



CITY OF IOWA CITY

# City of Iowa City

Consolidated Annual  
Performance and  
Evaluation Report

**Fiscal Year 2022 (Federal Fiscal Year 2021)**



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## **Purpose**

Iowa City is an entitlement community that receives federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds (HOME). 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).

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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 FY22 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.

FY22 marked the second 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.

Progress on the goals outlined in Table A has been slower than anticipated due to disruptions from the COVID-19 pandemic, derecho, and other associated challenges, however, the City and its subrecipients continued to make progress on projects that were previously delayed. During FY22, four activities associated with the previous consolidated plan and 10 activities associated with *City Steps 2025* were completed. An additional 21 CDBG-CV related activities were completed to prepare, prevent, and respond to the pandemic.

The City also began the planning process for HOME-ARP during FY22, which is anticipated to become more of a focal point in the next several CAPERs. Council approval of the City's *HOME-ARP Allocation Plan* is anticipated early in FY23.

Along with routine opportunities for public participation, City staff conducted additional outreach in FY22 to gather feedback on housing need in Iowa City. Staff surveyed residents on four separate occasions (two food distribution points and two public events held at Wetherby Park and Fairmeadows Park). Participants identified affordable housing for low-to-moderate income (LMI) households and downpayment assistance among the top three things that would most help their households. Following the survey, the City partnered with GreenState Credit Union to develop a new downpayment assistance program to increase affordable homeownership opportunities for households that do not meet traditional financing parameters in an effort to close the racial homeowner gap in Iowa City. GreenState Credit Union provides financing for underserved neighborhoods and households that have experienced difficulty obtaining a standard 30-year



mortgage. They also offer flexibility in credit, assets, and job tenure in consideration of mortgage approval. Potential buyers receive homebuyer education and financial counseling through Horizons at no cost. In FY22, the first home was successfully sold through the program to a buyer under 60% AMI.

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 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 FY22 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)
- City of Iowa City – South District Program (4 units)
- City of Iowa City – GreenState Partnership Program (8 units)
- The Housing Fellowship – CHDO Operations and Rental Acquisition (1 unit)

**2) Provide a Suitable Living Environment**

- Public Facilities
  - Shelter House – Shelter HVAC Improvements (1 facility)
  - NCJC – Broadway and Pheasant Ridge Rehab (2 facilities)
- Public Services
  - Shelter House - Shelter Operations
  - NCJC - Childcare Operations
  - Domestic Violence Intervention Program - Shelter Operations
- Neighborhood and Area Benefits
  - Neighborhood Improvements Program – Wetherby Park Splashpad Improvements
  - Neighborhood Improvements Program – Fairmeadows Park Splashpad Improvements

### 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	3	30.00%	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	355	322.73%	2862	355	12.40%
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%	2	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	6289	44.92%	2900	3133	108.03%
	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	4616		0	2102	
	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0	0	0	0

Rehab & improve renter-occupied housing units	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	25	0	0.00%	2	0	0%
	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	5	0	0.00%	1	0	0%
Rehabilitate & improve owner-occupied housing unit	Affordable Housing	CDBG: \$235,000 / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	28	28.00%	20	17	94.44%
	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	1	10.00%	2	1	50.00%
Support homebuyer activities (down payment/closing)	Affordable Housing	CDBG: \$27000 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	30	1	3.33%	12	1	8.33%

Note. This table is IDIS generated and does not populate all funding allocations in entirety. Details on funds awarded and expended are available in other tables and narrative passages such as CR-15.

**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 (IDIS). The following tables are provided as a supplement to clarify the data.

- *City Steps 2025* Progress Tracking Through City FY22
- Annual Action Plan Outcome Tracking City FY22
- Activities Completed in City FY22 (Non-CDBG-CV)
- Activities Underway in City FY22 (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**

- GreenState Partnership Program #1 - Thistle

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

- City of Iowa City – FY22 CDBG Rehab
- The Housing Fellowship – FY22 CHDO Operations
- The Housing Fellowship – FY19 Rental Rehab\*

**Provision of Public Services**

- Shelter House – FY22 Public Services
- Domestic Violence Intervention Program – FY22 Public Services
- Neighborhood Centers of Johnson County – FY22 Public Services

**Public Facility Improvements**

- NCJC – FY22 Broadway Rehab

### **Public Infrastructure and Neighborhood Based Climate Action**

- City of Iowa City – FY18 Villa Park Improvements\*
- City of Iowa City – FY20 Wetherby Trail Improvements\*

### **Economic Development**

- Johnson County Title and Settlement – FY20 Microenterprise\*
- AWH LLC – CV Small Business Assistance+
- Garden Club LLC – CV Small Business Assistance+
- Kubby Gryl’s Inc – CV Small Business Assistance+
- Mo’s Angel Scents - CV Small Business Assistance+
- Sun Enterprise LLC - CV Small Business Assistance+
- The Bandits LLC - CV Small Business Assistance+
- CRWN LLC - CV Small Business Assistance+
- OM Inc - CV Small Business Assistance+
- Get Fresh LLC - CV Small Business Assistance+
- Bliss Food and Health LLC - CV Small Business Assistance+
- Duyen Salon and Spa - CV Small Business Assistance+
- Gabe’s Oasis LLC - CV Small Business Assistance+
- Haunted Bookshop LLC - CV Small Business Assistance+
- Xingchan Corporation - CV Small Business Assistance+
- Glassando LLC - CV Small Business Assistance+
- Chackalackal - CV Small Business Assistance+
- Jodi Connolly Salon Inc - CV Small Business Assistance+
- Estela’s Fresh Mex - CV Small Business Assistance+
- Dublin Underground Inc - CV Small Business Assistance+
- Extraordinary Psychological Assessment P.L.C. - CV Small Business Assistance+

### **Administration and Planning**

- City of Iowa City – FY21 HOME Admin
- City of Iowa City – FY22 CDBG Admin

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

- Shelter House – Public Services (Homeless Prevention Services/Coordinated Entry) +

This list includes activities completed in FY22. Ongoing projects also align with these priorities and will be reported in subsequent CAPERs in the year when they are completed.

City Steps 2025 Goals	Goal Outcome Indicator	Goal	FY21	FY22	FY23	FY24	FY25	Total Completed	Percent Completed
Increase the number of affordable rental housing units through new construction and acquisition	Rental units constructed	20	0	0				0	0%
	Rental units acquired (other)	90	8	0				8	9%
Provide tenant based rental assistance	Tenant-based rental assistance	NA	0	0				0	NA
Support homebuyer activities such as downpayment and/or closing cost assistance	Direct financial assistance to homebuyers	30	0	1				1	3%
Rehabilitate and Improve owner-occupied housing units	Homeowner housing rehabilitated	100	11	17				28	28%
Rehabilitate and Improve renter-occupied housing units	Rental units rehabilitated	25	0	0				0	0%
	Rental units acquired (other)	5	0	0				0	0%
Serve those experiencing homelessness and reduce homelessness	Homeless person overnight shelter	NA	2161	2102				4263	NA
Provide public services	Public services other than LMI housing benefit	14000	3156	3133				6289	45%
Improve public facilities	Public facilities other than LMI housing benefit	110	0	355				355	323%
Improve public infrastructure and address climate action	Persons assisted	1500	0	0				0	0%
Support economic and workforce development	Businesses assisted	10	0	1				1	10%
Effectively administer and plan for CDBG and HOME	Programs managed(Other)	10	1	2				3	30%
	Public Facility Activities Completed		0	1				1	NA
	Public Services Activities Completed		3	3				6	NA
	Infrastructure Activities Completed		0	0				0	NA

Note: Accomplishments represented in this table are specific to activities associated with City Steps 2025. Activities completed in FY22 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 activities to prepare, prevent, and respond to the COVID-19 pandemic. The FY20 Annual Action Plan is a part of City Steps 2016-2020 and therefore are not reflected in this table.

**City Table A - City Steps 2025 Progress Tracking Through City Fiscal Year 2022**

FY22 Project	FY22 Activity	CDBG Funds	HOME Funds	Status	Funds Spent	Percent	Planned to Assist	Actual Assisted
Public Service Activities	Aid to Agencies Shelter House	\$15,000	\$0	Completed FY22	\$15,000	100%	700	742
	Aid to Agencies DVIP	\$52,000	\$0	Completed FY22	\$52,000	100%	600	1,360
	Aid to Agencies NCJC	\$57,000	\$0	Completed FY22	\$57,000	100%	1,500	1,031
Public Facility Activities	Shelter House - Emergency Shelter HVAC Rehab	\$225,000	\$0	Ongoing	\$0	0%	700	TBD
	NCJC Broadway and Pheasant Ridge	\$37,242	\$0	Ongoing	\$23,100	62%	2,012	TBD
Neighborhood and Area Benefits	Fairmeadows and Wetherby Splashpad Imp	\$75,000	\$0	Ongoing	\$63,649	85%	300	TBD
Housing Rehab Program	Comprehensive Rehabilitation	\$285,000	\$0	Completed FY22	\$279,513	98%	18	17
		\$0	\$90,000	Ongoing	\$0	0%	4	TBD
Competitive Housing Activities	Shelter House - Rental New Construction	\$0	\$300,000	Ongoing	\$0	0%	2	TBD
	City of Iowa City - Greenstate DPA	\$78,000	\$50,000	Ongoing	\$20,000	16%	8	TBD
	City of Iowa City - South District Program	\$0	\$100,000	Ongoing	\$0	0%	4	TBD
	The Housing Fellowship CHDO Ops	\$0	\$24,000	Completed FY22	\$24,000	100%	NA	NA
CHDO Reserve Activities	The Housing Fellowship - Rental Acquisition	\$0	\$128,000	Ongoing	\$0	0%	2	TBD
Economic Development	Economic Development Set-aside	\$50,000	\$0	Ongoing	\$0	0%	2	TBD
CDBG and HOME Administration/Planning	CDBG Administration	\$167,867	\$0	Completed FY22	\$167,867	100%	NA	NA
	HOME Administration	\$0	\$56,000	Ongoing	\$40,136	72%	NA	NA
<b>TOTAL</b>		<b>\$1,042,109</b>	<b>\$748,000</b>		<b>\$742,265</b>	<b>41%</b>		

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 2022

<b>CDBG Activities</b>	<b>City ID</b>	<b>IDIS ID</b>	<b>Project Type</b>	<b>Planned to Assist</b>	<b>Actual Assisted</b>
FY18 Villa Park Improvements	62.06	672	Neighborhood Improvements	300	1,730
FY20 Wetherby Trails	64.06	710	Neighborhood Improvements	300	3,875
FY20 Johnson County Title and Settlement	64.15	751	Economic Development	1	4
FY22 CDBG Admin	66.11	781	Planning and Administration	NA	NA
FY22 Aid to Agencies - Shelter House	66.01	791	Public Services	700	742
FY22 Aid to Agencies - DVIP	66.02	785	Public Services	600	1,360
FY22 Aid to Agencies - NCJC	66.03	786	Public Services	1,500	1,031
FY22 CDBG Rehab	66.07	782	Homeowner Rehab	18	17
FY22 Broadway Improvements - NCJC	66.05a	787	Public Facility Improvements	2012*	355
<b>HOME-Activities</b>	<b>City ID</b>	<b>IDIS ID</b>	<b>Project Type</b>	<b>Planned to Assist</b>	<b>Actual Assisted</b>
FY19 The Housing Fellowship Rental Rehab	63.19	693	Rental Rehab	4	4
FY21 HOME Admin	65.17	726	Planning and Administration	NA	NA
FY22 The Housing Fellowship CHDO Operations	66.09	788	CHDO Operations	NA	NA
FY22 Greenstate DPA Program #1 - Thistle	66.14a	797	Homebuyer Assistance	1	1
<b>Total</b>				<b>3424</b>	<b>9119</b>

\*Target includes two activities. One activity completed to date.

**City Table C - Activities Completed in City Fiscal Year 2022 (Non CDBG-CV)**



<b>CDBG Activities</b>	<b>City ID</b>	<b>IDIS ID</b>	<b>Project Type</b>	<b>Planned to Assist</b>	<b>Actual Assisted</b>
<i>FY21 Little Creations Academy</i>	65.04	735	<i>Public Facilities</i>	22	<i>Canceled</i>
FY21 Neighborhood Improvements - Wetherby Entrance	65.05	-	Neighborhood Improvements	300	TBD
FY21 4Cs Technical Assistance	65.15	784	Economic Development	12	TBD
FY22 Greenstate DPA Program #2-8*	66.14b-g	-	Homebuyer Assistance	7	TBD
FY22 NCJC - Pheasant Ridge Rehab	66.05b		Public Facilities	2,012	TBD
FY22 Shelter House HVAC Improvements	66.04	792	Public Facilities	700	TBD
FY22 Wetherby Splashpad	66.06a	796	Neighborhood Improvements	300	TBD
FY22 Fairmeadows Splashpad	66.06b	795	Neighborhood Improvements	300	TBD
FY22 Economic Development	65.15	-	Economic Development	2	TBD
<b>HOME Activities</b>	<b>City ID</b>	<b>IDIS ID</b>	<b>Project Type</b>	<b>Planned to Assist</b>	<b>Actual Assisted</b>
FY19 IC South District Partnership -Taylor	63.13	717	Homebuyer Assistance	2	TBD
<i>FY20 Habitat - Homebuyer Assistance</i>	<i>64.10</i>	<i>NA</i>	<i>Homebuyer Assistance</i>	2	<i>Canceled</i>
FY20 The Housing Fellowship Rental Rehab	64.13	712	Rental Rehab	2	TBD
<i>FY21 Successful Living Acquisition #2-3</i>	<i>65.08b-c</i>	-	<i>Rental Rehab</i>	10	<i>Canceled</i>
FY21 HOME Rehab Center Ave	65.06a	789	Homeowner Rehab	1	TBD
FY21 HOME Rehab	65.06b-d	-	Homeowner/Rental Rehab	3	TBD
FY21 IC South District Partnership (Phase Two)	65.11	-	Homebuyer Assistance	4	TBD
FY21 Habitat Downpayment Assistance	65.12	-	Homebuyer Assistance	2	TBD
FY21 The Housing Fellowship Rental Rehab	65.14	-	Rental Rehab	1	TBD
FY22 HOME Admin	66.12	783	Planning and Administration	NA	TBD
FY22 HOME Rehab	66.08	-	Homeowner/Rental Rehab	4	TBD
FY22 The Housing Fellowship Rental Acquisition	66.15	-	CHDO Reserve Activities	1	TBD
FY22 IC South District Partnership (Phase Three)	66.13	-	Homebuyer Assistance	4	TBD
FY22 Shelter House Rental Construction	66.16	796	Rental New Construction	2	TBD

\*Activity is dual funded with HOME

**City Table D - Activities Underway in City Fiscal Year 2022 (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	Shelter House - Homeless Prevention/Services (Public Services)	\$44,314	Completed FY22	\$44,314	100%	250	1,549
	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
	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
	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>8,550</b>	<b>12,921</b>
Economic development	AWH LLC*	\$12,355	Completed FY22	\$12,355	100%	1 Microenterprise	1 Microenterprise
	Garden Club LLC (Maker's Loft)*	\$17,355	Completed FY22	\$17,355	100%	1 Microenterprise	1 Microenterprise
	Kubby Gyrl's Inc (Beadology)	\$17,355	Completed FY22	\$17,355	100%	1 FTE; 14 Hours	1 FTE; 27.71 Hours
	Mo's Angel Scents*	\$3,988	Completed FY22	\$3,988	100%	1 Microenterprise	1 Microenterprise
	Sun Enterprise LLC	\$17,355	Completed FY22	\$17,355	100%	1 FTE	3 FTE; 22.38 Hours
	The Bandit's LLC*	\$17,355	Completed FY22	\$17,355	100%	1 Microenterprise	1 Microenterprise
	CRWN LLC*	\$9,755	Completed FY22	\$9,755	100%	1 Microenterprise	1 Microenterprise
	OM Inc.*	\$17,355	Completed FY22	\$17,355	100%	1 Microenterprise	1 Microenterprise
	Get Fresh LLC	\$17,355	Completed FY22	\$17,355	100%	140 Hours	2 FTE; 190 Hours
	Bliss Food & Health LLC (Enjoyabowl)*	\$17,355	Completed FY22	\$17,355	100%	1 Microenterprise	1 Microenterprise
	Duyen Salon and Spa LLC (Grace Nail Salon and Spa)	\$17,355	Completed FY22	\$17,355	100%	120 Hours	120 Hours
	Gabe's Oasis LLC	\$17,355	Completed FY22	\$17,355	100%	60 Hours	165 Hours
	Haunted Bookshop LLC*	\$17,355	Completed FY22	\$17,355	100%	1 Microenterprise	1 Microenterprise
	Xingchan Corporation (Uncle Sun)*	\$17,355	Completed FY22	\$17,355	100%	1 Microenterprise	1 Microenterprise
	Glassando LLC*	\$11,405	Completed FY22	\$11,405	100%	1 Microenterprise	1 Microenterprise
	Chackalackal	\$15,000	Completed FY22	\$15,000	100%	100 Hours	144.81 Hours
	Jodi Connolly Salon, Inc (Buzz)	\$15,000	Completed FY22	\$15,000	100%	60 Hours	2 FTE; 28.4 Hours
	Estela's Fresh Mex	\$15,000	Completed FY22	\$15,000	100%	320 Hours	5 FTE; 109.2 Hours
	Dublin Underground Inc.	\$15,000	Completed FY22	\$15,000	100%	60 Hours	1 FTE; 89 Hours
	Extraordinary Potential Psychological Assessment, P.L.C.*	\$10,000	Completed FY22	\$10,000	100%	1 Microenterprise	1 Microenterprise
	BB's Dispatching LLC	\$17,355	Completed FY21	\$17,355	100%	3 FTE; 240 Hours	2 FTE; 246 Hours
	The Dorothy Frank Exclusive Imports Group LLC (Nana Boutique)*	\$12,355	Completed FY21	\$12,355	100%	1 Microenterprise	1 Microenterprise
	Crepe de Luxe Café*	\$17,355	Completed FY21	\$17,355	100%	1 Microenterprise	1 Microenterprise
George's Buffet Inc	\$17,355	Completed FY21	\$17,355	100%	20 Hours	133.5 Hours	
Iowa Recovery Room LLC*	\$17,355	Completed FY21	\$17,355	100%	1 Microenterprise	1 Microenterprise	
Thai Spice Inc	\$17,355	Completed FY21	\$17,355	100%	1 FTE; 40 Hours	1 FTE; 109 Hours	
Sun Café LLC*	\$12,355	Completed FY21	\$12,355	100%	1 Microenterprise	1 Microenterprise	
<b>TOTAL</b>		<b>\$895,814</b>		<b>\$895,814</b>	<b>100%</b>	<b>5 FTE; 1214 Hours; 15 Microenterprises</b>	<b>17 FTE; 1,385 Hours; 15 Microenterprises</b>

\*Microenterprise

Note: Table includes CDBG-CV from HUD and does not reflect IEDA accomplishments.

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**

	CDBG		CDBG-CV*		HOME		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White	1,441	41.1%	503	30.50%	1	20.0%	1,945	37.7%
Black/African American	1,659	47.3%	1,061	64.34%	3	60.0%	2,723	52.7%
Asian	29	0.8%	19	1.15%	0	0.0%	48	0.9%
American Indian/Alaskan Native	14	0.4%	5	0.30%	1	20.0%	20	0.4%
Native Hawaiian/Other Pacific Islander	4	0.1%	0	0.00%	0	0.0%	4	0.1%
American Indian/Alaskan Native & White	0	0.0%	0	0.00%	0	0.0%	0	0.0%
Asian & White	4	0.1%	0	0.00%	0	0.0%	4	0.1%
Black/African American & White	29	0.8%	0	0.00%	0	0.0%	29	0.6%
American Indian/Alaskan Native & Black/African American	2	0.1%	0	0.00%	0	0.0%	2	0.0%
Other; Multi-Racial	327	9.3%	61	3.70%	0	0.0%	388	7.5%
<b>Total</b>	<b>3,509</b>	<b>100.0%</b>	<b>1,649</b>	<b>100.00%</b>	<b>5</b>	<b>100.0%</b>	<b>5,163</b>	<b>100.0%</b>
Hispanic/Latino	314	8.9%	149	9.04%	0	0.0%	463	9.0%
Non Hispanic/Latino	3,195	91.1%	1,500	90.96%	5	100.0%	4,700	91.0%
<b>Total</b>	<b>3,509</b>	<b>100.0%</b>	<b>1,649</b>	<b>100.00%</b>	<b>5</b>	<b>100.0%</b>	<b>5,163</b>	<b>100.0%</b>

\*Does not include state IEDA CDBG-CV accomplishments or activities completed under LMA (Area Benefit) such as Villa and Wetherby Park Improvements

### City Table F - Beneficiaries by Race and Ethnicity for Projects Completed City Fiscal Year 2022

Income Category		CDBG		CDBG-CV*		HOME		Total	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
CDBG Extremely Low	HOME 0-30%	2,706	77.1%	1,214	73.62%	1	20.0%	3,921	75.9%
CDBG Low	HOME 30-50%	449	12.8%	422	25.59%	3	60.0%	874	16.9%
CDBG Moderate	HOME 50-60%	120	3.4%	11	0.67%	1	20.0%	132	2.6%
CDBG Non LMI	HOME 60-80%	234	6.7%	2	0.12%	0	0.0%	236	4.6%
<b>Total</b>		<b>3,509</b>	<b>100.0%</b>	<b>1,649</b>	<b>100.00%</b>	<b>5</b>	<b>100.0%</b>	<b>5,163</b>	<b>100.0%</b>

\*Does not include state IEDA CDBG-CV accomplishments or activities completed under LMA (Area Benefit) such as Villa and Wetherby Park Improvements

### City Table G - Beneficiaries by Income for Projects Completed City Fiscal Year 2022

**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	1,441	1
Black or African American	1659	3
Asian	29	0
American Indian or American Native	14	1
Native Hawaiian or Other Pacific Islander	4	0
<b>Total</b>	<b>3,147</b>	<b>5</b>
Hispanic	314	0
Not Hispanic	3195	5

*Note.* Table 2 is IDIS generated and does not include all reportable demographic categories.

**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. The City also provides free fair housing training online during April (fair housing month). 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 IDIS database and does not include all racial demographic categories reported. 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 shows accomplishments for CDBG only and does not include CDBG-CV. Table F breaks accomplishments down by funding source.

In FY22, the City continued to work on strategies identified through the 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 2021 estimates, approximately 74.8% of Iowa City’s population is non-Hispanic or Latino white, compared to about 41% of CDBG beneficiaries and 31% of CDBG-CV beneficiaries (not including state CDBG-CV). Due to the effect of the pandemic on HOME



activities, there were fewer than usual beneficiaries due to less projects being completed in the fiscal year. Of the limited beneficiaries served in FY22, about 20% were non-Hispanic or Latino white. Similarly, approximately 6.4% of Iowa City's population is Hispanic or Latino, compared to approximately about 9% of CDBG and 9% of CDBG-CV beneficiaries served in FY22. 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. 20 of the 27 activities were completed in FY22 and the program is now complete.

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 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	\$889,636	\$716,630
HOME	public - federal	\$723,199	\$175,648

**IDIS Table 3 - Resources Made Available**

In FY22, the City received approximately \$889,636 in CDBG funds, \$723,199 in HOME funds, and \$200,000 in general funds for projects. Table 3 does not include CDBG-CV funds. Of those newly available resources, 81% of new CDBG funds and 24% of new HOME funds were expended. The City continues to spend down a backlog of past HOME funds and increasing program income received each year. A midyear competitive housing funding round was held in FY22, which contributed to delays in spending along with other challenges such as increasing focus on new funding sources such as HOME-ARP, CDBG-CV spending deadlines, and other economic constraints such as rising costs of housing and construction delays. The City narrowly met its timeliness target in May of FY22 in a year that proved to be challenging for many jurisdictions in Iowa and across the country.

The general funds are used exclusively for the City’s General Rehabilitation and Improvement Program (GRIP), of which \$157,088 was expended. GRIP spending returned to normal levels after a dip in FY21 from the pandemic.

The City continued to spend remaining CDBG-CV received directly from HUD to prevent, prepare for, and respond to COVID-19. In FY22, the City spent about \$67,446 on CDBG-CV activities to complete 21 activities including \$10,947.19 of entitlement funds applied toward one activity. At the end of FY22, the City had expended about 98% of its CDBG-CV allocation. Details on CDBG-CV funds spent on activities preventing, preparing, and responding to the COVID-19 pandemic are available in Table E.

The City was awarded CDBG-CV funds through a competitive funding opportunity from Iowa Economic Development Authority (IEDA) totaling \$686,610 in FY21. the conclusion of FY22, about 81% of the grant was expended and seven public services projects have been completed to date. Two final projects are on track for completion in FY23. A summary of accomplishments achieved through IEDA funds is located in Appendix E.

HOME-ARP funds were made available from HUD for the first time in FY22. The City spent a small amount of less than \$2,000 in FY22 on administration activities as staff worked to develop the HOME-ARP allocation plan and solicit project proposals to help reduce homelessness and increase housing stability.

During FY22, a total of \$63,213.10 was expended on HOME administration across two activities. This includes \$40,235.38 of FY22 HOME admin (IDIS #783) and \$22,977.72 of FY21 HOME admin (IDIS #726). This amount includes \$22,340.70 of program income (\$7,575.11 on #726 and \$14,765.59 on #783).

Note that HOME program income funding amounts match City internal records rather than IDIS records. This can create discrepancies because program income is often receipted in City records at different times from when they were processed in IDIS. \$5,441.05 in program income was carried over from the previous fiscal year to FY22.

<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	17	For projects completed in FY22, 17% of the funds invested were in AHLM eligible areas.
Citywide	45	100	All projects must be located within the City of Iowa City municipal boundary.
Housing Rehab Targeted Areas	15	11	For projects completed in FY22, 11% of the funds invested were in housing rehab targeted areas.
LMI Areas	35	32	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 FY22, 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 LMI persons, defined as those making less than 80% of the Area Median Income (AMI). This includes areas that are home to families, elderly, people with disabilities, and people experiencing homelessness.

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 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 HOME rehab projects completed in FY22.

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. The City does not restrict funding for the location of owner-occupied housing, rental rehabilitation, or projects for the elderly or persons with disabilities.

In FY22, the Affordable Housing Steering Committee recommended that Council discontinue the Affordable Housing Location Model and consider incentives or prioritization policies that encourages affordable housing in all neighborhoods. This recommendation has been included in the new draft Affordable Housing Action Plan, which has not yet been adopted.

**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 FY22, the City of Iowa City and its subrecipients leveraged CDBG & HOME funds at a rate of about \$2.57 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 are 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. \$143,972 in local property taxes will be forgiven over the life of the period of affordability for five properties. 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	\$3,755,154
2. Match contributed during current Federal fiscal year	\$143,982
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$3,899,136
4. Match liability for current Federal fiscal year	\$5,007
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$3,894,129

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

<b>Match Contribution for the Federal Fiscal Year</b>								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
64.11H	06/30/22	0	\$24,218	0	0	0	0	\$24,218
63.19a-d	06/30/22	0	\$119,764	0	0	0	0	\$119,764

**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> \$
\$5,441.05	\$224,631.48	\$110,776.08	\$0	\$119,296.45

**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	\$131,315	0	0	0	0	\$131,315
Number	4	0	0	0	0	4
<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	\$131,315	0	\$131,315			
Number	4	0	4			
<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		1				\$174,287
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	2	0
Number of Non-Homeless households to be provided affordable housing units	13	5
Number of Special-Needs households to be provided affordable housing units	4	0
<b>Total</b>	19	5

**IDIS Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	22	21
Number of households supported through Acquisition of Existing Units	1	1
<b>Total</b>	<b>25</b>	<b>22</b>

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

Table 11 and Table 12 reflect accomplishments for activities completed in FY22. The Housing Fellowship completed one rental rehab activity to provide four units of affordable rental housing. Additionally, the first home in the City’s new GreenState Partnership Program was sold to provide affordable housing to one buyer. These projects were completed to provide an additional 5 units of affordable housing in Iowa City as defined by [Section 215](#) definition

The City regularly funds projects to meet the needs of LMI people with disabilities. Unfortunately, one project to support this population was canceled in FY22 due to ongoing vacancy concerns in other housing operated by the agency. Projects serving LMI people with disabilities that were completed in prior fiscal years fully leased for the first time in FY22 including:

- FY20 MYEP Rental Construction (2 units)
- FY21 Successful Living Hollywood Acquisition (3 units)
- FY21 Unlimited Abilities Wayne Acquisition (5 units)
- FY20 Successful Living Hickory Acquisition (3 units)

The City is 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 the Iowa City Housing Authority (ICHA) through the Housing Choice Voucher (HCV) program. The City continues to work with Shelter House to offer to offer emergency housing assistance for households that are 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:

- FY22 CDBG Rehab – 17 units

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

FY22 was the second 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 continue to be the most affected. Examples of the impact of the pandemic on goals and outcomes this year include:

- Increased attention on spending time sensitive funds, such as CDBG-CV, slowed the completion of regular projects for both the City and subrecipients. The City received over \$1.5 million dollars of CDBG-CV funds from federal and state partners. Staff time and resources were also shifted to planning efforts for the \$1.8 million dollars of HOME-ARP funds.
- Rising cost of housing available for sale created challenges for subrecipients with pending rental acquisition projects.
- Subrecipients consistently reported difficulty receiving bids from contractors – especially those willing to take on small projects and projects with labor or other reporting requirements.
- Outcomes related to the current *City Steps 2025* plan have been delayed as the City and subrecipients continue to bring a backlog of projects associated with the prior consolidated plan to completion. Projects such as neighborhood improvements, rental rehab, and more completed in FY22 were associated with the previous consolidated plan.
- In FY22, the City held a midyear competitive funding round to allocate additional CDBG/HOME funds. Awarding funds midyear gave agencies awarded funds less time during FY22 for project completion.
- Larger funding requests due to increasing construction costs has contributed to increasing complexity of projects and applicable regulations such as Section 3.
- Cancellation of several activities.
- Mortgage rates continued to rise for buyers in FY22 which impacted homebuyer programs.
- Ongoing supply chain challenges such as availability and price volatility.
- 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 for the second straight year, however a return to regular spending is anticipated for FY23. Fortunately, the City was able to complete numerous projects in FY22 despite the challenges.

The City made significant progress preparing, preventing, and responding to the COVID-19 pandemic during FY22. Nearly all CDBG-CV funded activities have been completed. The City has \$14,236 of CDBG-CV funds from HUD remaining to be spent in FY23. CDBG-CV funds received from IEDA are also anticipated to be fully expended in FY23.

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

The COVID-19 pandemic is expected to continue influencing future action plans and activities. Increased time spent on new funding sources may continue to draw time and resources away from regular programming for City staff and community partners. While the City is nearing full expenditure of CDBG-CV funds, HOME-ARP planning and activities were just beginning in FY22.

Future annual action plans will continue to make progress on ongoing projects despite challenges described in previous sections. The City remains committed to the goals and priorities outlined in *City Steps 2025* during and beyond the COVID-19 pandemic. Possible impacts on future annual action plans include:

- Subrecipients requesting larger subsidies to ensure affordability of units due to increasing costs of acquisition and construction.
- Fewer construction activities due to increased cost.
- Working with new agencies that have demonstrated capacity to undertake federally funded activities.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	2,726	1
Low-income	453	3
Moderate-income	122	1
<b>Total</b>	<b>3,301</b>	<b>5</b>

**Table 13 – Number of Households Served**

Beneficiaries by funding source are available in Table G. Of projects completed in FY22, only 7% 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*. 77% served with CDBG and 74% of those served with CDBG-CV and were extremely low income. Of the limited beneficiaries served with HOME funds, about 20% were below 30% AMI. Although not included in the tables, nearly 6,000 additional people have been served through state funded CDBG-CV activities completed to date. 90% of those beneficiaries also being

extremely low income. Over 5,000 people were also served through LMA activities where LMI benefit is determined through census block data.

Rents for CDBG/HOME assisted projects depend on funding, tenant-paid utilities, and the number of bedrooms. During FY22, The Housing Fellowship completed an FY19 rental rehab activity. All four units were placed into service with rents well below the maximum 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 GRIP. Five homes took part in GRIP in FY22.

## **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 FY22, 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 with federal and local dollars. Agencies funded include CommUnity, Shelter House, DVIP, 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, Iowa City Police Department, Iowa City Community School District and 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 to meet people where they are at in the community. Beyond PIT counts, Shelter House employs a Street Outreach and Engagement Specialist to identify and engage with people living in unsheltered locations to ensure basic needs are met. The ultimate goal is to connect the individual with necessary resources and permanent housing.

### **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. 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).
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. CDBG-CV funds from IEDA were utilized by Iowa Legal Aid to prevent evictions in Iowa City. Iowa Legal Aid reported that through the project, they were able to achieve a favorable outcome in 97% of cases which resulted in housing stabilization for 252 residents.

In addition to CDBG-CV, local funds were utilized to help Iowa City residents stay housed. In FY22, \$136,166 in local funds were expended to assist 212 households receive security deposit assistance through a program administered by CommUnity. Center for Worker Justice also provided application assistance to 254 LMI individuals to help them apply for state rental assistance. Shelter House has expended \$80,835 in local funds for eviction and foreclosure prevention since the beginning of the pandemic – 17 households were assisted in FY22 along with 95 households in FY21 for a total of 112 households. 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.

Of CDBG and HOME dollars spent in FY22, approximately \$391,949 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 housing activities funded with CDBG/HOME are targeted for extremely low-income families and those with disabilities, as they are more vulnerable and are often more at risk of homelessness.

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 \$1 million to support affordable housing. These funds are used for activities like the Security Deposit Assistance Program and GRIP. The City also manages \$9.9 million for its HCV and Public Housing programs.

In FY22, about \$719,000 was allocated to social service agencies providing critical services to LMI residents of Iowa City, including \$124,000 in CDBG. Of regular CDBG/HOME public services funds, approximately \$109,000 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, childcare, youth, and elder services. Services funded also assisted people existing the criminal justice system with housing, employment, education, life skills, and financial literacy. The City also spent \$178,302 of American Rescue Plan Act funding on expansion of CommUnity's mobile crisis outreach operation to help provide a rapid response to those experiencing a mental health crisis.

Approximately \$17,162 of the CDBG funds spent in FY22 assisted low-income individuals start and improve childcare microenterprises or went directly as loans for low- and moderate-income entrepreneurs. This project was completed early in FY23.

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.

**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.

Similarly, Shelter House received City HOME, National Housing Trust Fund, and Iowa Finance Authority awards to develop an additional Housing First project known as the 501 Project. The 501 Project provides an additional 36 one-bedroom units for chronically homeless adults. The project is anticipated to be fully leased early in FY23.

Other agencies focus on more specific populations. United Action for Youth assists unaccompanied youth and helps them transition into more stable living situations. DVIP 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.

## **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 1,155 HCV recipients, 95 Veterans' Supportive Housing (VASH) vouchers, 78 Mainstream Vouchers, 60 Project-Based Vouchers, 69 Emergency Housing Vouchers and 86 Public Housing units.

ICHA works with approximately 400 landlords and oversees Housing Assistance Payments of around \$8.5 million. ICHA also paid out approximately \$492,713.26 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 at admission.

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 voucher assistance. During calendar year 2021, 225 households participated in the Family Self-Sufficiency program. Of these, 200 (89%) participants had escrow savings balances. The average monthly deposit was \$339 per month with an average balance of \$6,370. The highest escrow savings account balance was \$50,867.

### **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. 531 letters were sent via US Mail and 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 to determine 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. 44 HCV vouchers have been used to purchase homes since January 2003. Of these, 15 are active. FSS programs have also allowed 66 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. Following completion of the 15-step Affordable Housing Action Plan adopted in 2016 and 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
- Scott Hawes & 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 met regularly formed recommendations for City Council which were incorporated in the draft plan. The draft plan is available for review online at [icgov.org/affordablehousingactionplan](http://icgov.org/affordablehousingactionplan). 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. A second Housing First project was underway in FY22 that will provide 36 additional units of permanent supportive housing.

#### **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.

#### **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 FY20 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.**

- In FY22, Council adopted an amendment to the zoning code to create new form-based zones and standards. The code allows a wide variety of housing types throughout the area, which also addresses goals identified in the City's Fair Housing Study, completed in 2019. Form-based zoning focuses less on land use (e.g., commercial v. residential) and more on the scale (e.g., bulk and height) of the development and its relationship to the street and the public realm. The code also has regulatory incentives to encourage 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 FY22 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 FY21, 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 FY22 was \$5,732,132.60. Remaining balance after purchasing the 8 duplexes in the South District is \$4,212,132.60, \$3,803,275 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 FY22, the City expended about \$279,513 to complete 17 CDBG-funded homeowner rehabilitation projects. In a typical year, the City budgets \$235,000 for CDBG rehab activities. Following slower than average spending in FY21, the FY22 CDBG rehab budget was administratively increased by \$50,000 to \$285,000 to meet increased demand following the COVID-19 pandemic.

The City's local 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 FY22, the City spent about \$157,088 on GRIP and completed five projects.

**Affordable Housing Fund.** The City budgeted \$1,000,000 for affordable housing projects in FY22. The funds were distributed to the following:

- \$500,000 (50%) 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 FY22 City contributions:
  - \$123,400 was allocated to Shelter House to rebuild Amhurst Lodge after it was destroyed in a fire in 2020. Amhurst Lodge provides permanent supportive housing for six individuals.
  - \$46,389 was allocated to Shelter House for the 501 Project to provide permanent supportive housing to people experiencing chronic homelessness.
  - \$250,000 was allocated to DVIP to construct a new shelter.
  - \$40,211 was allocated to Inside Out Reentry to purchase a home to be rented to people leaving incarceration.
  - \$40,000 was allocated to administration activities.
- \$75,000 (7.5%) for opportunities (Opportunity Fund) that presents itself during the year where no other funds are committed for such housing purpose. \$48,000 was allocated to supplement the security deposit assistance program through CommUnity Crisis Services

and Food Bank. There is currently \$629,864 available in the Opportunity Fund at the start of FY23 (includes FY23 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 FY22, the City assisted four households and spent a total of \$6,705.49. Three households were below 30% AMI and one was below 60% 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. Because the landlord risk mitigation fund has been deferred due to lack of agency capacity during COVID, the full \$100,000 was allocated to the security deposit program in FY22. Community assisted 212 households in FY22 with security deposit assistance.
- \$50,000 (5%) reserved for emergent situations. Any balance at the end of FY22 is applied to the funds available in the FY23 Opportunity Fund. A total of \$41,250 was spent in FY22 on weatherization of Forest View mobile homes (\$17,500) and staffing for Center for Worker Justice to assist households with applications for rental assistance (\$23,750).

**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 funds were provided to the following public service projects completed in FY22:

- **Domestic Violence Intervention Program**
  - Provided shelter services and programs for victims of domestic violence through regular public services funding.
- **Neighborhood Centers of Johnson County**
  - Provided licensed childcare, youth programming, and other services to low-income people through regular public services funding.
- **Shelter House**
  - Provided shelter accommodations to people experiencing homelessness through regular public services funding

CDBG-CV funds were provided to the following public service project completed in FY22:

- **Shelter House**
  - 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.

CDBG funds were provided to the following public facilities projects completed in FY22:

- **Neighborhood Centers of Johnson County**
  - Replaced the roof at the Broadway Center which provides childcare, youth programming, and other services to low-income people.

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. This activity was completed early in FY23. The City also assisted one business through the Small Businesses Resource Program, Johnson County Title and Settlement.

**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, 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

- Adopted an amendment to the zoning code to create new form-based zones and standards. Project goals include allowing a variety of housing types.
- 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.
- Developed draft Affordable Housing Action Plan with the assistance of the Affordable Housing Steering Committee.
- Developed new Downpayment assistance program through a partnership with GreenState to increase affordable homeownership opportunities.

### Facilitating Access to Opportunity

- Granted \$75,000 to 7 organizations for [social justice and racial equity initiatives](#). The budget for the next fiscal year (FY23) has been increased to \$100,000.
- Invested \$719,250 in the Aid to Agencies program (including \$124,000 of CDBG) to support 18 nonprofit organizations that provide the community with a variety of services.
- Developed new partnership with GreenState Credit Union to offer downpayment assistance to households that do not meet traditional financial parameters in an effort to close the racial homeownership gap in Iowa City.
- 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

- April designated as Fair Housing Month through a mayoral proclamation.
- Placed fair housing ads in Daily Iowan, Rental Guide, Little Village, and the Press Citizen.
- Educated the public about fair housing through a variety of mediums including utility statement inserts.
- Held two free fair housing training sessions (introductory and intermediate) in April. The introductory training was presented by the Iowa Civil Rights Commission and the intermediate training is by the Fair Housing Institute, Inc. The trainings were held in recognition of the 54th Anniversary of the Fair Housing Act of 1968. Both were applicable to single family, market rate, low-income housing tax credit, rental assistance demonstration, HUD subsidized landlords, property managers, and owners.



- Offered video training on fair housing that is eligible for certification (on demand web-based training).
- Held a screening of *Owned: The Tale of Two America*, a documentary about housing discrimination in America.
- 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 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 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 FY22, most visits were conducted in person again. The City conducted seven on site monitoring visits towards the end of the fiscal year. 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 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 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 August 31, 2022. 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 will be held from September 1 to September 15. HCDC will hold a public meeting on September 15, 2022.

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. In person meetings were held the entirety of the FY22. Additionally, all meetings are recorded and posted online for the public to access and view at a later date.

**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 COVID-19 pandemic has been a focal point for the last several fiscal years. The CARES Act CDBG-CV funding through entitlement and state sources has facilitated a wide range of activities that are expected to conclude in FY23. While CDBG programs will return to regular, non-pandemic related activities, the City anticipates HOME-ARP activity to begin in FY23 following the planning process that has been underway in FY22 and early FY23.

**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 oversees rental inspections and ensures 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, 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 HCV 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. 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 03/03/2022. The rental permit is valid through January 31, 2024.
- **Concorde Terrace, 1259 Shannon Drive.** Inspections were conducted 12/06/2020. The rental permit 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 FY22. 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.
- 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.
- Publicized programs through press releases and media engagements.
- Highlighted projects and programs through HCDC public meetings.
- Distributed flyers and brochures for City programs at various public events.
- Monitored subrecipients for compliance with the City's Affirmative Marketing Plan.
- Designated April 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 8<sup>th</sup> consecutive perfect score for LGBTQ inclusion on the Municipal Equality Index.
- Mailed an insert with utility bills explaining fair housing rights.
- Offered on demand, online fair housing training and two additional training opportunities during the month of April.
- Listed federal, state, and local subsidized affordable housing opportunities on the ICHA website.
- Offered brochures on fair housing in six languages.
- 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**

\$224,631.48 in HOME program income was received in FY22 and \$5,441.05 was carried forward from the prior fiscal year. The City continues to spend program income immediately upon receiving. \$110,776.08 of program income was spent in FY22 on six activities. In FY22, \$22,340.70 of program income was drawn for HOME admin on two activities - \$7,575.11 on H0726 (FY21) and \$14,765.59 on H0783 (FY22). \$88,435.38 was spent on four other activities. Two activities benefitted renters and two benefitted homeowners:

- FY19 The Housing Fellowship Rental Rehab – four renter households
- FY20 The Housing Fellowship Rental Rehab – two renter households

- FY21 HOME Rehab Center Ave – one owner household
- FY22 GreenState Program Thistle – one owner household

At the end of FY22, the City had a HOME program income balance of \$119,296.45 that will be carried into FY23.

**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 made recommendations to Council in late FY22 that were outlined in the new Affordable Housing Action Plan draft. Early in FY23, City staff will be presenting a 5-year implementation plan based on the actions identified in the draft plan.

In FY22, the City used about \$650,000 in American Rescue Plan Act funds to offer relocation assistance on a voluntary, proactive basis to about 60 households located in Forest View Mobile Home Park. The park has rapidly deteriorated over the last several years causing difficult living conditions for tenants. The area has also been identified as a potential site for redevelopment that could include new affordable housing. The relocation plan made \$15,750 available to eligible households willing to relocate.

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.

**11. CR-58 – Section 3**

**Identify the number of individuals assisted and the types of assistance provided**

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**IDIS Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**IDIS Table 15 – Qualitative Efforts (Number of Activities by Program)**



## **Narrative**

Section 3 of the Housing and Urban Development Act of 1968, as amended (Section 3), requires that economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons. Unlike Minority Business Enterprise/Women Business Enterprise programs, Section 3 is both race and gender neutral. The standards provided under this regulation are based on income level and location. Section 3 regulations were designed to encourage recipients of HUD funding to direct employment, training, and contracting opportunities to low-income individuals, and businesses that employ these persons regardless of their race and/or gender.

Section 3 was not applicable to projects completed in FY22, however, the City did undertake outreach activities. In FY22, the City partnered with Kirkwood Community College on a residential construction confidence course for women. Kirkwood offered financial support for interested students to open access to the program. Flyers for the program were posted at City Hall where NDS and ICHA are located. Training took place at a City owned property and covered various home improvement topics such as tiling backsplash and plumbing. Section 3 will be applicable to several upcoming projects and the City will continue work with its subrecipients to make progress towards the program goals described in the City's Section 3 policies.

**Appendix A**  
HOME Inspection  
Update

## 2022 Inspection Data for Federally Funded HOME Rental Units

Address	Date of Last Inspection	Was follow-up required? (If yes - include date of follow-up.)	If follow-up was required, are the issues resolved or ongoing?	Funding Source	Assisted Project Units
1340 Hollywood Blvd	9/20/2021	10/7/2021	RP=08/31/2023	HOME	3
2710 Wayne Avenue	12/10/2021	2/25/2022	RP=10/31/2022	HOME	5
2272 Hickory Ct.	8/18/2022	scheduled	RP= 07/31/2022	HOME	3
2219 Palmer Circle	1/18/2022	4/29/2022	RP=02/28/2023	HOME	4
3104 Juniper Dr	11/9/2021	4/29/2022	RP=09/30/2022	HOME	5
3107 Village Rd	5/12/2021	NA	RP=04/30/2023	HOME	5
177-191 Huntington	2/16/2021	NA	RP= 12/31/2022	HOME	6 bed/2GH
15 Wakefield Ct	8/30/2022		open inspection	HOME	5
2209 Russell Dr	4/12/2022	8/12/2022	open inspection	HOME	12
500 2nd Ave	4/11/2022	8/12/2022	open inspection	HOME	12
3234 Friendship St	10/6/2021	NA	RP=10/06/2023	HOME	12
1311 Esther St	1/14/2022	NA	RP=12/31/2022	HOME	3
1507 Spruce St	5/17/2021	NA	RP=04/30/2022	HOME	3
4924 Raleigh Ln	9/27/2021	NA	RP=08/31/2022	HOME	1
1403 Hollywood Blvd	8/18/2022	scheduled	RP= 07/31/2022	CDBG/HOME	4
1156 Downey Dr	1/14/2022	NA	RP=01/31/2023	HOME	3
821 N Johnson St	4/11/2022	9/1/2022	open inspection	HOME	5
1226 William St	1/15/2021	NA	RP= 11/31/2022	HOME	4
700 S 1st Ave	3/3/2022	7/22/2022	RP= -2/28/2024	HOME	4
1105 Pine St	3/3/2022	7/22/2022	RP= -2/28/2024	HOME	4
1121 Ash St	8/5/2021	8/17/2022	open inspection	HOME	4
2110-2112 Taylor Dr	6/16/2022	8/23/2022	open inspection	HOME	3
1121 Ash St	8/5/2021	8/17/2022	open inspection	HOME	3
164 Prentiss St	10/27/2021	NA	RP= 11/30/2022	HOME	3
174 Prentiss St	10/27/2021	NA	RP = 11/30/2022	HOME	3
180 Prentis St	10/27/2021	NA	RP= 11/30/2022	HOME	3
1628 California Ave	2/22/2022	4/25/2022	RP = 01/31/2023	HOME	4
2336 Abbey Lane	5/21/2021	NA	RP = 03/31/2023	HOME	2
1896 N Dubuque Rd	10/27/2021	NA	RP = 03/31/2023	HOME	2
621 Keokuk Ct	9/27/2021	3/16/2022	RP = 05/31/2023	HOME	2
446 Hawaii Ct	6/9/2022	8/6/2022	open inspection	HOME	2
114 Amhurst	5/11/2021	NA	RP= 01/31/2023	HOME	3
1206 Diana	3/11/2021	NA	RP= 01/31/2023	HOME	3
1717 Flatiron	1/15/2021	NA	RP= 11/30/2022	HOME	3
909 Sandusky Dr	6/6/2022	7/12/2022	RP= 05/31/2023	HOME	4
1926-1946 Broadway St	3/30/2022	9/1/2022	open inspections	HOME	18
1814 Lakeside Dr	2/22/2022	4/22/2022	RP= 12/31/2022	HOME	8
2318 Birch St	8/11/2022		open inspection	HOME	8
1221-1223 Bloomington St	9/16/2021		open inspection	HOME	3
1231 Bloomington St	2/23/2022	8/31/2022	open inspection	HOME	
80 Whitechapel Dr	1/14/2022	NA	RP= 12/31/2022	HOME	8
15 Colchester Dr	12/17/2021	NA	RP= 10/31/2022	HOME	8
1301 Muscatine	10/23/2020	1/14/2021	RP = 09/30/2022	HOME	4
230-232 Elizabeth St	3/3/2022	6/6/2022	RP= 03/31/2024	HOME	4
514 Fairchild St	3/9/2021	4/6/2021	RP= 12/31/2022	HOME	4
2806 Sterling Dr	9/11/2020	11/3/2020	RP= -7/31/2022	HOME	4
1841 Sterling Ct	6/21/2022	9/1/2022	open inspection	HOME	4
1514 Dover St	2/16/2021	NA	RP = 12/31/2022	HOME	4
2043 Hannah Jo Ct	10/13/2021	1/28/2022	RP = 09/30/2023	HOME	4

1325 Ashley Dr	9/28/2021	NA	RP = 02/28/2023	HOME	6
701 Arch Rock Rd	7/12/2021	NA	RP = 05/31/2023	CDBG/HOME	8
705 Arch Rock Rd	7/12/2021	NA	RP = 05/31/2023	CDBG/HOME	8
709 Arch Rock Rd	7/12/2021	NA	RP = 05/31/2023	CDBG/HOME	8
713 Arch Rock Rd	7/12/2021	NA	RP = 05/31/2023	CDBG/HOME	8
720 Foster Rd	7/12/2021	NA	RP = 05/31/2023	CDBG/HOME	8
724 Foster Rd	7/12/2021	NA	RP = 05/31/2023	CDBG/HOME	8
728 Foster Rd	7/12/2021	NA	RP = 05/31/2023	CDBG/HOME	8
732 Foster Rd	7/12/2021	NA	RP = 05/31/2023	CDBG/HOME	8
109 Shrader	10/7/2021	12/19/2021	RP = 8/31/2022	HOME	3
1424 Prairie Du Chien	1/27/2022	6/22/2022	RP = 12/31/2023	HOME	3
2247 Plaen View Dr	10/15/2021	10/20/2021	RP = 08/31/2023	HOME	3
1220 Village Rd Apt 11	7/25/2022	8/25/2022	open inspection	HOME	1
1062 Chamberlain	1/14/2021	NA	RP = 09/30/2022	HOME	9
1076 Chamberlain	1/14/2021	NA	RP = 09/30/2022	HOME	9
353 Westbury Ct	8/5/2021	10/7/2021	RP= 07/31/2023	HOME	9
351 Westbury Ct	8/5/2021	10/7/2021	RP= 07/31/2023	HOME	9
343 Westbury Ct	8/5/2021	10/7/2021	RP= 07/31/2023	HOME	9
341 Westbury Ct	8/5/2021	10/7/2021	RP= 07/31/2023	HOME	9
25 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
26 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
15 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
16 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
36 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
37 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
46 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
47 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
56 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
57 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
66 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
67 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
76 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
79 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
86 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
91 Aniston St	4/30/2021	NA	RP= 1/31/2023	HOME	9
335 Camden Rd	4/5/2022	5/6/2022	RP= 01/31/2024	HOME	2
810 Benton St Apt 24	3/1/2022	8/19/2022	RP =03/31/2023	HOME	2
4435-4455 Melrose Ave	10/28/2021	NA	RP = 08/31/2023	HOME	18
2417 Whispering Meadow Dr	11/22/2021	12/20/2021	RP = 10/31/2023	HOME	12
2409 Whispering Meadow Dr	11/22/2021	12/20/2021	RP = 10/31/2023	HOME	12
2453-2455 Whispering Meadow Dr	11/22/2021	12/20/2021	RP = 10/31/2023	HOME	12
2441-2443 Whispering Meadow Dr	11/22/2021	12/20/2021	RP = 10/31/2023	HOME	12
2429-2431 Whispering Meadow Dr	11/22/2021	12/20/2021	RP = 10/31/2023	HOME	12
2607 Indigo Ct	11/22/2021	12/27/2021	RP = 10/31/2023	HOME	12
2613 Indigo Ct	11/22/2021	12/27/2021	RP = 10/31/2023	HOME	12
2670 Indigo Ct	11/22/2021	12/27/2021	RP = 10/31/2023	HOME	12
2680 Indigo Ct	11/22/2021	12/27/2021	RP = 10/31/2023	HOME	12
939 Longfellow Pl	1/26/2022	2/21/2022	RP= 12/31/2023	HOME	6
963 Longfellow Pl	1/26/2022	2/21/2022	RP= 12/31/2023	HOME	6
857 Longfellow Pl	1/26/2022	2/21/2022	RP= 12/31/2023	HOME	6
941 Longfellow Ct	1/26/2022	2/21/2022	RP= 12/31/2023	HOME	6
965 Longfellow Ct	1/26/2022	2/21/2022	RP= 12/31/2023	HOME	6
859 Longfellow Ct	1/26/2022	2/21/2022	RP= 12/31/2023	HOME	6
1310 Foster Rd	4/1/2021	10/26/2021	RP = 03/31/2023	HOME	10
1241 Moses Bloom Ln	7/27/2021	NA	RP = -4/30/2023	HOME	7

1221 Moses Bloom Ln	7/27/2021	NA	RP = -4/30/2023	HOME	7
1201 Moses Bloom Ln	7/27/2021	NA	RP = -4/30/2023	HOME	7
1287-1289 Swisher	7/27/2021	NA	RP = -3/31/2023	HOME	7
1267-1269 Swisher	7/27/2021	NA	RP = -3/31/2023	HOME	7
436 Southgate Ave	12/31/2020	NA	RP =8/31/2022	CDBG/HOME	12
1229 Shannon Dr	2/3/2022	3/3/2022	RP =1/31/2024	HOME	30
1259 Shannon Dr	11/5/2020	12/6/2020	RP =9/30/2022	HOME	30
857 Longfellow Pl	1/26/2022	2/16/2022	RP= 12/31/2023	HOME	6
939 Longfellow Pl	1/26/2022	2/16/2022	RP= 12/31/2023	HOME	6
963 Longfellow Pl	1/26/2022	2/16/2022	RP= 12/31/2023	HOME	6
859 Longfellow Ct	1/26/2022	2/16/2022	RP= 12/31/2023	HOME	6
941 Longfellow Ct	1/26/2022	2/16/2022	RP= 12/31/2023	HOME	6
965 Longfellow Ct	1/26/2022	2/16/2022	RP= 12/31/2023	HOME	6

# **Appendix B**

## **HOME Match**

100% Valuation of Property in 2022		
2272 Hickory	\$	244,770
	\$	<b>244,770</b>

Year	Taxable Year	Estimated 100% Valuation*	State Rollback Factor	Taxable Value	2022 Levy Rate	Taxes Payable
1	2021	244,770	0.541302	132,494.49	0.038259	5,069.10
2	2022	249,665	0.541302	135,144.38	0.038259	5,170.48
3	2023	254,659	0.541302	137,847.27	0.038259	5,273.89
4	2024	259,752	0.541302	140,604.21	0.038259	5,379.37
5	2025	264,947	0.541302	143,416.30	0.038259	5,486.96
						<b>26,379.81</b>
<b>Net Present Value of Taxes Forgone**:</b>						<b>\$24,218.13</b>

\*Assuming a 2% annual increase in valuations.

\*\* Based on 5-year Treasury, July 1, 2022. Source: www.treasury.gov.

**Tbond Rate** : check Wall Street Journal or 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 2022	
1202 Kirkwood	\$ 144,860
2510 Friendship	\$ 147,700
125 S Lowell	\$ 179,600
58 Amber	\$ 146,060
	<b>\$ 618,220</b>

Year	Taxable Year	Estimated 100% Valuation*	State Rollback Factor	Taxable Value	2022 Levy Rate	Taxes Payable
1	2021	618,220	0.541302	334,643.72	0.038259	12,803.12
2	2022	630,584	0.541302	341,336.60	0.038259	13,059.19
3	2023	643,196	0.541302	348,163.33	0.038259	13,320.37
4	2024	656,060	0.541302	355,126.60	0.038259	13,586.78
5	2025	669,181	0.541302	362,229.13	0.038259	13,858.51
6	2026	682,565	0.541302	369,473.71	0.038259	14,135.68
7	2027	696,216	0.541302	376,863.18	0.038259	14,418.40
8	2028	710,140	0.541302	384,400.45	0.038259	14,706.77
9	2029	724,343	0.541302	392,088.46	0.038259	15,000.90
10	2030	738,830	0.541302	399,930.23	0.038259	15,300.92
						<b>140,190.64</b>

<b>Net Present Value of Taxes Forgone**:</b>	<b>\$119,764.66</b>
----------------------------------------------	---------------------

\*Assuming a 2% annual increase in valuations.

\*\* Based on 5-year Treasury, July 1, 2022. 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  
Reports



PART I: SUMMARY OF CDBG RESOURCES	IDIS	Comments
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00	
02 ENTITLEMENT GRANT	731,974.00	
03 SURPLUS URBAN RENEWAL	0.00	
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00	
05 CURRENT YEAR PROGRAM INCOME	157,662.00	
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)	889,636.00	
<b>PART II: SUMMARY OF CDBG EXPENDITURES</b>		
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	559,710.84	This amount includes \$10,947.19 of entitlement CDBG funds spent on CV activities to respond to COVID-19 (IDIS #740).
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00	
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	559,710.84	
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	172,703.82	Line 12 incorrectly includes \$4,836.66 of FY23 admin expenses (IDIS #798) that are associated with the current fiscal year (FY23/FFY22).
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00	
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	(4,836.66)	\$4,836.66 is subtracted from line 12 in order to correctly show FY22 administration expenses. \$4,836.66 will be reported in the FY23 (FFY22 CAPER). These items are highlighted in blue on the activity detail page.
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	727,578.00	
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	162,058.00	
<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	280,197.69	This amount is missing a total of \$279,513.15. According to HUD Ask A Question, "the recently updated PR26 CDBG Financial Summary Report in IDIS incorrectly excludes certain activity drawdowns on line 19 - Disbursed for Other Low/Mod Activities."
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	279,513.15	This adjustment reincorporates the funds that were incorrectly excluded due to an IDIS error (IDIS #782).
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	559,710.84	
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:2021 PY: PY:	Iowa City certifies low/mod benefit annually.
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	134,947.19	
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00	
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	10,947.19	
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(10,947.19)	This amount includes \$10,947.19 of entitlement CDBG funds spent on CV activities to respond to COVID-19 (IDIS #740). These items are highlighted in green on the activity detail page.
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	124,000.00	
32 ENTITLEMENT GRANT	731,974.00	
33 PRIOR YEAR PROGRAM INCOME	192,532.09	
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00	
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	924,506.09	
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.41%	Total falls below the 15% public service cap/
<b>PART V: PLANNING AND ADMINISTRATION (PA) CAP</b>		
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	172,703.82	
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	(4,836.66)	Line 37 incorrectly includes \$4,836.66 of FY23 admin expenses (IDIS #798) that are associated with the current fiscal year (FY23/FFY22). Adjustment is consistent with the changes to Line 14.
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	167,867.16	
42 ENTITLEMENT GRANT	731,974.00	
43 CURRENT YEAR PROGRAM INCOME	157,662.00	
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00	
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	889,636.00	
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.87%	Total is below the 20% admin cap.

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

Report returned no data.

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

Report returned no data.

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

Plan Year	IDIS	IDIS	Voucher	Activity Name	Matrix Code	National Objective	Drawn Amount
2021	2	787	6649689	FY22 NCJC Broadway Rehab	03E	LMC	\$23,100.00
					<b>03E</b>	<b>Matrix Code</b>	<b>\$23,100.00</b>
2017	5	672	6572634	FY18 Villa Park Improvements	03F	LMA	\$17,465.06
2019	5	710	6580771	FY20 Neighborhood Improvements - Wetherby Trails	03F	LMA	\$12,975.45
2021	3	794	6627793	FY22 Splashpad Improvements - Wetherby	03F	LMA	\$27,283.79

2021	3	795	6627793	FY22 Splashpad Improvements - Fairmeadows	03F	LMA			\$36,365.25
					<b>03F</b>	<b>Matrix Code</b>			<b>\$94,089.55</b>
2019	9	740	6608863	FY20 CV Public Services - Shelter House	03T	LMC			\$10,947.19
2021	1	791	6625548	FY22 Shelter House Aid to Agencies	03T	LMC			\$15,000.00
					<b>03T</b>	<b>Matrix Code</b>			<b>\$25,947.19</b>
2021	1	785	6572634	FY22 A2A Public Services - DVIP	05G	LMC			\$2,978.58
2021	1	785	6580771	FY22 A2A Public Services - DVIP	05G	LMC			\$5,567.72
2021	1	785	6592035	FY22 A2A Public Services - DVIP	05G	LMC			\$4,186.77
2021	1	785	6599229	FY22 A2A Public Services - DVIP	05G	LMC			\$2,962.95
2021	1	785	6608863	FY22 A2A Public Services - DVIP	05G	LMC			\$5,820.58
2021	1	785	6625548	FY22 A2A Public Services - DVIP	05G	LMC			\$17,961.25
2021	1	785	6649689	FY22 A2A Public Services - DVIP	05G	LMC			\$12,522.15
					<b>05G</b>	<b>Matrix Code</b>			<b>\$52,000.00</b>
2021	1	786	6572634	FY22 A2A Public Services - NCJC	05L	LMC			\$10,425.81
2021	1	786	6580771	FY22 A2A Public Services - NCJC	05L	LMC			\$4,972.56
2021	1	786	6592035	FY22 A2A Public Services - NCJC	05L	LMC			\$3,844.05
2021	1	786	6599229	FY22 A2A Public Services - NCJC	05L	LMC			\$5,717.50
2021	1	786	6608863	FY22 A2A Public Services - NCJC	05L	LMC			\$3,498.30
2021	1	786	6621790	FY22 A2A Public Services - NCJC	05L	LMC			\$4,366.24
2021	1	786	6625548	FY22 A2A Public Services - NCJC	05L	LMC			\$4,290.37
2021	1	786	6646478	FY22 A2A Public Services - NCJC	05L	LMC			\$9,850.86
2021	1	786	6649689	FY22 A2A Public Services - NCJC	05L	LMC			\$10,034.31
					<b>05L</b>	<b>Matrix Code</b>			<b>\$57,000.00</b>
2019	4	751	6560729	FY20 Johnson County Title & Settlement	18C	LMC			\$6,197.74
2019	4	751	6599229	FY20 Johnson County Title & Settlement	18C	LMC			\$2,876.42
2020	7	784	6548331	FY21 4Cs Technical Assistance	18C	LMC			\$1,386.95
2020	7	784	6560729	FY21 4Cs Technical Assistance	18C	LMC			\$1,910.87
2020	7	784	6572634	FY21 4Cs Technical Assistance	18C	LMC			\$1,960.36
2020	7	784	6599229	FY21 4Cs Technical Assistance	18C	LMC			\$4,809.77
2020	7	784	6621790	FY21 4Cs Technical Assistance	18C	LMC			\$1,337.35
2020	7	784	6625548	FY21 4Cs Technical Assistance	18C	LMC			\$3,580.54
2020	7	784	6646478	FY21 4Cs Technical Assistance	18C	LMC			\$4,000.95
					<b>18C</b>	<b>Matrix Code</b>			<b>\$28,060.95</b>
<b>Total</b>									<b>\$280,197.69</b>

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

Plan	Yr	Ln	Voucher	Activity to	Activity Name	Grant Number	Fund	Matrix	National	Drawn Amount
Year			Number	Prevent			Type	Code	Objective	
2019	9	740	6608863	Yes	FY20 CV Public Services - Shelter House	B19MC190009	EN	03T	LMC	\$10,947.19
2021	1	791	6625548	No	FY22 Shelter House Aid to Agencies	B20MC190009	EN	03T	LMC	\$15,000.00
								<b>03T</b>	<b>Matrix Code</b>	<b>\$25,947.19</b>
2021	1	785	6572634	No	FY22 A2A Public Services - DVIP	B20MC190009	EN	05G	LMC	\$2,978.58
2021	1	785	6580771	No	FY22 A2A Public Services - DVIP	B20MC190009	EN	05G	LMC	\$5,567.72
2021	1	785	6592035	No	FY22 A2A Public Services - DVIP	B20MC190009	EN	05G	LMC	\$4,186.77
2021	1	785	6599229	No	FY22 A2A Public Services - DVIP	B20MC190009	EN	05G	LMC	\$2,962.95
2021	1	785	6608863	No	FY22 A2A Public Services - DVIP	B20MC190009	EN	05G	LMC	\$5,820.58
2021	1	785	6625548	No	FY22 A2A Public Services - DVIP	B20MC190009	EN	05G	LMC	\$17,961.25
2021	1	785	6649689	No	FY22 A2A Public Services - DVIP	B20MC190009	EN	05G	LMC	\$12,522.15
								<b>05G</b>	<b>Matrix Code</b>	<b>\$52,000.00</b>
2021	1	786	6572634	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$10,425.81
2021	1	786	6580771	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$4,972.56
2021	1	786	6592035	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$3,844.05
2021	1	786	6599229	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$5,717.50
2021	1	786	6608863	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$3,498.30
2021	1	786	6621790	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$4,366.24
2021	1	786	6625548	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$4,290.37
2021	1	786	6646478	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$9,850.86
2021	1	786	6649689	No	FY22 A2A Public Services - NCJC	B20MC190009	EN	05L	LMC	\$10,034.31
								<b>05L</b>	<b>Matrix Code</b>	<b>\$57,000.00</b>
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$124,000.00
				Yes	Activity to prevent, prepare for, and respond to Coronavirus					\$10,947.19
<b>Total</b>										<b>\$134,947.19</b>

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

Plan	Yr	Ln	Voucher	Activity Name	Matrix	National	Drawn Amount
Year			Number		Code	Objective	
2021	8	781	6548331	FY22 CDBG Administration	21A		\$10,172.39
2021	8	781	6552038	FY22 CDBG Administration	21A		\$8,186.17
2021	8	781	6560729	FY22 CDBG Administration	21A		\$5,005.52
2021	8	781	6561786	FY22 CDBG Administration	21A		\$7,832.74
2021	8	781	6572634	FY22 CDBG Administration	21A		\$12,019.81
2021	8	781	6580771	FY22 CDBG Administration	21A		\$11,720.51
2021	8	781	6592035	FY22 CDBG Administration	21A		\$14,461.62
2021	8	781	6599229	FY22 CDBG Administration	21A		\$11,943.35
2021	8	781	6608863	FY22 CDBG Administration	21A		\$19,398.85
2021	8	781	6621790	FY22 CDBG Administration	21A		\$19,637.34
2021	8	781	6625548	FY22 CDBG Administration	21A		\$21,995.73
2021	8	781	6646478	FY22 CDBG Administration	21A		\$15,976.40
2021	8	781	6649689	FY22 CDBG Administration	21A		\$9,516.73
2022	8	798	6673654	FY23 CDBG Admin	21A		\$4,836.66
					<b>21A</b>	<b>Matrix Code</b>	<b>\$172,703.82</b>
<b>Total</b>							<b>\$172,703.82</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	820,314.00
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)	820,314.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8 )	14,236.00

**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	820,314.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	820,314.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	820,314.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

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

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	410,422.00
17 CDBG-CV GRANT	834,550.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	49.18%

**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%



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

DATE: 08-05-22  
 TIME: 10:31  
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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 (NaNa Boutique)	18C	LMCMC	\$3,495.00
			6495611	FY20 CDBG-CV SBA - The Dorothy Frank Exclusive Imports Group LLC (NaNa Boutique)	18C	LMCMC	\$509.05
			6507625	FY20 CDBG-CV SBA - The Dorothy Frank Exclusive Imports Group LLC (NaNa Boutique)	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
			6545131	FY20 CDBG-CV SBA - AWH LLC	18C	LMCMC	\$856.00
		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
			6545131	FY20 CDBG-CV SBA - Garden Club LLC (Maker's Loft)	18C	LMCMC	\$2,042.41
		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
			6545131	FY20 CDBG-CV SBA - Kubby Gyrl's Inc. (Beadology)	18A	LMJ	\$1,411.44
		759	6495611	FY20 CDBG-CV SBA - Mo's Angel Scents	18C	LMCMC	\$2,355.00
			6548331	FY20 CDBG-CV SBA - Mo's Angel Scents	18C	LMCMC	\$1,632.50
		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
			6545131	FY20 CDBG- CV SBA - The Bandit's LLC (Bandito's)	18C	LMCMC	\$4,769.46
		762	6495611	FY20 CDBG- CV SBA - CRWN	18C	LMCMC	\$4,855.00
			6507625	FY20 CDBG- CV SBA - CRWN	18C	LMCMC	\$1,000.00
			6548331	FY20 CDBG- CV SBA - CRWN	18C	LMCMC	\$3,900.00
		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
			6548331	FY20 CDBG- CV SBA - Get Fresh LLC	18A	LMJ	\$572.51
		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
			6545131	FY20 CDBG- CV SBA - Bliss Food & Health LLC (Enjoyabowl)	18C	LMCMC	\$6,100.50



Office of Community Planning and Development  
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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount		
2019	4	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		
			6545131	FY20 CDBG- CV SBA - Haunted Bookshop LLC	18C	LMCMC	\$1,839.75		
			6548331	FY20 CDBG- CV SBA - Haunted Bookshop LLC	18C	LMCMC	\$1,103.00		
		773	6482573	FY20 CDBG- CV SBA - Xingchen Corporation (Uncle Sun)	18C	LMCMC	\$15,000.00		
			6548331	FY20 CDBG- CV SBA - Xingchen Corporation (Uncle Sun)	18C	LMCMC	\$322.00		
			6572634	FY20 CDBG- CV SBA - Xingchen Corporation (Uncle Sun)	18C	LMCMC	\$2,033.00		
		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		
			6572634	FY20 CDBG-CV SBA - Glassando LLC	18C	LMCMC	\$1,404.50		
		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		
			6545131	FY20 CDBG-CV SBA - Jodi Connolly Salon, Inc. (Buzz)	18A	LMJ	\$3,609.98		
			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		
			6548331	FY20 CDBG-CV SBA - Dublin Underground Inc.	18A	LMJ	\$562.09		
			6495611	FY20 CDBG-CV SBA - Extraordinary Potential Psychological Assessment, P.L.C.	18C	LMCMC	\$2,036.22		
		779	6507625	FY20 CDBG-CV SBA - Extraordinary Potential Psychological Assessment, P.L.C.	18C	LMCMC	\$1,619.37		
			6511472	FY20 CDBG-CV SBA - Extraordinary Potential Psychological Assessment, P.L.C.	18C	LMCMC	\$1,562.67		
			6545131	FY20 CDBG-CV SBA - Extraordinary Potential Psychological Assessment, P.L.C.	18C	LMCMC	\$551.23		
			6548331	FY20 CDBG-CV SBA - Extraordinary Potential Psychological Assessment, P.L.C.	18C	LMCMC	\$4,230.51		
			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	
		740		6608863	FY20 CV Public Services - Shelter House	03T	LMC	\$19,578.20	
		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			



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
<b>Total</b>							<b>\$820,314.00</b>

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
		740	6608863	FY20 CV Public Services - Shelter House	03T	LMC	\$19,578.20
		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>\$410,422.00</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 – FY22 CAPER

- Public comment period held from September 1, 2022 to September 16, 2022.
- A meeting of the Housing and Community Development Commission was held September 15, 2022.
- No comments received prior to public meeting – no staff response required.
- Report was approved 5-0 at the September 16, 2022 Housing and Community Development Commission meeting. Recorded meetings for City board and commissions are [available online](#) in video and podcast format. Meeting minutes and packets are also [archived online](#).
- Comments received during the meeting, as well as staff responses, are available in the excerpt of the preliminary meeting minutes attached. The recorded meeting is also [available here](#).

**Publish on September 1, 2022**

**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 2021 (City FY22) 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 15, 2022 at 6:30 p.m. at the Senior Center located at 28 S Linn St. in Iowa City. Attendees must use the Washington Street entrance. 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.

Copies of the draft CAPER are available in accordance with the City's adopted Citizen Participation Plan. The Citizen Participation Plan and the CAPER are available to the public for review online at [www.icgov.org/actionplan](http://www.icgov.org/actionplan). Copies are also available from the Neighborhood and Development Services Department located at 410 E Washington Street in Iowa City and may be examined or copied weekdays 8 A.M to 5 P.M. During the COVID-19 pandemic, the plan will be made available to the public for review electronically or via U.S. Mail. Please submit your request by U.S. Mail to the Neighborhood Services Department, City of Iowa City, 410 East Washington Street, Iowa City, IA 52240, or by email to [bthul@iowa-city.org](mailto:bthul@iowa-city.org).

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, 2022. Through the close of business on September 16, 2022 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 [bthul@iowa-city.org](mailto:bthul@iowa-city.org).

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## OFFICIAL PUBLICATION

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## Resources and documents

# FY22 Consolidated Annual Performance & Evaluation Report (CAPER) Draft

The CAPER is a U.S. Department of Housing and Urban Development required report that describes federally funded activities and accomplishments for the program year. The FY22 CAPER draft is now available for public comment. Through close of business on September 16, 2022, written questions or comments regarding the report may be directed to Brianna Thul at 410 E Washington Street, Iowa City, IA 52240 or via email at [bthul@iowa-city.org](mailto:bthul@iowa-city.org).

### [FY22 CAPER Draft](#)

Copies are also available from the Neighborhood and Development Services Department located at 410 E Washington Street in Iowa City and may be examined or copied weekdays 8 A.M to 5 P.M. During the COVID-19 pandemic, the plan will be made available to the public for review electronically or via U.S. Mail. Please submit your request by U.S. Mail to the Neighborhood Services Department, City of Iowa City, 410 East Washington Street, Iowa City, IA 52240, or by email to [bthul@iowa-city.org](mailto:bthul@iowa-city.org).

A public meeting on the CAPER draft is scheduled with the Iowa City Housing and Community Development Commission on September 15, 2022 at 6:30pm. The meeting will be held in the Assembly Room of the Senior Center located at 28 S Linn Street, Iowa City, IA 52240. Attendees must use the Washington Street entrance. 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.

## FY24 Legacy Aid to Agencies Funding

Aid to Agencies offers flexible funding for agencies providing public services to low-income residents of Iowa City. Eligible organizations are those that are listed as Legacy Agencies in the City's consolidated plan, *City Steps 2025* (p.150). Applications for Legacy Agency funding are accepted on a two year cycle through the United Way Community Impact Funding Process.

### Apply

The City expects to have approximately \$700,000 available for Legacy Agencies in FY24. The application cycle begins August 5, 2022 for funding that will be available after July 1, 2023 (fiscal year 2024). Submissions are due by 5:00 pm on September 15, 2022.

- The Joint Funding Application can be accessed at: <https://agency.e-cimpact.com/login.aspx?org=17300U>

### FY24 Joint Application Training Workshop

United Way will offer a training opportunity for anyone who wants to receive more instructions on the application and/or participate in a question and answer session. The training will be held on Zoom on Wednesday, August 24, 2022 at 2pm.

- Zoom Meeting Link: <https://us06web.zoom.us/j/84303963812?pwd=VGN4aFE2d0FFL2JENnB2cGdjNTdFQT09>
- Meeting ID: 843 0396 3812
- Passcode: 312297

### City of Iowa City Materials and Resources

- [FY24 Aid to Agencies Scoring Criteria](#) - approved by HCDC 7/28/22
- [FY24 Eligible Legacy Agencies](#)
- [Historic Aid to Agencies Funding](#)
- [Tentative Calendar for City Funding Process](#)

For questions about the Legacy Agency application process, please contact Cassy Gripp at [cgripp@iowa-city.org](mailto:cgripp@iowa-city.org) or 319-356-5237.

# HOUSING & COMMUNITY DEVELOPMENT COMMISSION (HCDC)

September 15, 2022  
Regular Meeting – 6:30 PM  
The Center Assembly Room  
28 S Linn Street

## AGENDA:

1. **Call to Order**
2. **Consideration of Meeting Minutes: July 28, 2022**
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. **Consolidated Annual Performance & Evaluation Report (CAPER) and Update on City Projects and Programs**  
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. Staff will provide an overview of the plan as well as an update on City projects and programs. At this meeting, HCDC will consider approving the document for submission to HUD.
5. **Legacy Aid to Agencies Next Steps – Q&A Session**  
Staff will explain next steps in the funding process for Legacy Aid to Agencies and introduce memo on upcoming Q&A process.
6. **Staff & Commission Updates**  
This item includes an opportunity for brief updates from staff and Commissioners. Commissioners shall not engage in discussion on updates.
7. **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.

## Excerpt of Preliminary Meeting Minutes

MINUTES

PRELIMINARY

### HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

SEPTEMBER 15, 2022 – 6:30 PM

#### FORMAL MEETING

THE CENTER ASSEMBLY ROOM

**MEMBERS PRESENT:** Jennifer Haylett, Karol Krotz, Nasr Mohammed, Becci Reedus, Kyle Vogel

**MEMBERS ABSENT:** Kaleb Beining, Maryann Dennis, Elizabeth Marilla-Kapp

**STAFF PRESENT:** Erica Kubly, Brianna Thul

**OTHERS PRESENT:** Debbie Ackerman (HACAP)

#### RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 5-0 the Commission recommends Council approve the Consolidated Annual Performance & Evaluation Report (CAPER)

#### CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER) AND UPDATE ON CITY PROJECTS AND PROGRAMS:

Thul noted this year staff put a few slides to put together to talk about the report. She explained the CAPER is an end of year report that tells HUD what they've done in the last fiscal year. This reports on the Community Development Block Grant (CDBG) funds and the HOME Investment Partnership Program funds. It's an assessment of the progress the City made on their Consolidated Plan goals. To distinguish, the Annual Action Plan says what they are going to do in the upcoming year and then the CAPER says what they did accomplish in the last year. The CAPER is due to HUD within 90 days of the end of the fiscal year, which is at the end of September. Thul stated the main focus of this plan is the City's federally funded activities and HUD wants to know the impact of the federal dollars. In the report they do talk about local programs and other local projects going on in some of the narrative fields, but the main thing HUD wants to know is how the City is using those federal funds and what did they accomplished with those. Staff sends this report to HUD through a database called IDIS so there are some fields that are required that they don't have the flexibility to edit or try to make it more user friendly, staff did label those tables in the CAPER report, the ones that are HUD required are called IDIS tables and the ones that staff created are called City tables. Thul emphasized some of the highlights in the last year, the City met their CDBG timeliness goal, HCDC talks about this a lot because when staff brings updates about projects meeting their spending deadlines. The City was able to complete two neighborhood improvement projects that experienced delays due to the pandemic and also the derecho. Completing those last few projects contributed to goals in a prior Consolidated Plan. The City competed 21 CDBG-CV activities, the CDBG-CV funds were additional one-time funding from HUD to prepare, prevent and respond to Coronavirus. The City did have some additional public outreach opportunities and City staff went out to places like the food pantries and received feedback through a sticker survey.



People were asked what the most important housing needs were to them. Staff collected some information and got to interact with the public. From that data they know that the projects and the activities that are being undertaken are reaching beneficiaries that are non-white, people who are below 30% AMI and people with Hispanic or Latino ethnicities, which is great. Finally, in the FY22 mid-year-round they funded the GreenState partnership program which was a homeownership down payment assistance program and the first home was sold through that in FY22.

Reedus asked if there has only been just one down payment so far. Kubly confirmed there was just one in FY22, but they had a second one recently so that second one will be reported in the next CAPER.

Thul noted some of the challenges in FY22, a lot of them carried over from the previous fiscal year such as things stemming from the pandemic. The City did receive a lot of new funding sources such as CDBG-CV and HOME-ARP. HOME-ARP was \$1.8 million of additional funding that they didn't have previously. Other challenges include rising cost of housing making it a challenge for non-profit agencies to acquire housing for rental activities, lack of bids for construction and rehab projects, supply chain volatility has made delays on projects, the strain on local agencies as people are taking on more projects. Additional projects strains staff and their agency capacity. The City is also seeing a lot larger funding requests which sometimes adds to the complexity like with the 501 project or some of the things that they'll have to plan for the DVIP project that was just funded for FY23. Other challenges - rising mortgage rates and also outcomes related to the current City Steps Plan being delayed as they catch up on the backlog of projects - like the two parks projects finished up recently.

Thul next shared slides on CDBG and HOME spending. For FY22 they spent a little over \$700,000 of CDBG and just under \$200,000 of HOME Investment Partnership Program funds, and about \$67,000 in CDBG-CV funds which does not include the additional funds that the City received from the State. Thul next showed the impact from federally funded projects, these are programs and projects undertaken by partners and the vast majority of these are completed by the subrecipients – these are agencies and people that the Commission has heard from in meetings. Over 5,000 people assisted through the completion of the neighborhood improvement projects, those are typically undertaken by the Parks and Recreation staff, over 3,000 people were assisted through CDBG public services activities which is a small portion of the Aid to Agencies funding and 67% of those beneficiaries were people experiencing homelessness. An additional 1,500 people assisted through CDBG-CV, which was a project developed by Shelter House to support coordinated entry. The City completed 17 homeowner rehab projects, The Housing Fellowship completed a rental rehab project and assisted four households, the first home was sold through the GreenState mortgage assistance program, and 20 small businesses were assisted through the CDBG-CV program that was undertaken by ECICOG to combat financial impact of COVID-19. 81% of the total businesses assisted through the program were owned by women or people of color. About 76% of beneficiaries served through the federal funding in FY22 were below 30% AMI.

Next Thul reviewed things on the horizon - the 501 Project is up and running now and that will fall in the FY23 CAPER. The HVAC improvement project at Shelter House should be on track to be completed this year after some delays, and then some bigger projects that were just funded through FY23 like the DVIP shelter construction are upcoming. The HOME-ARP activities are on the horizon, and also the conclusion of the CDBG-CV grants.

Kubly provided an update of City projects and programs. The City administered projects were the South District program where the City has acquired three duplexes to rehab and sell as owner occupied for home ownership, they put at least \$35,000 in City rehab funds and do up to \$25,000 in HOME down payment assistance for the purchase. The City has sold four of those and have two available right now. If anyone is interested, they should apply to the City. The price range is about \$150,000 without those subsidies. Again, through the GreenState partnership they have two sold homes. The neighborhood improvement program is an annual \$75,000 allocation to partner with the Parks Department. Right now, they're doing accessibility projects like curb ramp improvement so members of the community can access the parks and one of the current projects is at Weatherby. CDBG and HOME rehab is an owner-occupied rehab program that staff administers. It is things like emergency repairs, exterior repairs, or accessibility. They can do projects in mobile homes. The City completed 17 of those projects last year. Lastly is economic development, Kubly noted they are no longer doing small business loans right now through

their department because of staff capacity but they are doing grants for technical assistance for small businesses. For example, they have an agreement with 4C's and they're assisting childcare and home childcare providers by helping them start their businesses. This is a grant to assist those small businesses.

Krotz asked what type of property the City still has for sale. Kubly explained the South District properties are duplexes that have been rehabbed and converted them to condos, each side is an individual unit is sold for around \$150,000 which includes the \$35,000 that the City put in for rehab that's forgiven if they live there for 10 years. Additionally, the applicants based on underwriting would be eligible up to \$25,000 in HOME down payment assistance so the loan is going to be this amount minus \$60,000 potentially which makes it pretty affordable.

Thul next presented a slide that shows the local impact of some of the other things that the City funded outside of CDBG and HOME funds. Aid to Agencies does receive a small portion of CDBG funds but the City does invest quite a bit of money in the Aid to Agencies program. They also invest money in the General Rehabilitation and Improvement Program (GRIP) and were able to assist five homeowners in FY22. The City partners with CommUnity for a security deposit program and in FY22 they were able to assist 212 households. There is some additional funding that goes towards projects such as the Center for Worker Justice which did a project in FY22 to help provide bilingual language assistance so people could fill out applications for housing assistance. In FY22 there was also a project for weatherization of Forest View mobile homes. Healthy Homes is a program to provide improvements in indoor air quality and they were able to assist four households in the last fiscal year. Iowa City also invests \$500,000 in the Affordable Housing Fund which is administered by the Housing Trust Fund of Johnson County.

Reedus noted she likes seeing all partnerships with nonprofits, especially when City staff can't take on more projects themselves, it's great to see the City invest in the non-profits to do that work for them.

Thul noted a huge portion of the CDBG-CV projects were undertaken by non-profits. The portion of funds they received from the Iowa Economic Development Authority went to assist organizations such as 4Cs, Community, Dream City, DVIP, Iowa Legal Aid, Shelter House, Table to Table and United Action for Youth. Shelter House also administered a housing assistance program with CV money.

Thul stated the next steps in this process is staff is asking for HCDC's approval to submit the plan to HUD. If there's changes or comments HCDC would like to see, staff can certainly do that, staff will submit the plan to HUD and then HUD has 45 days to review. HUD would then approve the plan and then they will be starting soon again the process for FY24 by asking for applications towards the end of December.

Reedus asked about the down payment program at GreenState and if the higher interest rates were making it more difficult or will it make it more difficult to meet that goal of however many houses they wanted to fund. Kubly believes they were going to do seven or eight and hasn't heard that being a barrier yet but if it does, they could probably revise the program parameters a little bit.

Reedus had a question about funds given to CommUnity, and she knows that the City gave them more than \$178,000 so is this just reporting on CDBG related money. Kubly believes the additional funds were through ARPA money and another portion is from the Affordable Housing Fund. Thul also mentioned that the report shows funds expended rather than all funds allocated.

Reedus also noticed that in the report there were targets for number of services provided in some grants to agencies and not all agencies met those numbers and does that matter. Thul replied that it depends, there was one project, Neighborhood Centers of Johnson County, where they added a footnote under the table to note that they have two activities that they're completing. In FY22 they completed the Broadway portion of the activities so those beneficiaries were reported in FY22 and then in FY23 the Pheasant Ridge project will be done and that will contribute to their total beneficiaries assisted. Reedus was more concerned about the Aid to Agencies rather than the public facilities, one she noted was 4Cs missed the mark by quite a bit in terms of the services provided and she just wondered if that's a problem or not. She does understand how that happens and lots of factors can affect the numbers served. Thul explained that part of that CV project that was for kids at home during the pandemic. The activity was virtual learning support and at one point the agency was planning for students to be at home longer term

and then there was an order from the governor that sent everyone back to school early. They anticipated for people to be at home a lot longer than they were, and the project ended early.

Haylett asked for explanation about the page four chart. Thul noted when they do the Consolidated Plan, which is a five-year plan, they have to set goals for the next five years and every year they're tracking the incremental progress that they've made towards those goals. This table has goals for the five-year plan and then it is also reporting on the goals set for the Annual Action Plan. The caveat with that is that a lot of the activities that they fund for the fiscal year aren't necessarily completed within the fiscal year. HOME projects aren't going to be typically completed in that time frame - they may take two years.

Also, what's not shown are the completed projects that are contributing to the previous Consolidated Plan - those don't show up in this table.

Haylett had another question about the minority business enterprises and women business enterprises, she was curious what was going on there because she noticed there were no contracts to minority business enterprises or for women business enterprises. Asked if it is just like a lack of people. Thul stated HUD has them track when people are doing public facility projects or housing projects to see if they're marketing effectively to minority-owned businesses or women-owned businesses. There's a database for the state where agencies can search registered contractors for whatever project they're undertaking, but it truly is just a shortage of construction companies like female owned operations. When they put projects out to bid, they typically ask that agencies send the bid packet to at least one contractor that meets those requirements but sometimes there's just not contractors available. Thul mentioned the women in construction project. Kubly elaborated that one of the South District programs mentioned previously was a rehab where they partnered with Kirkwood and did women's confidence and construction course. Some of the work was done by this group of women learning the construction trade. She believes they did the cabinets in the kitchen and learned floor tiling and that kind of thing. They also partner with a program through the high schools where students have a construction course, and they built a deck on one of the properties, so the City is partnering with different groups to learn the trades as they rehab these properties.

Mohammad asked about the economic development because he knows a lot of small businesses are struggling and they mentioned that this is a grant for small businesses, he would like to know more about this program. Kubly explained the City previously had a small business program called micro enterprise loans for small business owners who are low income and have one or more staff but less than five staff. The City recently discontinued that because they don't have staff to work through those programs but is something they could pick up in the future after they catch up from all these pandemic grants that the City is working on. The one economic development program that they have going on right now is technical assistance for small businesses, so for example, a non-profit like 4C's who is helping for-profit small businesses. Micro enterprises could get this grant for technical assistance. 4C's is assisting in-home childcare providers and helping them get set up with the DHS requirements so they can provide that service.

Vogel noted staff mentioned in the PowerPoint that there were 20 small businesses assisted but it looked like there were like 27 on City table E and some of the names don't match up with the PR26, the financial summary report, so he was just curious what he was missing. Thul explained there's 27 total businesses in the program but the program spanned multiple fiscal years so what they're reporting in this is the activities that were completed in FY22. The previously completed activities would have been reported in last year's CAPER. Vogel noted most of these look like they were all related to COVID assistance type issues, but how much of that do they usually see in a non-COVID assistance related year, how many businesses do they really help with economic development funds on a regular basis with that usual \$50,000 set aside? Kubly stated the City has done several agreements with 4C's and they serve like maybe 20 micro enterprises in a fiscal year span. When they were doing micro loans, it was maybe one or two a year - it wasn't very many. If they don't spend that money within two years that set aside gets rolled into the regular CDBG money. Kubly doesn't believe they've been spending the full \$50,000 set aside in recent years.

Vogel moved to approve the plan with the two typo corrections mentioned, seconded by Mohammed, a vote was taken, and the motion passed 5-0.

**Appendix E**  
**IEDA CDBG-CV**  
**Accomplishments**



CITY OF IOWA CITY

# PREPARE, PREVENT, AND RESPOND TO COVID-19



In addition to funds received directly from HUD, the City of Iowa City also received over \$600,000 of CDBG-CV funds from the Iowa Economic Development Authority.

## FUNDS ALLOCATED



**\$289,296**

Awarded to eight nonprofits to provide public services to low-to-moderate income residents.

**\$395,221**

Awarded to Shelter House to administer housing assistance program for low-to-moderate income residents.

## HIGHLIGHTS TO DATE\*



Housing stabilized for **252** through legal services.



Direct assistance provided to **183**.



Food assistance provided to **4,986**.



Shelter provided to **366**.



Youth and young adult mental health services provided to **52**.



Childcare and/or virtual learning support provided to **86**.

\*two projects are ongoing

## PEOPLE ASSISTED

**90%** of total beneficiaries served to date were under 30% of area median income.

**53%** of total beneficiaries served to date were people of color.

**16%** of total beneficiaries served to date were people with Hispanic or Latino ethnicity.





CITY OF IOWA CITY

## **Neighborhood & Development Services**

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Iowa City, IA 52240

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