that the primary need for persons experiencing homelessness is to obtain stable housing, after which other issues (getting a job, addressing substance use or health issues, etc.) can be addressed voluntarily. Affordability is guaranteed by ICHA project-based vouchers.

Other agencies focus on more specific populations. United Action for Youth assists unaccompanied youth and helps them transition into more stable living situations. Domestic Violence Intervention Program assists victims of domestic violence through their crisis with a goal of transitioning them into safe, affordable housing. Houses into Homes administers a program that diverts household furniture such as dressers, beds, etc. from the landfill to be provided free of charge to families transitioning out of homelessness. Mayors Youth Empowerment Program, Successful Living, and others provide supportive housing for persons with disabilities.

All agencies participating in the Local Homeless Coordinating Board actively try to prevent homelessness before individuals and families are caught in the system through diversion and prevention. This approach emphasizes problem solving and sharing resources to prevent the loss of housing. This approach has become especially paramount during the COVID-19 pandemic as more households are experiencing economic impacts that can lead to housing instability.

## **6. CR-30 - Public Housing 91.220(h); 91.320(j) Actions taken to address the needs of public housing**

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

ICHA assists low-income families to acquire and maintain affordable housing through rental and ownership programs. Rental assistance includes 1,191 Housing Choice Voucher (HCV) recipients, 95 Veterans' Supportive Housing (VASH) vouchers, 78 Mainstream Vouchers, 24 project-based vouchers, and 86 Public Housing units. As a result of the COVID-19 pandemic, ICHA also received an additional 69 emergency housing choice vouchers.

ICHA also administers Tenant Based Rental Assistance projects when awarded - its most recent was \$200,000 awarded in City FY17. The project was completed in FY20 (FFY19). In total, ICHA works with approximately 400 landlords and oversees Housing Assistance Payments of around \$7.8 million. ICHA also paid out approximately \$425,149.20 to private contractors for capital improvements and maintenance of Public Housing Properties. Homeownership opportunities also exist under the HCV Homeownership Program. Participation in all programs requires the family be within federally established income guidelines.

ICHA continues to operate a "best practices" Family Self-Sufficiency Program (FSS) that helps motivated families build assets and become economically self-sufficient. The FSS Program helps remove barriers to economic self-sufficiency and connects participants with ICHA-leveraged resources within the community. The coordination of services, combined with an escrow savings account, promotes increased earnings and asset building among families receiving housing assistance. As of June 2021, 215 households participated in the Family Self-Sufficiency program. Of these, 190 (88%) participants had escrow savings balances. The average monthly deposit was \$252 per month with an average balance of \$5,656. The highest escrow savings account balance was \$59,312.

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

Since at least 2009, ICHA has continually tried to establish a Resident Advisory Board (RAB) to encourage public housing residents to become more involved in management of public housing. However, ICHA participating families show little interest in serving on an RAB focusing solely on ICHA programs and services. Most comments received via 3 separate surveys are beyond the scope, power, and authority of ICHA to impact, or other City Departments and Community-Based Agencies are better suited to meet these concerns. Examples include fixing streets, repairing abandoned homes, empowering neighborhoods, dealing with perception of City-wide increase in criminal activity, safety, events, neighborhood development and clean up, and other similar issues.

As a result, ICHA partners with Neighborhood Services to continue the "Good Neighbors—Strong Neighborhoods" initiative. The idea is to partner with Neighborhood Associations to develop strategies that promote the peaceful enjoyment of the neighborhood for all residents. The goal is increased participation of ICHA clients in activities sponsored by the City's Neighborhood Associations. The City supports and encourages neighborhood action and provides ideas and resources that can help shape the future of a neighborhood. ICHA sent a letter and schedule inviting Public Housing tenants and HCVP participants residing in Iowa City (does not include shared housing) to attend one or all of the three public meetings scheduled as part of the development of the *City Steps 2025* Consolidated Plan and Annual Action Report. Five-hundred and thirty-one (531) letters were sent via US Mail; and, fifty-six (56) participants were contacted via e-mail.



ICHA has successfully encouraged its clients to participate in homeownership through its HCV Homeownership Program. The program allows HCV clients currently utilizing their voucher for rental assistance, to convert that payment to mortgage assistance. The family secures a mortgage loan from a private lender, with the lender determining the loan amount. The family may purchase a unit anywhere in Johnson County. Non-disabled families may receive mortgage assistance for up to 15 years, and there is no time limit for disabled families. Forty-three (43) HCV vouchers have been used to purchase homes since January 2003. Of these, fifteen (15) are still active. FSS programs have also allowed 62 FSS graduates to move to homeownership.

### **Actions taken to provide assistance to troubled PHAs**

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

### **7. CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Affordable housing is a top priority of the City, as evident in the 15-step Affordable Housing Action Plan adopted in 2016 as a compliment to *City Steps*. This plan as well as the progress is available at [icgov.org/affordablehousingactionplan](http://icgov.org/affordablehousingactionplan). Following Council discussions in November of 2020, the City created a steering committee to aid in the development of a new affordable housing plan. The steering committee comprises a diverse group of stakeholders representing the following perspectives:

- Jessica Andino - Residential Construction, Iowa City Homebuilders Association, Human Rights Commission
- Simon Andrew - The Housing Fellowship, Johnson County Affordable Housing Coalition
- Sara Barron - Johnson County Affordable Housing Coalition, Local Homeless Coordinating Board, Manufactured Housing Task Force
- Heath Brewer - Iowa Valley Habitat for Humanity
- Crissy Canganelli - Shelter House, Local Homeless Coordinating Board, Johnson County Affordable Housing Coalition
- Denise Fuller - Horizon's Financial Wellness Center
- Ellen McCabe - Housing Trust Fund of Johnson County, Johnson County Affordable Housing Coalition
- Peter Nkumu - Housing & Community Development Commission
- Melissa Schooley - Financial Institution, Greater Iowa City Homebuilders Association, Multiple Non-Profit Housing Related Boards

- Mark Signs – Realtor, Planning and Zoning Commission
- Terry Vargason - Realtor, Property Manager
- Ryan Wade – Developer, Property Manager

The steering committee meets regularly and plans to develop additional public engagement opportunities before developing recommendations towards the end of 2021. Other efforts to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing include:

#### **Housing First Permanent Supportive Housing.**

- In 2016, Council amended City Code to enable Shelter House to proceed with the Cross Park Place project. This Housing First initiative provides 24 permanent supportive housing units with onsite supportive services - including health services and case management - for chronically homeless adults.

#### **Regulatory changes.**

- The City reviews codes to eliminate barriers to affordable housing. Past changes included requirements for new city-funded housing to use universal design features, allowing smaller lot sizes and attached homes in single family zones, and density bonuses for 1-2 bedroom apartments, among others. However, regulatory barriers still impact housing affordability. Staff is working to address barriers in existing codes through collaboration with community stakeholders on topics including:
  - Streamlining the Riverfront Crossings Form-Based Code to improve ease of use and improve affordable housing requirement enforcement
  - Updating district plans in order to apply form-based zoning that allows a diversity of housing types and includes regulatory incentives for affordable housing
  - Future efforts will explore ways to increase flexibility for infill sites, which could include permitting more building types by right
  - Developing a form-based code to apply to greenfield areas that allows a variety of housing types (e.g. duplex, 3-4 plexes, etc.) and requires a mix of housing per block. The draft code also includes regulatory incentives for affordable housing.

#### **Affordable Housing Requirement.**

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

### **Residential Tax Increment Financing.**

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

### **Tax Abatement.**

- City Council adopted a tax exemption policy in FFY19 to incentivize construction of affordable multi-family housing. Projects are eligible for a 40% tax exemption for 10 years on all units in a residential development of over 6 units if 15-20% of total units are leased to households under 40% AMI and the rent is limited to what a household at 40% can afford minus utility allowances.

### **Additional form-based codes.**

- The City is working on a form-based code for the South District neighborhood, an LMI Census tract. The code would allow a wide variety of housing types throughout the area, which also addresses goals identified in the City's Fair Housing Study, completed in 2019. Completion is expected in FFY21. Upon adoption, the City plans on utilizing the code as a blueprint for other greenfield sites in the City. The code also has the regulatory incentives for affordable housing.

### **Affordable Housing Location Model.**

- The City adopted the Affordable Housing Location Model to prevent further accumulation of affordable housing in neighborhoods with existing concentrations of poverty. The model is updated annually based on current community data.

### **Tenant Displacement and Rent Abatement.**

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

### **Affordable Housing Funds**

- In FY21 the City received a fee in lieu payment for \$1,805,648 from the Tailwind Development Group as a part of a downtown construction project which went into the City's Affordable Housing Fund. Early in FY22, the City spent \$1,500,000 to acquire 8 duplexes (16 units) for the South District Program.

- Total balance for TIF and River Front Crossings at the end of FY21 was \$2,561,892. Remaining balance after purchasing the 8 duplexes in the South District is \$1,061,892, \$756,244 of which must be used in River Front Crossings. The City is currently exploring a partnership with the County for redevelopment in the area to produce affordable housing.

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

The City meets underserved needs in the community through all of its programs. Obstacles to meeting these needs in Iowa City are primarily related to the affordability of and/or maintenance of the housing stock. To that end, the City has several programs:

The City's Housing Rehab Program provides guidance and financial assistance to low- and moderate- income homeowners to maintain and update their homes. The repairs enable owners to stay in their homes while maintaining the City's housing stock. Funding comes from both federal and local sources. CDBG and HOME fund six specific homeowner rehab activities:

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

During FY21 (FFY20), the City expended about \$156,595 to complete 11 CDBG-funded and 5 HOME-funded homeowner rehabilitation projects – about 39% of what was spent the prior fiscal year for rehab projects due to the pandemic.

The City's General Rehab and Improvement Program (GRIP) complements federally-funded homeowner rehab by helping to stabilize and revitalize targeted neighborhoods through the broader applicability of the Housing Rehabilitation and Historic Preservation programs. This program provides

low-interest loans that are repayable over a 20-year term, funded City general obligation bonds. Assistance ranges from \$10,000-\$40,000 per project. In FY21 (FFY20), the City spent about \$361 on GRIP and completed one project. The COVID-19 pandemic significantly slowed the GRIP program due to material shortages and safety factors, but the City expects the program to increase accomplishments in the next two years as supply chains return to pre-pandemic norms. Early in FY22, the City has spent over 13 times the amount expended in the prior fiscal year.

The UniverCity Neighborhood Partnership Program was created to stabilize neighborhoods near the University in areas that were single family in character, but where rental units were increasing. Rehabbed homes are sold to income qualified buyers and renovation costs are forgiven over 5 years. The homes must remain owner-occupied for up to 30 years. UniverCity has rehabilitated and sold 70 homes. 19 of the homebuyers were assisted with Iowa City Housing Authority funds which were limited to those under 80% AMI. In FY21 the City sold one UniverCity home 520 N. Dodge. The 70th home at 322 Douglass Court was sold early in FY22.

**Affordable Housing Fund.** The City budgeted \$1,000,000 for affordable housing projects in FY21. The funds were distributed to the following:

- \$700,000 (70%) to the Housing Trust Fund of Johnson County. \$200,000 or 20% of the total fund is reserved for Low Income Housing Tax Credit (LIHTC) projects. Housing projects are limited to those under 80% median income with preference for those under 50% AMI. HTFJC reports annually to the City Council and makes funding available on a quarterly basis to applicants.
  - Of the FY21 City contributions, \$500,000 was allocated to the 501 Project to provide supportive housing to people experiencing chronic homelessness, and \$200,000 of the LIHTC set aside was allocated to Nex Senior Apartments.
  - The carryover balance from FY20 totaled \$317,954. \$67,954 was allocated to Nex Apartments to close a prior 2020 project, and \$250,000 was allocated to the 501 Project.
- \$75,000 (7.5%) for opportunities (Opportunity Fund) that presents itself during the year where no other funds are committed for such housing purpose. \$127,500 was spent after tapping into prior year balance, due to COVID needs (Shelter House eviction prevention and Center for Worker Justice for emergency needs assistance). There is currently \$553,326 available in the Opportunity Fund at the start of FY22 (includes FY22 allocation).
- \$75,000 (7.5%) for the Healthy Homes program. The City provides up to \$7,500 for repairs or replacement that improves indoor air quality for households who have a member with a lung disorder such as asthma or COPD. In FY21, the City assisted six households and spent a total of \$34,212.40. Four of the six households were below 30% AMI.
- \$100,000 (10%) to assist low-income households secure housing. CommUnity Crisis Services is provided with \$70,000 to administer a security deposit program for those under

50% median income. \$30,000 is reserved for a landlord risk mitigation fund under development. No funds were used for this purpose in FY21, so these funds were added to the Opportunity Fund going into FY22. Community assisted 84 households in FY21 with security deposit assistance.

- \$50,000 (5%) reserved for emergent situations. Any balance at the end of FY21 is applied to the funds available in the FY22 Opportunity Fund. A total of \$49,367 was spent in FY21 on the following: weatherization of Forest View mobile homes, housing assistance provided by CommUnity for homes built before 1978 and ineligible for CDBG assistance, and an eviction diversion program through Shelter House.

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

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

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

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

Activities that limit clientele to low and moderate-income persons were undertaken by several agencies. All agencies documented the household income of its beneficiaries at the time of program entry through income verifications. All of these helped serve families in poverty. CDBG-CV projects such as emergency housing assistance helped to prevent evictions and keep people from falling behind on their housing expenses. The City also funds additional agencies with local funding through the Aid to Agencies program.

**Arc of Southeast Iowa**

- Provided childcare and virtual learning support for children with disabilities when options were limited due to the COVID-19 pandemic.

**CommUnity Crisis Services and Food Bank**

- Provided a second food bank location in Iowa City to meet increasing demand due to the COVID-19 pandemic.
- Provided emergency housing assistance to household impacted by COVID-19.

#### Domestic Violence Intervention Program

- Provided shelter services and programs for victims of domestic violence through regular public services funding.
- Provided affordable childcare for victims/survivors of domestic violence when options were limited as a result of the COVID-19 pandemic.

#### Horizons

- Provided emergency food assistance to older homebound adults during the COVID-19 pandemic.

#### Neighborhood Centers of Johnson County

- Provided licensed child care and youth programming to low income children through regular public services funding.
- Provided a Neighborhood NEST for childcare and virtual learning support during the COVID-19 pandemic.

#### Shelter House

- Provided shelter accommodations to people experiencing homelessness through regular public services funding
  - Provided a dedicated case manager for the Coordinated Entry process to connect people with resources to meet escalating community need from the COVID-19 pandemic.
- Provided emergency housing assistance to household impacted by COVID-19.

#### Successful Living

- Provided virtual mental health services for people with disabilities during the COVID-19 pandemic, in addition to in person services for cases where video conferencing was not a feasible option.

#### 4Cs Community Coordinated Child Care

- Provided a Neighborhood NEST for childcare and virtual learning support during the COVID-19 pandemic.

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

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

The City of Iowa City has developed a robust institutional structure to address housing and community development needs within the community. The City itself is organized under the Council-Manager form of government. Iowa City citizens elect seven Iowa City residents to the City Council for overlapping four-year terms. Four Council Members are nominated and elected by the eligible

electors of the City at large. The other three are District Council Members, nominated by the eligible electors of their respective districts and elected by the qualified voters of the City at large. The Council, in turn, selects one of its members to serve as mayor for a two-year term. The Mayor presides at the City Council meetings and has one vote on the Council - the same as the other six members.

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

The City created a citizen advisory group, the Housing and Community Development Commission (HCDC), in 1995, to assess Iowa City's community development needs for housing, jobs and services for low- and moderate-income residents, and to promote public and private efforts to meet such needs. HCDC leads the CDBG and HOME allocation process to determine what projects will be awarded funds based on priorities established in *City Steps*. Each year the City and HCDC review applications on a competitive basis. HCDC also serves as a general advisory committee to Council on policy that similarly affects LMI individuals when requested by Council.

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

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

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



The City also facilitates coordination among its partner agencies that results in a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions. Additionally, resources such as Aid to Agencies and City General Funds available for economic development indicate a real commitment to leveraging all possible resources to meet needs.

ICHA administers housing vouchers awarded by HUD from the HCV Program. Housing Inspections staff also oversees rental permits which must be renewed annually or bi-annually. These roles also provide the City frequent contact with private housing providers. The City is active in soliciting their ideas for improving the affordability of housing in Iowa City, as seen through current efforts to engage developers through the affordable housing steering committee.

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

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

The analysis of impediments to fair housing choice was updated in 2019. The following goals and strategies were developed to overcome identified barriers:

- Improve Housing Choice. One barrier is a lack of housing choice throughout Iowa City based on availability and diversity in price points, types, and locations. Ensuring diverse, affordable housing is available in a range of locations and types promotes fair housing choice, especially in areas with more access to opportunity. Strategies include facilitating a range of housing types, lowering the cost of housing, continuing to invest in affordable housing, and retrofitting housing for equal access.
- Facilitate Access to Opportunity. Housing that affords access to opportunities may be cost prohibitive or non-existent for persons in protected classes, especially for those with lower incomes. A balanced approach of strategically investing in areas that lack key opportunity indicators, preserving and developing a variety of housing in high opportunity areas, and creating effective mobility options can address disparities in access. Strategies include emphasizing variety of housing in areas of opportunity, community investment, and enhancing mobility linkages.
- Increase Education and Outreach. Many residents lack of awareness about rights under fair housing and civil rights laws, presenting a major barrier to fair housing choice. Ensuring access to information about housing programs, neighborhoods, and fair housing will facilitate fair housing goals. Strategies include improving the awareness of housing consumers, housing suppliers, housing regulators, and providing meaningful language access.

- Improve Operations. Barriers include smaller operational and planning changes that could help affirmatively further fair housing, such as administrative processes and regulations which can slow down and/or stop projects that would benefit protected classes, a need for increased regional cooperation in housing, a lack of critical data, and a need to improve the transparency of fair housing enforcement. Strategies include improving fair housing transparency and enforcement, reviewing implementing procedures and regulations, improving regional cooperation, and improving data collection.

Actions taken based on the strategies identified to overcome the effects of identified impediments include:

### Improve Housing Choice

- Continued work to expand affordable housing with CDBG, HOME, and locally funded activities.
- Invested in rehabilitation of the existing housing stock to preserve affordable housing.
- Formed Affordable Housing Steering Committee to guide plans for affordable housing.

### Facilitating Access to Opportunity

- Granted \$75,000 to 6 organizations for [social justice and racial equity initiatives](#).
- [Improved public transit](#) based on public input to create more frequent buses, improved weekend service, reliability, and affordability.
- Invested \$675,000 in the Aid to Agencies program (including \$130,000 of CDBG) to support 18 nonprofit organizations that provide the community with a variety of services.
- Continued investment in LMI neighborhoods through programs like the South District Homeownership Program, which offers preference to those that live in the neighborhood.
- Continued progress on [Resolution 20-159, Addressing the Black Lives Matter Movement and Systemic Racism](#).

### Increasing Education and Outreach

- Published multiple [memos](#) to landlords and rental property managers regarding alternatives to evictions and other fair housing topics such as [discrimination](#).
- Posted flyers and advertisements for emergency housing assistance in five languages.
- April designated as Fair Housing Month through a mayoral proclamation.
- Placed fair housing ads in Daily Iowan, Rental Guide 2020, Little Village, and the Press Citizen.
- Created a [public service announcement](#) for Fair Housing Month.
- Educated the public about fair housing through a variety of mediums including utility statement inserts.
- Offered free online fair housing [training](#).
- Published the City of Iowa City Racial Equity Report Card.

## Operational Improvement

- Use of Racial Equity Toolkit in policies and practices.
- Established [Truth and Reconciliation Commission](#) to complete the duties of fact finding, truth telling, and reconciliation in Iowa City.
- Monitored subrecipients for compliance with the City's Affirmative Marketing Plan.
- Developed preliminary plan to restructure Iowa City Police Department towards community policing.

The City remains committed to affirmatively furthering fair housing and continues to monitor changes federal regulations such as the most recent interim final rule, "Restoring Affirmatively Furthering Fair Housing Statutory Definitions and Certifications."

### **8. CR-40 - Monitoring 91.220 and 91.230 Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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

From time-to-time, CDBG and/or HOME activities may not meet the anticipated schedule for implementation as initially presented to HCDC. These circumstances may be due to unforeseen events (e.g. unfunded applications for other financing), optimistic timelines, or organizational issues. HCDC recognizes the need to utilize CDBG, HOME, and other funding as effectively and efficiently as possible to meet the needs of low-moderate income household for housing, jobs and services within Iowa City. To assist HCDC in evaluating an activity's status and ability to proceed, the City's *Unsuccessful or Delayed Projects Policy* was adopted in 2003. If activities do not show progress, HCDC may reallocate their funding per the policy.

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

As a response to the COVID-19 pandemic, the City has adapted monitoring policies to include desktop monitoring visits, which leverage technology to connect safely with subrecipients through tools like Zoom, email, and phone calls. In FY21 (FFY20), the City conducted nine on site monitoring visits towards the end of the fiscal year for agencies that were comfortable with a socially distant visit, in addition to four desktop/virtual monitoring visits. In several cases, monitoring visits

reviewed multiple ongoing projects. In addition to formal monitoring reviews, the City periodically requests information based on a risk factors such as past compliance issues, the amount of federal funds invested in the activity, and the subrecipient's level of experience with federally funded activities.

The City typically requires each organization receiving Community Development Block Grant (CDBG) funds to submit quarterly reports for each activity until the project is completed. The City also requires organizations to submit a year-end report for each activity. The quarterly and year-end reports include information on the number of clients served, income level, and race/ethnicity. All counts are unduplicated. If quarterly and year-end reports do not reconcile, the year-end report numbers are utilized for reporting. This policy was also adapted as a result of the COVID-19 pandemic to accommodate for CDBG-CV activities that do not align with the fiscal year. For these activities, a final report reflecting total accomplishments is required at a minimum, and quarterly reports are requested as applicable based on the timeline of the activity. The purpose of this adjustment was to utilize CDBG-CV funds in a timely manner to prepare, prevent, and responds to the COVID-19 pandemic, rather than wait for the next fiscal year.

Long term compliance for activities such as rental housing is achieved through annual monitoring each year. For HOME and CDBG housing projects, each organization receiving funds must submit a project completion report and on-going annual tenant rental housing reports during their periods of affordability or as required by agreement. These reports document all units' compliance with all applicable regulations, including household income and fair market rents. Annual monitoring also includes a review of each property's insurance and compliance with other HUD requirements, including those related to affirmatively furthering fair housing and adequately verifying income. For rental projects, Housing Inspections staff also inspects properties at least every other year to ensure they comply with local property codes; this is required for them to maintain a valid rental permit.

**Citizen Participation Plan 91.105(d); 91.115(d) Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Consolidated Annual Performance and Evaluation Report (CAPER) is required to be submitted within 90 days of the end of the program year. Notices regarding the availability of the CAPER and the public hearing will be published in the Iowa City Press Citizen on September 1, 2021. Copies of the CAPER were available for public review online on the City's Neighborhood and Development Services website ([www.icgov.org/actionplan](http://www.icgov.org/actionplan)) and print copies were made available upon request. A public comment period was held from September 1 to September 16. HCDC then held a public meeting on September 16. HCDC meetings are recorded and posted online.

In addition, HCDC requires CDBG and/or HOME funded project sponsors provide HCDC with an update on their progress. The agendas are all posted and disseminated in accordance with City policy and State law. Meetings are held in accessible locations. The public is welcome to attend.

Virtual meetings were held the entirety of the FY21 year, but returned to in person meetings again in FY22. In an effort to further increase transparency for all City boards and commissioner, Council requested that all meetings be recorded and posted online for the public to access and view at a later date. HCDC began this process in the fourth quarter of FY21 and continued the process into FY22.

**9. CR-45 - CDBG 91.520(c) Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Preventing, preparing for, and responding to the ongoing COVID-19 pandemic continues to be a focal point for the Iowa City community. The CARES Act CDBG-CV funding through entitlement and state sources has facilitated a wide range of activities that are expected to continue into FY22 (FFY21). One substantial amendment of the *FY20 Annual Action Plan* was completed in the last fiscal year, which adjusted for the second allocation of CARES act entitlement funding totaling \$424,128. This funding allocation went towards economic development activities for small businesses and microenterprises impacted by COVID-19.

The City continues to prepare for new funding sources such as HOME-ARP and City ARP through planning and public input.

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

No.

**10. CR-50 - HOME 91.520(d) Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

The City of Iowa City has an existing inspection program that systemically inspects every rental unit in the community. The Department of Neighborhood and Development Services (NDS) oversees rental inspections and insures compliance with all local requirements, including Iowa City’s Housing Code which establishes the minimum health and safety standards necessary to protect and promote the welfare of tenants and the public. Local codes are generally stricter than HUD’s Housing Quality Standards (HQS), the comprehensive program that ensures subsidized housing remains safe. Inspections are conducted by the Housing Inspection Workgroup, which includes six full-time inspectors inspecting nearly 20,000 rental units. The issuance of a valid rental permit depends upon properties complying with local codes.

The following rental unit types are annually inspected through the City's regular inspection program:

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

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

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

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

All HOME-assisted properties are subject to this inspection cycle and various informal, on-site inspections made by staff throughout the year. Tenants receiving a Housing Choice Voucher or Tenant Based Rental Assistance must also have their units regularly inspected by the ICHA at least bi-annually. These units must meet HQS requirements.

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

- **Lexington Place, 1229 Shannon Drive.** Inspections conducted in FY21 (FFY20) as well as the prior year FY20 (FFY19). The rental permit is valid through January 31, 2022.
- **Concorde Terrace, 1259 Shannon Drive.** No inspections listed in FY21 (FFY20). Inspections were completed the prior year FFY20 (FY19). The rental permit is valid through September 30, 2022.
- **Regency Heights, 1010 Scott Park Road.** The period of affordability for this project was completed in January of 2021. This 1999 project had 37 rental units with 24 floating HOME-

assisted units. HUD and the City required the project to be inspected every other year. NDS completed inspections in FY20 (FFY19). No citations were issued. The rental permit for the building is valid through September 30, 2022.

A full HOME inspection update is included as an appendix. The inspection update shows the date each unit was last inspected (and re-inspected when necessary) for FY21. Less inspections are reported for the period due to COVID-19 limitations, but inspectors have since returned to normal operations. Public records are also available online at: <https://egov.iowa-city.org/energoproduct/selfservice#/home>

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

**92.351(b)**

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

- Continued work on strategies identified in the Analysis of Impediments to Fair Housing Choice, which was adopted on August 20, 2019.
- Advertised COVID-19 related eviction prevention services and housing assistance through a variety of mediums including posters, social media, and press releases. Materials were available in five different languages.
- Used yard signs and flyers in LMI neighborhoods to advertise homeownership opportunities in the South District Program.
- Released a memo regarding alternatives to evictions for Iowa City landlords and property managers.
- Monitored subrecipients for compliance with the City's Affirmative Marketing Plan.
- Announced the availability of CDBG-CV funds for housing assistance in various public meetings of Council and HCDC.
- April was designated as Fair Housing Month through a mayoral proclamation.
- Released a memo regarding possible unlawful discrimination in evictions for Iowa City landlords and property managers.
- Received 7<sup>th</sup> consecutive perfect score for LGBTQ inclusion on the Municipal Equality Index (MEI).
- Issued a public service announcement detailing fair housing rights.
- Mailed an insert with utility bills explaining fair housing rights.
- Offered online fair housing training.

- Listed federal, state, and local subsidized affordable housing opportunities on the ICHA website.
- Offered brochures on fair housing in six languages.
- Posted Community Connections video help explain resources available for those impacted by COVID-19.
- Continued use of the Racial Equity Toolkit in City policies and practices.
- Placed fair housing ads in Daily Iowan, Little Village, and the Press Citizen.

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

The City received \$182,108.56 in HOME Program Income (PI) in FY21(FFY20), in addition to \$144,601.02 in PI from the previous fiscal year. The City continues to spend PI immediately upon receiving. PI was used for 10 activities. \$18,210.80 was drawn for HOME admin in FY21. Four activities benefitted renters, six projects benefitted owners. \$583.33 in program income was carried from the previous fiscal year into FY21 (FFY20), and there was a final HOME program income balance on hand of \$6,024.38 at the end of the fiscal year that will be carried into FY22 (FFY21).

**Describe other actions taken to foster and maintain affordable housing. 91.220(k)**

Actions to foster and maintain affordable housing are primarily guided by the City's Affordable Housing Action Plan, which is detailed in previous sections. The Affordable Housing Steering Committee, formed in FY21 (FFY20), is expected to make recommendations to Council in fall of FY22 (FFY21) regarding the development of a new Affordable Housing Action Plan.

In response to the Black Lives Matter movement, City Council passed a resolution outlining 17 actions to be taken by the City to address systemic racism in the community through various opportunities such as expanding affordable housing, ICPD support of Housing First initiatives including Guidelink Center, free fair housing training opportunities for the public, and more. This plan and progress can be viewed at [icgov.org/blm](http://icgov.org/blm).

Under HUD's Interim Final Rule (IFR): Restoring Affirmatively Furthering Fair Housing, participants are no longer required to engage in any specific, mandated fair housing planning process, and they are not required to submit their fair housing planning documents to HUD for review. Under the IFR, a HUD program participant may determine how best to engage in the fair housing planning process, so long as it can appropriately certify that it is meeting the AFFH obligation, consistent with the restored definition of AFFH. Through the AFFH rule changes over the last several years, the City has remained committed to affirmatively further fair housing by working on strategies identified in the *2019 Analysis of Impediments to Fair Housing*. New initiatives identified in the resolution addressing systemic racism and the development of the new Affordable Housing Action Plan are complimentary efforts that support fair housing in the Iowa City community. Public participation is an integral part of developing housing initiatives. Participation is achieved through a



variety of mediums such as listening posts, outreach activities at community gatherings, and stakeholder sessions.

**Appendix A**  
**HOME Inspection Update**

## HOME Inspection Update

Project #	Address	Units	Inspection	Reinspection	Comments
43.14	1010 Scott Park Rd	24	11/19/2020	Passed	Permit expires 9/30/2022
44.14	1259 Shannon Drive	30	12/6/2020	Passed	Permit expires 9/30/2022
45.15	1229 Shannon Dr.	30			Permit expires 1/31/2022
45.16	436 Southgate Ave.	12			Permit expires 8/31/2022
46.12	1310 Foster Road	10	4/1/2021	8/31/2021	Permit expired 3/31/2021
46.12	1201 Moses Bloom Lane	7			Permit expires 4/30/2023
46.12	1221 Moses Bloom Lane	7			Permit expires 4/30/2023
46.12	1241 Moses Bloom Lane	7			Permit expires 4/30/2023
46.12	1267-1269 Swisher	7			Permit expires 3/31/2023
46.12	1287-1289 Swisher	7			Permit expires 3/31/2023
48.16	2409 Whispering Meadow Dr.	12			Permit expires 10/31/2021
48.16	2417 Whispering Meadow Dr.	12			Permit expires 10/31/2021
48.16	2429-2431 Whispering Meadow Dr.	12			Permit expires 10/31/2021
48.16	2441-2443 Whispering Meadow Dr.	12			Permit expires 10/31/2021
48.16	2453-2455 Whispering Meadow Dr.	12			Permit expires 10/31/2021
48.16	2607 Indigo Ct.	12			Permit expires 10/31/2021
48.16	2613 Indigo Ct.	12			Permit expires 10/31/2021
48.16	2670 Indigo Ct.	12			Permit expires 10/31/2021
48.16	2680 Indigo Ct.	12			Permit expires 10/31/2021
48.17	2742 Triple Crown #2	2			Permit expired 4/30/2020
48.17	728 Westwinds #4	2	8/30/2021		Permit expires 7/31/2021
49.20	857-859 Longfellow Place	6			Permit expires 12/31/2021
49.20	939-941 Longfellow Place	6			Permit expires 12/31/2021
49.20	963-965 Longfellow Place	6			Permit expires 12/31/2021
49.21	444 Samoa Drive	2	3/26/2021	8/23/2021	Permit expired 2/7/2020
49.21	802 Westwinds #5	2			Permit expired 1/31/2020
50.16	758 Westwinds #5	3			Permit expired 1/31/2020
50.16	806 Benton #14	3			Permit expires 12/31/2021
50.16	814 Benton #13	3			Permit expires 2/28/2022
50.19	4455 Melrose Ave (#1-9)	18			Permit expires 8/31/2021
52.04	335 Camden Rd	2	5/13/2021	7/29/2021	Permit expired 1/31/2021
52.04	810 Benton St. # 24	2			Permit expires 2/28/2022
52.08/53.09	1062 Chamberlain	9			Permit expires 9/30/2023
52.08/53.09	1076 Chamberlain	9			Permit expires 9/30/2023
52.08/53.09	15 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	16 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	25 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	26 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	341 Westbury Court	9	8/5/2021	10/6/2021	Permit expired 7/31/2021
52.08/53.09	343 Westbury Court	9	8/5/2021	10/6/2021	Permit expired 7/31/2021
52.08/53.09	351 Westbury Court	9	8/5/2021	10/6/2021	Permit expired 7/31/2021
52.08/53.09	353 Westbury Court	9	8/5/2021	10/6/2021	Permit expired 7/31/2021
52.08/53.09	36 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	37 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	46 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	47 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	56 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	57 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	66 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	67 Aniston St.	9			Permit expires 1/31/2023

52.08/53.09	76 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	79 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	86 Aniston St.	9			Permit expires 1/31/2023
52.08/53.09	91 Aniston St.	9			Permit expires 1/31/2023
53.03	1220 Village Rd #11	1			Permit expired 7/31/2019
54.04	109 Shrader	3			Permit expired 8/31/2020
54.04	1424 Prairie Du Chien	3			Permit expires 12/31/2021
54.04	2247 Plaen View Drive	3			Permit expires 8/31/2021
54.06	701 Arch Rock Rd	8			Permit expires 5/31/2023
54.06	705 Arch Rock Rd	8			Permit expires 5/31/2023
54.06	709 Arch Rock Rd	8			Permit expires 5/31/2023
54.06	713 Arch Rock Rd	8			Permit expires 5/31/2023
54.06	720 Foster Rd	8			Permit expires 5/31/2023
54.06	724 Foster Rd	8			Permit expires 5/31/2023
54.06	728 Foster Rd	8			Permit expires 5/31/2023
54.06	732 Foster Rd	8			Permit expires 5/31/2023
55.01	1325 Ashley Drive	6	4/2/2021		Permit expired 2/28/2021
55.03	1514 Dover St.	4			Permit expires 12/31/2022
55.03	1841 Sterling Ct	4			Permit expired 7/31/2021
55.03	2043 Hannah Jo Court	4			Permit expires 9/30/2021
55.03	2806 Sterling Drive	4			Permit expires 7/31/2022
55.06	1301 Muscatine	4			Permit expires 9/30/2022
55.06	230-232 Elizabeth St.	4			Permit expires 3/31/2022
55.06	514 Fairchild St.	4			Permit expires 12/31/2022
56.04	15 Colchester Dr.	8			Permit expires 10/31/2021
56.04	80 Whitechapel Drive (4)	8			Permit expires 12/31/2021
56.05	1221-1223 Bloomington St.	3	9/2/2021		Permit expired 7/31/2021
56.05	1231 Bloomington St.	3			Permit expires 2/28/2022
57.01	1814 Lakeside Drive	8	2/4/2021		Permit expired 12/31/2020
57.01	2318 Birch	8			Permit expires 9/30/2021
57.06	1926-1946 Broadway	18			Permit expires 2/28/2022
58.01	909 Sandusky	4			Permit expires 5/31/2022
58.18	114 Amhurst	3			Permit expires 1/31/2023
58.18	1206 Diana	3			Permit expires 1/31/2023
58.18	1717 Flatiron	3			Permit expires 11/30/2022
59.31	446 Hawaii Ct	2			Permit expired 4/30/2021
59.31	621 Keokuk Ct	2			Permit expired 5/31/2021
59.32	1896 N Dubuque Rd	2			Permit expires 9/30/2021
59.32	2336 Abbey Ln	2			Permit expires 3/31/2023
60.03	403 Elmridge Ave	6			Permit expires 9/20/2021
60.03	3335 Shamrock Dr	6			Permit expires 8/31/2021
60.04	1628 California Ave	4			Permit expires 1/31/2022
60.05	164 Prentiss St	3			Permit expires 8/31/2021
60.05	174 Prentiss St	3			Permit expires 8/31/2021
60.05	180 Prentis St	3			Permit expires 8/31/2021
61.13	2110 Taylor	3			Permit expires 6/30/2022
61.13	2112 Taylor	3			Permit expires 6/30/2022
61.13	1121 Ash	3	8/5/2021	10/6/2021	Permit expired 6/30/2021
62.29	1156 Downey Dr	3			Permit expires 1/31/2022
63.08	4924 Raleigh Lane	1			Permit expired 8/31/2020
63.11	1507 Spruce Street	3			Permit expires 4/30/2023
63.11	1311 Esther Street	3			Permit expires 12/31/2021
63.12	500 2nd Ave	5			Permit expires 4/30/2022
63.12	3234 Friendship St	3			Permit expired 5/31/2021

63.12	2209 Russell Drive	4			Permit expires 4/30/2022
63.2	15 Wakefield Ct	5			Permit expires 9/30/2021
62.24	1403 Hollywood Blvd	4			Permit expired 7/31/2021
64.09	191 Huntington	3			Permit expires 9/30/2022
64.09	177 Huntington	3			Permit expires 12/31/2022
64.11	3104 Juniper Ln	5			Permit expires 9/30/2021
64.11	2219 Palmer Cir	4			Permit expires 12/31/2021
64.11	2272 Hickory Ct	3			Permit expires 6/30/2022
64.12	3107 Village Rd	5			Permit expires 4/30/2022
65.09	2710 Wayne Ave	5			Permit expires 10/31/2021

Public record search available at: <https://egov.iowa-city.org/energovprod/selfservice#/home>

**Appendix B**  
**HOME Match**

100% Valuation of Property in 2021	
3107 Village	\$231,470
3104 Juniper	\$223,430
2219 Palmer	\$221,620
	\$ 676,520

Year	Taxable Year	Estimated 100% Valuation*	State Rollback Factor	Taxable Value	2021 Levy Rate	Taxes Payable
1	2020	676,520	0.550473	372,405.99	0.038331	14,274.63
2	2021	690,050	0.550473	379,854.11	0.038331	14,560.13
3	2022	703,851	0.550473	387,451.20	0.038331	14,851.33
4	2023	717,928	0.550473	395,200.22	0.038331	15,148.36
5	2024	732,287	0.550473	403,104.22	0.038331	15,451.32
6	2025	746,933	0.550473	411,166.31	0.038331	15,760.35
7	2026	761,871	0.550473	419,389.64	0.038331	16,075.56
8	2027	777,109	0.550473	427,777.43	0.038331	16,397.07
9	2028	792,651	0.550473	436,332.98	0.038331	16,725.01
10	2029	808,504	0.550473	445,059.64	0.038331	17,059.51
11	2030	824,674	0.550473	453,960.83	0.038331	17,400.70
12	2031	841,168	0.550473	463,040.05	0.038331	17,748.71
13	2032	857,991	0.550473	472,300.85	0.038331	18,103.69
14	2033	875,151	0.550473	481,746.86	0.038331	18,465.76
15	2034	892,654	0.550473	491,381.80	0.038331	18,835.08
						246,857.21

<b>Net Present Value of Taxes Forgone**:</b>	<b>\$229,381.13</b>
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\*Assuming a 2% annual increase in valuations.

\*\* Based on 5-year Treasury, July 1, 2020. Source: [www.treasury.gov](http://www.treasury.gov).

**Tbond Rate :** check Wall Street Journal or [www.federalreserve.gov](http://www.federalreserve.gov). Use the effective date of tax exemption for the property. Note: most likely these will all be July 1. The Sr. Acct / Treasury keeps a copy of the July 1 Wall Street Journal, otherwise the Finance Director can look these up on the web.

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

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





100% Valuation of Property in 2021	
3104 Juniper	\$223,430
	<b>\$ 223,430</b>

Year	Taxable Year	Estimated 100% Valuation*	State Rollback Factor	Taxable Value	2021 Levy Rate	Taxes Payable
1	2020	223,430	0.550473	122,992.18	0.038331	4,714.39
2	2021	227,899	0.550473	125,452.03	0.038331	4,808.68
3	2022	232,457	0.550473	127,961.07	0.038331	4,904.86
4	2023	237,106	0.550473	130,520.29	0.038331	5,002.95
5	2024	241,848	0.550473	133,130.69	0.038331	5,103.01
6	2025	246,685	0.550473	135,793.31	0.038331	5,205.07
7	2026	251,618	0.550473	138,509.17	0.038331	5,309.17
8	2027	256,651	0.550473	141,279.36	0.038331	5,415.36
9	2028	261,784	0.550473	144,104.94	0.038331	5,523.66
10	2029	267,020	0.550473	146,987.04	0.038331	5,634.14
11	2030	272,360	0.550473	149,926.78	0.038331	5,746.82
12	2031	277,807	0.550473	152,925.32	0.038331	5,861.76
13	2032	283,363	0.550473	155,983.83	0.038331	5,978.99
14	2033	289,031	0.550473	159,103.50	0.038331	6,098.57
15	2034	294,811	0.550473	162,285.57	0.038331	6,220.54
						<b>81,527.98</b>

<b>Net Present Value of Taxes Forgone**:</b>	<b>\$75,756.26</b>
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\*Assuming a 2% annual increase in valuations.

\*\* Based on 5-year Treasury, July 1, 2020. Source: [www.treasury.gov](http://www.treasury.gov).

**Tbond Rate :** check Wall Street Journal or [www.federalreserve.gov](http://www.federalreserve.gov). Use the effective date of tax exemption for the property. Note: most likely these will all be July 1. The Sr. Acct / Treasury keeps a copy of the July 1 Wall Street Journal, otherwise the Finance Director can look these up on the web.

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

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

100% Valuation of Property in 2021	
2219 Palmer	\$221,620
	<u>\$ 221,620</u>

Year	Taxable Year	Estimated 100% Valuation*	State Rollback Factor	Taxable Value	2021 Levy Rate	Taxes Payable
1	2020	221,620	0.550473	121,995.83	0.038331	4,676.20
2	2021	226,052	0.550473	124,435.74	0.038331	4,769.73
3	2022	230,573	0.550473	126,924.46	0.038331	4,865.12
4	2023	235,185	0.550473	129,462.95	0.038331	4,962.42
5	2024	239,889	0.550473	132,052.21	0.038331	5,061.67
6	2025	244,686	0.550473	134,693.25	0.038331	5,162.91
7	2026	249,580	0.550473	137,387.11	0.038331	5,266.16
8	2027	254,572	0.550473	140,134.86	0.038331	5,371.49
9	2028	259,663	0.550473	142,937.55	0.038331	5,478.92
10	2029	264,856	0.550473	145,796.31	0.038331	5,588.49
11	2030	270,154	0.550473	148,712.23	0.038331	5,700.26
12	2031	275,557	0.550473	151,686.48	0.038331	5,814.27
13	2032	281,068	0.550473	154,720.21	0.038331	5,930.56
14	2033	286,689	0.550473	157,814.61	0.038331	6,049.17
15	2034	292,423	0.550473	160,970.90	0.038331	6,170.15
						<u><u>80,867.52</u></u>

<b>Net Present Value of Taxes Forgone**:</b>	<b>\$75,142.56</b>
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\*Assuming a 2% annual increase in valuations.

\*\* Based on 5-year Treasury, July 1, 2020. Source: [www.treasury.gov](http://www.treasury.gov).

**Tbond Rate :** check Wall Street Journal or [www.federalreserve.gov](http://www.federalreserve.gov). Use the effective date of tax exemption for the property. Note: most likely these will all be July 1. The Sr. Acct / Treasury keeps a copy of the July 1 Wall Street Journal, otherwise the Finance Director can look these up on the web.

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

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

**Appendix C**  
**CDBG and CDBG-CV**  
**PR-26 Report**



PART I: SUMMARY OF CDBG RESOURCES	IDIS	Comments
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	603,372.43	
02 ENTITLEMENT GRANT	697,572.00	
03 SURPLUS URBAN RENEWAL	0.00	
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00	
05 CURRENT YEAR PROGRAM INCOME	192,532.09	No adjustment required.
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00	
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00	
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00	
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00	
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,493,476.52	
<b>PART II: SUMMARY OF CDBG EXPENDITURES</b>		
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	490,358.66	\$64,552.75 of which funded four activities (regular entitlement dollars and program income) to prevent, prepare for, and respond to COVID-19.
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00	
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	490,358.66	
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	152,350.84	No adjustment required.
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00	
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00	
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	642,709.50	
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	850,767.02	
<b>PART III: LOWMOD BENEFIT THIS REPORTING PERIOD</b>		
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00	
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00	
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	490,358.66	
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00	
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	490,358.66	
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%	
<b>LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS</b>		
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2020 PY: PY:	
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00	
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00	
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%	
<b>PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS</b>		
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	194,552.75	\$50,445.23 of regular entitlement funds contributed to activities responding to COVID-19 in addition to \$14,107.52 in PI for a total of \$64,552.75. Non-pandemic related public services expenditures total \$130,000 which is below the public service cap.
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	10,947.19	Unliquidated regular entitlement funds used to respond to the COVID-19 pandemic. Funds are exempt from the public services cap.
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00	
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(75,499.94)	Funds used for public services to prevent, prepare for, and respond to the pandemic included: \$50,445.23 of regular entitlement funds, \$14,107.52 in PI, and \$10,947.19 in unliquidated obligations (#740).
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	130,000.00	Non pandemic related public services total.
32 ENTITLEMENT GRANT	697,572.00	
33 PRIOR YEAR PROGRAM INCOME	174,141.79	
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	(1,144.47)	Adjustment to prior year PI. Prior year PI totaled \$172,997.32
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	870,569.32	
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.93%	Reflects non pandemic related public services subject to the cap. Below 15% cap.
<b>PART V: PLANNING AND ADMINISTRATION (PA) CAP</b>		
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	152,350.84	No adjustment required.
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00	
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00	
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00	
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	152,350.84	
42 ENTITLEMENT GRANT	697,572.00	
43 CURRENT YEAR PROGRAM INCOME	192,532.09	
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00	
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	890,104.09	
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.12%	Below 20% cap.
<b>LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17</b>		

Report returned no data.

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

Report returned no data.

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

Plan Year	LDIS Project	LDIS Activity	vouchner Number	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2017	5	672	6408626	FY18 Villa Park Improvements			03F	LMA	\$331.52
2017	5	672	6440412	FY18 Villa Park Improvements			03F	LMA	\$2,853.78
2017	5	672	6451233	FY18 Villa Park Improvements			03F	LMA	\$34.88
2017	5	672	6454091	FY18 Villa Park Improvements			03F	LMA	\$31,850.70
2019	5	710	6432990	FY20 Neighborhood Improvements - Wetherby Trails			03F	LMA	\$280.09
2019	5	710	6459576	FY20 Neighborhood Improvements - Wetherby Trails			03F	LMA	\$105,933.55
							<b>03F</b>	<b>Matrix Code</b>	<b>\$141,284.52</b>
2019	9	740	6495611	FY20 CV Public Services - Shelter House			03T	LMC	\$13,788.39
2020	1	728	6440412	FY21 Aid to Agencies - Shelter House			03T	LMC	\$6,331.00
2020	1	728	6472914	FY21 Aid to Agencies - Shelter House			03T	LMC	\$6,331.00
2020	1	728	6495611	FY21 Aid to Agencies - Shelter House			03T	LMC	\$6,331.00
2020	1	728	6511472	FY21 Aid to Agencies - Shelter House			03T	LMC	\$6,331.00
							<b>03T</b>	<b>Matrix Code</b>	<b>\$39,112.39</b>
2020	1	730	6472914	FY21 Aid to Agencies - DVIP			05G	LMC	\$18,990.57
2020	1	730	6482573	FY21 Aid to Agencies - DVIP			05G	LMC	\$9,506.65
2020	1	730	6495611	FY21 Aid to Agencies - DVIP			05G	LMC	\$13,487.63
2020	1	730	6511472	FY21 Aid to Agencies - DVIP			05G	LMC	\$7,861.15
							<b>05G</b>	<b>Matrix Code</b>	<b>\$49,846.00</b>
2019	9	738	6440412	FY20 CV Public Services - 4Cs			05L	LMC	\$13,938.48
2019	9	738	6472914	FY20 CV Public Services - 4Cs			05L	LMC	\$14,918.36
2019	9	745	6451147	FY20 CV Public Services - NCJC NEST			05L	LMC	\$5,698.94
2019	9	745	6472914	FY20 CV Public Services - NCJC NEST			05L	LMC	\$2,101.06
2020	1	731	6426375	FY21 Aid to Agencies - NCJC			05L	LMC	\$4,757.03
2020	1	731	6432990	FY21 Aid to Agencies - NCJC			05L	LMC	\$3,223.64
2020	1	731	6440412	FY21 Aid to Agencies - NCJC			05L	LMC	\$2,405.02
2020	1	731	6451147	FY21 Aid to Agencies - NCJC			05L	LMC	\$1,681.56
2020	1	731	6459576	FY21 Aid to Agencies - NCJC			05L	LMC	\$6,178.13
2020	1	731	6472914	FY21 Aid to Agencies - NCJC			05L	LMC	\$10,090.89
2020	1	731	6495611	FY21 Aid to Agencies - NCJC			05L	LMC	\$4,829.63
2020	1	731	6507625	FY21 Aid to Agencies - NCJC			05L	LMC	\$15,392.08
2020	1	731	6511472	FY21 Aid to Agencies - NCJC			05L	LMC	\$6,272.02
							<b>05L</b>	<b>Matrix Code</b>	<b>\$91,486.84</b>
2019	10	732	6426375	FY20 CV CommUnity Administration and Housing Assistance Payments			05Q	LMC	\$14,107.52
							<b>05Q</b>	<b>Matrix Code</b>	<b>\$14,107.52</b>
2020	4	727	6409728	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$15,139.24
2020	4	727	6413417	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$6,885.23
2020	4	727	6426466	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$5,714.14
2020	4	727	6432990	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$6,666.54
2020	4	727	6440412	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$37,994.66
2020	4	727	6451147	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$13,094.43
2020	4	727	6459576	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$1,729.57
2020	4	727	6472914	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$534.50
2020	4	727	6484323	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$5,044.35
2020	4	727	6495611	FY21 CDBG Owner Occupied Rehab			14A	LMH	\$23,630.95
							<b>14A</b>	<b>Matrix Code</b>	<b>\$116,433.61</b>
2017	4	718	6408626	4Cs Childcare Technical Assistance			18C	LMCMC	\$419.75
2017	4	718	6426375	4Cs Childcare Technical Assistance			18C	LMCMC	\$1,836.06
2017	4	718	6432990	4Cs Childcare Technical Assistance			18C	LMCMC	\$1,414.30
2017	4	718	6440412	4Cs Childcare Technical Assistance			18C	LMCMC	\$2,394.89
2017	4	718	6459576	4Cs Childcare Technical Assistance			18C	LMCMC	\$1,619.44
2017	4	718	6482573	4Cs Childcare Technical Assistance			18C	LMCMC	\$3,496.98
2017	4	718	6507625	4Cs Childcare Technical Assistance			18C	LMCMC	\$4,733.39
2017	4	718	6511472	4Cs Childcare Technical Assistance			18C	LMCMC	\$1,247.13
2019	4	751	6482573	FY20 Johnson County Title & Settlement			18C	LMC	\$2,185.39
2019	4	751	6495611	FY20 Johnson County Title & Settlement			18C	LMC	\$3,740.45
2019	4	752	6472940	FY20 Creative Printing Plus			18C	LMC	\$3,631.76
2019	4	752	6482573	FY20 Creative Printing Plus			18C	LMC	\$9,531.98
2019	4	752	6495611	FY20 Creative Printing Plus			18C	LMC	\$1,836.26
							<b>18C</b>	<b>Matrix Code</b>	<b>\$38,087.78</b>
<b>Total</b>									<b>\$490,358.66</b>

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

Plan Year	LDIS Project	LDIS Activity	vouchner Number	Activity to Support	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2019	9	740	6495611	Yes	FY20 CV Public Services - Shelter House	B19MC190009	EN	03T	LMC	\$13,788.39
2020	1	728	6440412	No	FY21 Aid to Agencies - Shelter House	B19MC190009	EN	03T	LMC	\$6,331.00
2020	1	728	6472914	No	FY21 Aid to Agencies - Shelter House	B19MC190009	EN	03T	LMC	\$6,331.00
2020	1	728	6495611	No	FY21 Aid to Agencies - Shelter House	B19MC190009	EN	03T	LMC	\$6,331.00
2020	1	728	6511472	No	FY21 Aid to Agencies - Shelter House	B19MC190009	EN	03T	LMC	\$6,331.00
							<b>03T</b>	<b>Matrix Code</b>	<b>\$39,112.39</b>	
2020	1	730	6472914	No	FY21 Aid to Agencies - DVIP	B19MC190009	EN	05G	LMC	\$18,990.57
2020	1	730	6482573	No	FY21 Aid to Agencies - DVIP	B19MC190009	EN	05G	LMC	\$9,506.65
2020	1	730	6495611	No	FY21 Aid to Agencies - DVIP	B19MC190009	EN	05G	LMC	\$13,487.63
2020	1	730	6511472	No	FY21 Aid to Agencies - DVIP	B19MC190009	EN	05G	LMC	\$7,861.15
							<b>05G</b>	<b>Matrix Code</b>	<b>\$49,846.00</b>	
2019	9	738	6440412	Yes	FY20 CV Public Services - 4Cs	B19MC190009	EN	05L	LMC	\$9,685.01
2019	9	738	6440412	Yes	FY20 CV Public Services - 4Cs	B20MC190009	EN	05L	LMC	\$4,253.47

2019	9	738	6472914	Yes	FY20 CV Public Services - 4Cs	B20MC190009	EN	05L	LMC	\$14,918.36		
2019	9	745	6451147	Yes	FY20 CV Public Services - NCJC NEST	B20MC190009	EN	05L	LMC	\$5,698.94		
2019	9	745	6472914	Yes	FY20 CV Public Services - NCJC NEST	B20MC190009	EN	05L	LMC	\$2,101.06		
2020	1	731	6426375	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$1,340.65		
2020	1	731	6426375	No	FY21 Aid to Agencies - NCJC	B20MC190009	PI	05L	LMC	\$3,416.38		
2020	1	731	6432990	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$3,223.64		
2020	1	731	6440412	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$2,405.02		
2020	1	731	6451147	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$1,681.56		
2020	1	731	6459576	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$6,178.13		
2020	1	731	6472914	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$10,090.89		
2020	1	731	6495611	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$4,829.63		
2020	1	731	6507625	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$15,392.08		
2020	1	731	6511472	No	FY21 Aid to Agencies - NCJC	B19MC190009	EN	05L	LMC	\$6,272.02		
										<b>05L</b>	<b>Matrix Code</b>	<b>\$91,486.84</b>
2019	10	732	6426375	Yes	FY20 CV Community Administration and Housing Assistance Payments	B20MC190009	PI	05Q	LMC	\$14,107.52		
										<b>05Q</b>	<b>Matrix Code</b>	<b>\$14,107.52</b>
										<b>No</b>	<b>Activity to prevent, prepare for, and respond to Coronavirus</b>	<b>\$130,000.00</b>
										<b>Yes</b>	<b>Activity to prevent, prepare for, and respond to Coronavirus</b>	<b>\$64,552.75</b>
<b>Total</b>												<b>\$194,552.75</b>

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

Plan Year	LDIS Project	LDIS Activity	voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount		
2020	8	725	6408626	FY21 CDBG Admin	21A		\$7,388.07		
2020	8	725	6414670	FY21 CDBG Admin	21A		\$9,473.93		
2020	8	725	6426375	FY21 CDBG Admin	21A		\$11,633.68		
2020	8	725	6432990	FY21 CDBG Admin	21A		\$14,922.02		
2020	8	725	6440412	FY21 CDBG Admin	21A		\$15,432.01		
2020	8	725	6451147	FY21 CDBG Admin	21A		\$24,412.61		
2020	8	725	6459576	FY21 CDBG Admin	21A		\$14,032.51		
2020	8	725	6472914	FY21 CDBG Admin	21A		\$12,534.07		
2020	8	725	6482573	FY21 CDBG Admin	21A		\$12,882.40		
2020	8	725	6495611	FY21 CDBG Admin	21A		\$10,196.97		
2020	8	725	6507625	FY21 CDBG Admin	21A		\$12,182.93		
2020	8	725	6511472	FY21 CDBG Admin	21A		\$7,194.30		
2020	8	725	6544957	FY21 CDBG Admin	21A		\$65.34		
							<b>21A</b>	<b>Matrix Code</b>	<b>\$152,350.84</b>
<b>Total</b>									<b>\$152,350.84</b>



**PART I: SUMMARY OF CDBG-CV RESOURCES**

01 CDBG-CV GRANT	834,550.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	834,550.00

**PART II: SUMMARY OF CDBG-CV EXPENDITURES**

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	763,794.92
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	763,794.92
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	70,755.08

**PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT**

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	763,794.92
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	763,794.92
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	763,794.92
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

**PART IV: PUBLIC SERVICE (PS) CALCULATIONS**

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	390,843.80
17 CDBG-CV GRANT	834,550.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	46.83%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
20 CDBG-CV GRANT	834,550.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.00%

**LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10**

Report returned no data.

**LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11**

Report returned no data.

**LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12**

Plan Year	IDIS Project	IDIS Activity	voucher Number	Activity Name	matrix Code	National Objective	Drawn Amount
2019	4	753	6482573	FY20 CDBG-CV SBA - BB's Dispatching LLC	18A	LMJ	\$6,811.96
			6495611	FY20 CDBG-CV SBA - BB's Dispatching LLC	18A	LMJ	\$5,543.04
			6507625	FY20 CDBG-CV SBA - BB's Dispatching LLC	18A	LMJ	\$5,000.00
		754	6482573	FY20 CDBG-CV SBA - The Dorothy Frank Exclusive Imports Group LLC	18C	LMCMC	\$3,495.00
			6495611	FY20 CDBG-CV SBA - The Dorothy Frank Exclusive Imports Group LLC	18C	LMCMC	\$509.05
			6507625	FY20 CDBG-CV SBA - The Dorothy Frank Exclusive Imports Group LLC	18C	LMCMC	\$8,350.95
		755	6482573	FY20 CDBG-CV SBA - AWH LLC	18C	LMCMC	\$6,927.00
			6495611	FY20 CDBG-CV SBA - AWH LLC	18C	LMCMC	\$2,286.00
			6507625	FY20 CDBG-CV SBA - AWH LLC	18C	LMCMC	\$2,286.00
		756	6482573	FY20 CDBG-CV SBA - Crepe de Luxe Cafe	18C	LMCMC	\$8,757.15
			6495611	FY20 CDBG-CV SBA - Crepe de Luxe Cafe	18C	LMCMC	\$1,955.23
			6507652	FY20 CDBG-CV SBA - Crepe de Luxe Cafe	18C	LMCMC	\$6,642.62
		757	6482573	FY20 CDBG-CV SBA - Garden Club LLC (Maker's Loft)	18C	LMCMC	\$3,986.57
			6495611	FY20 CDBG-CV SBA - Garden Club LLC (Maker's Loft)	18C	LMCMC	\$5,716.81
			6507625	FY20 CDBG-CV SBA - Garden Club LLC (Maker's Loft)	18C	LMCMC	\$5,609.21
		758	6482573	FY20 CDBG-CV SBA - Kubby Gyrl's Inc. (Beadology)	18A	LMJ	\$6,993.78
			6495611	FY20 CDBG-CV SBA - Kubby Gyrl's Inc. (Beadology)	18A	LMJ	\$2,754.00
			6507625	FY20 CDBG-CV SBA - Kubby Gyrl's Inc. (Beadology)	18A	LMJ	\$6,195.78
		759	6495611	FY20 CDBG-CV SBA - Mo's Angel Scents	18C	LMCMC	\$2,355.00
		760	6482573	FY20 CDBG-CV SBA - Sun Enterprise LLC	18A	LMJ	\$6,849.72
			6495611	FY20 CDBG-CV SBA - Sun Enterprise LLC	18A	LMJ	\$9,279.90
			6507625	FY20 CDBG-CV SBA - Sun Enterprise LLC	18A	LMJ	\$1,225.38

	761	6495611	FY20 CDBG- CV SBA - The Bandit's LLC (Bandito's)	18C	LMCMC	\$2,355.00
		6507625	FY20 CDBG- CV SBA - The Bandit's LLC (Bandito's)	18C	LMCMC	\$10,230.54
	762	6495611	FY20 CDBG- CV SBA - CRWN	18C	LMCMC	\$4,855.00
		6507625	FY20 CDBG- CV SBA - CRWN	18C	LMCMC	\$1,000.00
	763	6482573	FY20 CDBG- CV SBA - George's Buffet Inc	18A	LMJ	\$12,515.49
		6495611	FY20 CDBG- CV SBA - George's Buffet Inc	18A	LMJ	\$4,839.51
	764	6482573	FY20 CDBG- CV SBA - Iowa Recovery Room LLC	18C	LMCMC	\$4,539.00
		6495611	FY20 CDBG- CV SBA - Iowa Recovery Room LLC	18C	LMCMC	\$6,853.35
		6507625	FY20 CDBG- CV SBA - Iowa Recovery Room LLC	18C	LMCMC	\$5,962.65
	765	6482573	FY20 CDBG- CV SBA - OM Inc.	18C	LMCMC	\$8,264.57
		6507625	FY20 CDBG- CV SBA - OM Inc.	18C	LMCMC	\$9,090.43
	766	6482573	FY20 CDBG- CV SBA - Thai Spice Inc.	18A	LMJ	\$12,116.60
		6495611	FY20 CDBG- CV SBA - Thai Spice Inc.	18A	LMJ	\$2,883.40
		6507625	FY20 CDBG- CV SBA - Thai Spice Inc.	18A	LMJ	\$2,355.00
	767	6507625	FY20 CDBG- CV SBA - Get Fresh LLC	18A	LMJ	\$16,782.49
	768	6482573	FY20 CDBG- CV SBA - Bliss Food & Health LLC (Enjoyabowl)	18C	LMCMC	\$4,973.73
		6495611	FY20 CDBG- CV SBA - Bliss Food & Health LLC (Enjoyabowl)	18C	LMCMC	\$3,925.77
		6507625	FY20 CDBG- CV SBA - Bliss Food & Health LLC (Enjoyabowl)	18C	LMCMC	\$2,355.00
	769	6482573	FY20 CDBG- CV SBA - Duyen Salon and Spa LLC (Grace Nail Salon & Spa)	18A	LMJ	\$14,485.82
		6507625	FY20 CDBG- CV SBA - Duyen Salon and Spa LLC (Grace Nail Salon & Spa)	18A	LMJ	\$2,869.18
	770	6482573	FY20 CDBG- CV SBA - Gabe's	18A	LMJ	\$6,428.88
		6495611	FY20 CDBG- CV SBA - Gabe's	18A	LMJ	\$5,858.00
		6507625	FY20 CDBG- CV SBA - Gabe's	18A	LMJ	\$5,068.12
	771	6482573	FY20 CDBG- CV SBA - Sun Cafe LLC	18C	LMCMC	\$9,097.95
		6495611	FY20 CDBG- CV SBA - Sun Cafe LLC	18C	LMCMC	\$902.05
		6507625	FY20 CDBG- CV SBA - Sun Cafe LLC	18C	LMCMC	\$32.00
		6511472	FY20 CDBG- CV SBA - Sun Cafe LLC	18C	LMCMC	\$2,323.00
	772	6482573	FY20 CDBG- CV SBA - Haunted Bookshop LLC	18C	LMCMC	\$5,052.81
		6495611	FY20 CDBG- CV SBA - Haunted Bookshop LLC	18C	LMCMC	\$3,063.15
		6511472	FY20 CDBG- CV SBA - Haunted Bookshop LLC	18C	LMCMC	\$6,296.29
	773	6482573	FY20 CDBG- CV SBA - Xingchen Corporation (Uncle Sun)	18C	LMCMC	\$15,000.00
	774	6482573	FY20 CDBG-CV SBA - Glassando LLC	18C	LMCMC	\$5,000.00
		6495611	FY20 CDBG-CV SBA - Glassando LLC	18C	LMCMC	\$2,500.00
		6507625	FY20 CDBG-CV SBA - Glassando LLC	18C	LMCMC	\$2,500.00
	775	6482573	FY20 CDBG-CV SBA - Chackalackal Inc.	18A	LMJ	\$15,000.00
	776	6482573	FY20 CDBG-CV SBA - Jodi Connolly Salon, Inc. (Buzz)	18A	LMJ	\$8,518.02
		6495611	FY20 CDBG-CV SBA - Jodi Connolly Salon, Inc. (Buzz)	18A	LMJ	\$2,872.00
	777	6482573	FY20 CDBG-CV SBA - Estela's Fresh Mex	18A	LMJ	\$15,000.00
	778	6482573	FY20 CDBG-CV SBA - Dublin Underground Inc.	18A	LMJ	\$8,079.59
		6495611	FY20 CDBG-CV SBA - Dublin Underground Inc.	18A	LMJ	\$6,358.32
	779	6495611	FY20 CDBG-CV SBA - Extraordinary Potential Psychological Assessment,	18C	LMCMC	\$2,036.22
		6507625	FY20 CDBG-CV SBA - Extraordinary Potential Psychological Assessment,	18C	LMCMC	\$1,619.37
		6511472	FY20 CDBG-CV SBA - Extraordinary Potential Psychological Assessment,	18C	LMCMC	\$1,562.67
9	733	6482573	FY20 CV Public Services - Table to Table	05W	LMC	\$7,800.00
	736	6482573	FY20 CV Public Services - DVIP	05G	LMC	\$3,000.00
	737	6451147	FY20 CV Public Services - Successful Living	05O	LMC	\$34,872.94
		6482573	FY20 CV Public Services - Successful Living	05O	LMC	\$7,340.91
	738	6433160	FY20 CV Public Services - 4Cs	05L	LMC	\$10,258.23
	741	6432990	FY20 CV Public Services - CommUnity	05W	LMC	\$10,982.66
		6440412	FY20 CV Public Services - CommUnity	05W	LMC	\$5,491.33
		6451147	FY20 CV Public Services - CommUnity	05W	LMC	\$5,491.33
		6459576	FY20 CV Public Services - CommUnity	05W	LMC	\$5,491.33
		6472914	FY20 CV Public Services - CommUnity	05W	LMC	\$5,491.33
		6482573	FY20 CV Public Services - CommUnity	05W	LMC	\$6,079.06
		6495611	FY20 CV Public Services - CommUnity	05W	LMC	\$7,523.59
		6507625	FY20 CV Public Services - CommUnity	05W	LMC	\$3,449.37
	742	6482573	FY20 CV Public Services - Horizons	05A	LMC	\$20,000.00
	743	6507625	FY20 CV Public Services - Arc of SE Iowa	05L	LMC	\$16,190.00
	745	6459576	FY20 CV Public Services - NCJC NEST	05L	LMC	\$4,579.45
		6472914	FY20 CV Public Services - NCJC NEST	05L	LMC	\$4,909.79
10	732	6432990	FY20 CV CommUnity Administration and Housing Assistance Payments	05Q	LMC	\$24,107.77
		6451147	FY20 CV CommUnity Administration and Housing Assistance Payments	05Q	LMC	\$117,137.71
	780	6495611	FY20 Shelter House Administration and Housing Assistance Payments	05Q	LMC	\$90,647.00

Total

**\$763,794.92**

**LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16**



Plan Year	IDIS Project	IDIS Activity	voucher Number	Activity Name	matrix Code	National Objective	Drawn Amount
2019	9	733	6482573	FY20 CV Public Services - Table to Table	05W	LMC	\$7,800.00
		736	6482573	FY20 CV Public Services - DVIP	05G	LMC	\$3,000.00
		737	6451147	FY20 CV Public Services - Successful Living	05O	LMC	\$34,872.94
			6482573	FY20 CV Public Services - Successful Living	05O	LMC	\$7,340.91
		738	6433160	FY20 CV Public Services - 4Cs	05L	LMC	\$10,258.23
		741	6432990	FY20 CV Public Services - CommUnity	05W	LMC	\$10,982.66
			6440412	FY20 CV Public Services - CommUnity	05W	LMC	\$5,491.33
			6451147	FY20 CV Public Services - CommUnity	05W	LMC	\$5,491.33
			6459576	FY20 CV Public Services - CommUnity	05W	LMC	\$5,491.33
			6472914	FY20 CV Public Services - CommUnity	05W	LMC	\$5,491.33
			6482573	FY20 CV Public Services - CommUnity	05W	LMC	\$6,079.06
			6495611	FY20 CV Public Services - CommUnity	05W	LMC	\$7,523.59
			6507625	FY20 CV Public Services - CommUnity	05W	LMC	\$3,449.37
		742	6482573	FY20 CV Public Services - Horizons	05A	LMC	\$20,000.00
		743	6507625	FY20 CV Public Services - Arc of SE Iowa	05L	LMC	\$16,190.00
		745	6459576	FY20 CV Public Services - NCJC NEST	05L	LMC	\$4,579.45
			6472914	FY20 CV Public Services - NCJC NEST	05L	LMC	\$4,909.79
	10	732	6432990	FY20 CV CommUnity Administration and Housing Assistance Payments	05Q	LMC	\$24,107.77
			6451147	FY20 CV CommUnity Administration and Housing Assistance Payments	05Q	LMC	\$117,137.71
		780	6495611	FY20 Shelter House Administration and Housing Assistance Payments	05Q	LMC	\$90,647.00
<b>Total</b>							<b>\$390,843.80</b>

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

Report returned no data.

**Appendix D**  
**Public Participation**

## Summary of Comments Received

### City of Iowa City - FY21 CAPER

- Public comment period open from September 1 through September 16, 2021.
- A public meeting of the Housing and Community Development Commission was held September 16, 2021.
- Comments received prior to public meeting: No comments received or staff response required.
- Report was approved 6-0 at the September 16, 2021 HCDC meeting. Recorded meetings for City boards and commissions are [available online](#) in video and podcast format. Meeting minutes and packets are [archived online](#).
- Comments received during the meeting: An excerpt of the preliminary minutes is attached to indicate comments received and staff responses. Meeting recording is available online.

Excerpt of the September 16, 2021 Preliminary Meeting Minutes  
Housing and Community Development Commission

Present: Kaleb Beining, Maryann Dennis, Matt Drabek, Nasr Mohammed, Peter Nkumu, Becci Reedus

Absent: Megan Alter, Theresa Lewis, Kyle Vogel

Staff: Erika Kubly, Brianna Thul

Others Present: Simon Andrew (The Housing Fellowship), Sara Barron (JCAHC), Hailey Behmer (Unlimited Abilities), Crissy Canganelli (Shelter House), Simon Fall (Unlimited Abilities), Caitlin McGowan (Successful Living), Kevin Sanders (Successful Living), Anthony Smith (Little Creations Academy), Gwen Smith (Little Creations Academy)

(Agenda Item #6)

Drabek notes that the next agenda item is the CAPER and state that our main goal here is to provide any comments on the report.

Reedus states that the report was interesting and that it is a lot of reading moving between the report and the various links. Doesn't have any comments.

Drabek inquired about the shelter projects which appeared to be form of an unbudgeted surprise sort of expense and asked if there are plans to budget accordingly to prevent that in the future.

Thul notes that the winter warming shelter project was funded with CDBG-CV through one of the competitive funding rounds for nonprofit public services.

Kubly states that the City does budget for the winter overnight shelter.

Reedus states that she would love to see essential services through Aid to Agencies move towards a process of funding rather than an application. If she could make that happen during her 3 or 6 year term on HCDC that would be great. Reedus does have one question about the requirements to become a Legacy Agency after being an Emerging Agency.

Kubly states that all the Legacy Agencies are listed in City Steps. A new agency would need to apply to be a Legacy Agency and the City Steps plan would be amended if approved. Kubly notes that there is an agency interested in applying and that they were asked to apply during the next application for Aid to Agencies to revisit at that time.

Drabek notes that in the practical category there is a spelling error on page 38 where the Iowa City Police Department is referred to as the Policy Department.

Thul thanked Drabek.

Mohammed inquired about the delay on the two City parks projects.

Thul explained that the derecho storm and the pandemic delayed two neighborhood improvement projects and that both projects have since been completed. Both activities will fall in FY22 for completion.

Kubly confirmed that they were not closed out in time to include in the FY21 CAPER.

Drabek states that nonhousing community development activities did not get as much attention and wondered if the delays related to the parks projects had something to do with that.

Thul confirmed.

Drabek moved to approve CAPER as written with the understanding that the typographical error on page 38 be corrected. Seconded by Beining.

Motion passed 6-0.

Preliminary

# HOUSING & COMMUNITY DEVELOPMENT COMMISSION (HCDC)

September 16, 2021  
Regular Meeting – 6:30 PM  
Environmental Education Center  
2401 Scott Boulevard SE

## AGENDA:

1. **Call to Order**
2. **Consideration of Meeting Minutes: August 19, 2021**
3. **Public Comment of Items not on the Agenda**  
Commentators shall address the Commission for no more than 5 minutes. Commissioners shall not engage in discussion with the public concerning said items.
4. **Question and Answer Session for Applications: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs**  
Applications can be viewed online at [www.icgov.org/actionplan](http://www.icgov.org/actionplan). At this meeting, HCDC will host a question and answer session with applicants. Applicants are strongly encouraged to send a representative to answer any questions. Scoring criteria located in the Applicant Guide will focus questions.
5. **Unsuccessful and Delayed Projects**  
Commissioners will hear a progress report from Little Creations Academy, as requested at the August HCDC meeting, in addition to a report from Successful Living. The Commission may recommend the recapture and re-use of funds.
6. **Consolidated Annual Performance & Evaluation Report (CAPER)**  
The CAPER is a required document that is submitted to HUD within 90 days of the fiscal year end which concludes June 30. The CAPER draft is online at [www.icgov.org/actionplan](http://www.icgov.org/actionplan) for review and comment. At this meeting, HCDC will consider approving the document for submission to HUD.
7. **Overview of Scoring Criteria**  
This item provides an opportunity for an overview of the scoring criteria that will be used to evaluate application submissions.
8. **Iowa City Council Meeting Updates**  
Two commissioners are assigned each month to monitor Council meetings. This agenda item provides an opportunity to review assignment schedule and for brief updates on City Council activity relevant to HCDC business. Commissioners shall not engage in discussion with one another concerning said items.
9. **Housing & Community Development Information**  
Commissioners shall not engage in discussion with one another concerning said items.
10. **Adjournment**

If you will need disability-related accommodations to participate in this program or event, please contact Brianna Thul at [brianna-thul@iowa-city.org](mailto:brianna-thul@iowa-city.org) or 319-356-5230. Early requests are strongly encouraged to allow sufficient time to meet your access needs.

**Publish on September 1, 2021**

**NOTICE OF PUBLIC MEETING AND  
PUBLIC COMMENT PERIOD**

The City of Iowa City, as directed by the U.S. Department of Housing and Urban Development (HUD) completed a performance report for federal fiscal year 2020 (City FY21) as part of Iowa City's 2021-2025 Consolidated Plan, *City Steps 2025*. The Consolidated Annual Performance and Evaluation Report (CAPER) includes information on the projects and activities undertaken by the City with Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds as well as project accomplishments.

A public meeting on the draft CAPER is scheduled with the Iowa City Housing and Community Development Commission on September 16, 2021 at 6:30 p.m. at the Environmental Education Center located at 2401 Scott Boulevard SE in Iowa City. Persons with disabilities, special needs, or language barriers are encouraged to contact Brianna Thul (319-356-5240) at least seven business days prior to the meeting to request special accommodations or translators.

The CAPER is available to the public for review online at [www.icgov.org/actionplan](http://www.icgov.org/actionplan). Due to the COVID-19 outbreak, print copies will be made available upon request to [neighborhoods@iowa-city.org](mailto:neighborhoods@iowa-city.org) or 319-356-5230. Additional information is available by calling 319-356-5230. A fifteen-day (15) public comment period commences with the publication of this notice on September 1, 2021.

Through the close of business on September 16, 2021 written questions or comments regarding the draft CAPER may be directed to Brianna Thul, 410 East Washington Street, Iowa City, Iowa, 52240 or via email at [brianna-thul@iowa-city.org](mailto:brianna-thul@iowa-city.org).

**NOTICE OF PUBLIC MEETING  
AND  
PUBLIC COMMENT PERIOD**

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**OFFICIAL PUBLICATION**

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## Resources and documents

### Consolidated Annual Performance & Evaluation Report (CAPER)

A U.S. Department of Housing and Urban Development required report that describes the federally funded activities and accomplishments.

[FY2021 CAPER Draft](#) - Through the close of business on September 16, 2021 written questions or comments regarding the draft CAPER may be directed to Brianna Thul, at 410 East Washington Street, Iowa City, Iowa, 52240 or via email at [brianna-thul@iowa-city.org](mailto:brianna-thul@iowa-city.org). A public meeting on the draft CAPER is scheduled with the Iowa City Housing and Community Development Commission on September 16, 2021 at 6:30 p.m. at the Environmental Education Center located at 2401 Scott Boulevard SE in Iowa City. Persons with disabilities, special needs, or language barriers are encouraged to contact Brianna Thul (319-356-5240) at least seven business days prior to the meeting to request special accommodations or translators.

[FY2020 CAPER - HCDC approved 11/19/2020](#)

[FY2019 CAPER - HCDC approved 9/19/2019](#)

[FY2018 CAPER - HCDC approved 9/20/2018](#)

[FY2017 CAPER - HCDC approved 9/21/2017](#)

[FY2016 CAPER - HCDC approved 9/15/2016](#)

### CDBG/HOME Funding

#### About

The Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs help develop viable urban communities through projects that principally benefit low- and moderate-income persons, including public facility, affordable housing, and other eligible activities listed in the Applicant Guide.

#### Funds Available - FY22 Mid-Year Funding

The City of Iowa City expects to have available approximately \$500,000 in FY22 federal funds (including entitlements and program income) from HUD (excluding CDBG-CV) available for HOME eligible activities, which focus on affordable housing activities: rehabilitation or new construction of rental housing, tenant-based rent assistance, and homeownership opportunities.

#### Timeline



Photo courtesy of CommUnity