



# FY25 ANNUAL ACTION PLAN

City of Iowa City

## **PURPOSE**

Iowa City is an entitlement community that receives federal Community Development Block Grant and HOME Investment Partnership Program funds. The Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the City's consolidate plan, *City Steps 2025*. The Annual Action Plan is typically due to the U.S. Department of Housing and Urban Development at least 45 days before the beginning of the City's program year which begins annually July 1.

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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*Note: IDIS Tables are generated in the format required by the federal database, whereas City Tables are created to supplement and clarify the data.*



## I. EXECUTIVE SUMMARY

### 1. AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

#### INTRODUCTION

Each year, Iowa City receives funds from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities to address priority needs locally identified by the City. To receive these federal funds, the City must submit a Consolidated Plan every five years that identifies local needs and how these needs will be addressed. For City Fiscal Years 2021 through 2025, this plan is called City Steps 2025. The Annual Action Plan (AAP) articulates funding decisions for the next year of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds according to the long-term goals and priorities established in City Steps 2025.

#### OBJECTIVES AND OUTCOMES

The Annual Action Plan articulates funding decisions for the next year of CDBG and HOME funds according to the long-term goals established in City Steps 2025. The Consolidated Plan was guided by three overarching goals that are applied according to community needs:

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

#### FOCUS OF THE PLAN

As required by HUD, the needs and corresponding strategies identified in City Steps 2025, must focus primarily on LMI individuals and households. The plan also addresses the needs of persons with special needs such as the elderly, people with disabilities, large families, single parents, individuals and families experiencing homelessness, and public housing residents.

#### PRIORITIES

Iowa City is committed to allocating funds that serve the needs of LMI residents. Very low-income households making less than 50% of the area median income (AMI), especially those with extremely low incomes (less than 30% of AMI), are particular priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive a higher priority in the expenditure of federal funds, including at-risk children and youth, low-income families,

persons/families experiencing homeless, persons/families threatened with homelessness, the elderly, and persons with disabilities.

To achieve the greatest impact possible from the limited federal funds available, the City intends to allocate its non-housing community development resources primarily to projects that will have a focused neighborhood impact, as opposed to infrastructure projects of more dispersed expected benefit. The priorities identified in City Steps 2025 were developed by:

- Weighing the severity of the need among all groups and sub-groups.
- Analyzing current social, housing, and economic conditions.
- Analyzing the needs of LMI families.
- Assessing the resources likely to be available over the next five years.
- Evaluating input from focus group sessions, interviews, service provider surveys, City staff, and public hearings.

Iowa City will invest CDBG and HOME funds in areas primarily impacted by non-student LMI persons. Several of the City's LMI census areas are located in the downtown area and include the University of Iowa and a significant rental housing stock that is predominantly occupied by students. While resources other than CDBG and HOME funds may be used in these areas to improve, maintain, and preserve housing, infrastructure, and public services - the City's CDBG and HOME funds will be focused in areas that are home to families, elderly, people with disabilities, and those experiencing homelessness.

The City will adopt specific set-asides to structure the spending of CDBG and HOME funds and ensure that the limited amount of funds available have the greatest possible impact in addressing the needs identified in this plan. For each of the next five years, these set-asides include:

- Up to the maximum of 15% of CDBG funds to public service activities.
- A minimum of \$75,000 in CDBG funds to public infrastructure needs and sustainability improvements in LMI neighborhoods.
- A minimum of \$235,000 in CDBG and \$90,000 in HOME for the City's housing rehabilitation program.
- A minimum of 15% of HOME funds to Community Housing Development Organization Activities.
- A minimum of \$50,000 in CDBG funds to support economic development initiatives, including loans and technical assistance activities.
- Up to the maximum of 20% of CDBG funds and 10% of HOME funds for planning and administration to ensure programs are successful and meet federal requirements.

Any remaining CDBG funding is available to any eligible category, including public facilities. Any remaining HOME funding is available to any eligible housing projects. The City will focus its grant efforts on fewer projects that make a greater impact addressing City priority needs. The minimum CDBG public facility award is \$25,000. In addition to CDBG public service funds, applicants may apply for non-CDBG Aid to Agencies funding. The minimum award for Legacy Aid to Agency funds is \$15,000.

If funds for a particular set-aside are not allocated or expended within a certain time frame, remaining funds will be made available for any eligible category. This includes CDBG owner-occupied housing rehabilitation funds that are not expended within the project year and CDBG economic development funds that are not allocated within two years. Remaining funds will be reallocated according to the City's uncommitted funds policy.

More generally, the City's highest priorities for the five-year period are:

- Creation and preservation of affordable housing in both the rental and sales markets.
- Housing and services for persons experiencing homelessness or who are at risk of becoming homeless.
- Public services for non-homeless LMI persons.
- Public facility and infrastructure improvements.
- Economic and workforce development.

## **SUMMARY OF OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN**

Based on guidance provided by HUD, the City utilizes the following performance measurement system to gather information in an organized process to determine how well programs and activities are meeting established needs and goals. This information provides a common format to summarize program outcomes locally as well as at nationally. For each activity funded, the City determines the goal of the activity based on local intent, identifies one objective and outcome, enters the data into HUD's electronic database, the Integrated Disbursement and Information System (IDIS). The City reports on applicable indicators in IDIS and the Consolidated Annual Performance and Evaluation Report (CAPER). Each activity must have an outcome statement, which in its most basic form, is the activity's objective plus outcome. Three specific objectives are relative to each activity funded:

1. Creating (or Enhancing) Suitable Living Environments. Applicable to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. This objective relates to activities intended to address a wide range of issues faced by LMI persons, from physical problems with their environment to social issues such as crime prevention, literacy, or elderly health services.
2. Providing Decent Housing. Applicable to housing programs where the purpose is to meet individual family or community needs, and not programs where housing is an element of a larger effort (such as would otherwise apply under the "Suitable Living Environment" Objective).
3. Creating Economic Development Opportunities. Applicable to activities related to economic development, commercial revitalization, or job creation.

Three specific outcomes are relative to stated objectives:

1. Availability/Accessibility. Applicable to activities that make services, infrastructure, public services, public facilities, housing or shelter available or accessible to LMI people, including people with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to LMI people.



2. **Affordability.** Applicable to activities that provide affordability in a variety of ways to LMI people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care. Affordability is an appropriate objective whenever an activity is lowering the cost, improving the quality, or increasing the affordability of a product or service to benefit a low-income household.
3. **Sustainability.** Applicable to activities or services that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to LMI persons or by removing or eliminating slums or blighted areas.

## **EVALUATION OF PAST PERFORMANCE**

The City's past performance in the administration and implementation of the CDBG and HOME programs has fulfilled the spirit and intent of the federal legislation creating these programs. The City has facilitated affordability for decent housing, availability and accessibility of suitable living environments, sustainability of suitable living environments, and the accessibility of economic opportunities.

Each year, the City is required to submit a CAPER to HUD, reporting on the activities that were funded with CDBG and HOME dollars, the amount spent, and the beneficiaries assisted. Electronic versions of the City's past CAPER reports, as well as the most recent FY23 report, can be found on the City's website at [icgov.org/actionplan](http://icgov.org/actionplan).

FY23 marked the third year of the planning cycle for City Steps 2025. During the fiscal year, the City continued to complete activities from the previous Consolidated Plan *City Steps 2016 – 2020*, while also working on new activities originating in later fiscal years. Activities completed in FY23 are available in Table A.

In addition to regular programming, the City worked with community partners to address the COVID-19 pandemic with two installments of CDBG-CV funds directly from HUD and funding from Iowa Finance Authority (IFA) for a total of over \$2 million additional dollars. Pandemic related activities completed with CDBG-CV received directly from HUD are available in Table B.

Progress toward goals identified in City Steps 2025 are identified in Table C, however, it is important to note that the table does not reflect activities linked to the prior plan. The City continues to make progress on activities associated with the previous Consolidated Plan for circumstances such as pandemic response.

<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>
FY23 Shelter House - Aid to Agencies	67.01	802	Public Services	700	597
FY23 DVIP - Aid to Agencies	67.02	801	Public Services	800	1,254
FY23 IC CDBG Rehab	67.07	799	Homeowner Rehab	18	18
FY23 IC CDBG Admin	67.14	783	Planning and Administration	NA	NA
FY22 NCJC - Pheasant Ridge Improvements	66.05b	793	Public Facility Improvements	2012*	1,519
FY22 IC Neighborhood Improvements - Wetherby Splashpad	66.06a	794	Neighborhood Improvements	300	3875
FY22 IC Neighborhood Improvements- Fairmeadows Splashpad	66.06b	795	Neighborhood Improvements	300	1985
FY22 4Cs - Technical Assistance	66.10	808	Economic Development	20	10
FY22 Greenstate DPA Program #2 - Indigo Drive	66.14b	805	Homebuyer Assistance	1	1
FY22 Greenstate DPA Program #4 - Indigo Drive	66.14d	815	Homebuyer Assistance	1	1
FY21 IC Neighborhood Improvements - Wetherby Entrance	65.05	825	Neighborhood Improvements	300	3875
FY21 4Cs - Technical Assistance	65.15	784	Economic Development	12	27
<b>Total</b>				<b>2,452</b>	<b>13,162</b>
<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>
FY23 The Housing Fellowship Rental Acquisition - Burns Avenue	67.09a	814	Rental Acquisition	1	1
FY23 The Housing Fellowship Rental Acquisition - Catskill Court	67.09b	822	Rental Acquisition	1	1
FY23 Inside Out Reentry Rental Acquisition - Page Street	67.10	816	Rental Acquisition	4	4
FY23 CHDO Operations	67.12	813	CHDO Operations	NA	NA
FY22 The Housing Fellowship Rental Acquisition - Sandusky Drive	66.15	812	Rental Acquisition	1	1
FY22 Shelter House Rental Construction - Southgate Avenue	66.16	798	Rental Construction	2	2
FY22 IC HOME Admin	66.12	783	Planning and Administration	NA	NA
FY21 IC HOME Rehab Center Ave	65.06a	789	Homeowner Rehab	1	1
FY21 IC South District Partnership (Phase Two) #1 - Taylor Drive	65.11a	803	Homebuyer Assistance	1	1
FY21 IC South District Partnership (Phase Two) #2 - Taylor Drive	65.11b	820	Homebuyer Assistance	1	1
FY21 Habitat DPA Partnership #1 - Indigo Drive	65.12a	821	Homebuyer Assistance	1	1
FY21 Habitat DPA Partnership #2 - Indigo Drive	65.12b	824	Homebuyer Assistance	1	1
FY20 The Housing Fellowship Rental Rehab	64.13	712	Rental Rehab	2	2
FY22 Greenstate DPA Program #3 - Indigo Drive	64.14c	811	Homebuyer Assistance	1	1
<b>Total</b>				<b>17</b>	<b>17</b>

\*Target includes two activities. 350 additional beneficiaries reported in FY22 (FFY21)

### City Table A – Activities Completed in City Fiscal Year 2023 (FFY22) (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 - Emergency Housing Assistance Final Phase (Public Services)	\$14,236	Completed FY23	\$14,236	100%	22	22
	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	9,284
	DVIP - Childcare Assistance (Public Services)	\$3,000	Completed FY21	\$3,000	100%	5	8
	Successful Living - Mental Health (Public Services)	\$42,214	Completed FY21	\$42,214	100%	100	115
	4Cs - Childcare Assistance (Public Services)	\$39,115	Completed FY21	\$39,115	100%	60	30
	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 Gyrf'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 (Enjoyabow!)*	\$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 B – CDBG-CV Activities Completed in City Fiscal Year 2023 (FFY22)**



<b>City Steps 2025 Goals</b>	<b>Goal Outcome Indicator</b>	<b>Goal</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>Total Completed</b>	<b>Percent Completed</b>
Increase the number of affordable rental housing units through new construction and acquisition	Rental units constructed	20	0	0	2			2	10%
	Rental units acquired (other)	90	8	0	7			15	17%
Provide tenant based rental assistance	Tenant-based rental assistance	NA	0	0	0			0	NA
Support homebuyer activities such as downpayment and/or closing cost assistance	Direct financial assistance to homebuyers	30	0	1	7			8	27%
Rehabilitate and Improve owner-occupied housing units	Homeowner housing rehabilitated	100	11	17	19			47	47%
Rehabilitate and Improve renter-occupied housing units	Rental units rehabilitated	25	0	0	0			0	0%
	Rental units acquired (other)	5	0	0	0			0	0%
Serve those experiencing homelessness and reduce homelessness	Homeless person overnight shelter	NA	2161	2102	1851			6114	NA
Provide public services	Public services other than LMI housing benefit	14000	3156	3133	1851			8140	58%
Improve public facilities	Public facilities other than LMI housing benefit	110	0	355	1519			1874	1704%
Improve public infrastructure and address climate action	Persons assisted	1500	0	0	9735			9735	649%
Support economic and workforce development	Businesses assisted	10	0	1	37			38	380%
Effectively administer and plan for CDBG and HOME	Programs managed(Other)	10	1	2	2			5	50%
	Public Facility Activities Completed		0	1	1			2	NA
	Public Services Activities Completed		3	3	2			8	NA
	Infrastructure Activities Completed		0	0	3			3	NA

*Note: Accomplishments represented in this table are specific to activities associated with City Steps 2025. Activities completed in FY23 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 C – City Steps 2025 Progress through City Fiscal Year 2023 (FFY22)**

## **SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS**

Throughout the year, the Housing and Community Development Commission (HCDC) holds public meetings to review policies and programs of the Neighborhood Services Division and the Iowa City Housing Authority, to monitor CDBG and HOME projects, and to obtain public input into these and other programs. Meeting of all City boards and commissions are recorded and made available online. Staff also attend events, such as neighborhood meetings, to solicit additional input where applicable.

The City's Citizen Participation Plan, included in City Steps 2025, establishes the process by which residents, public agencies, and other interested parties can actively participate in the development and revision of the Consolidated Plan, Annual Action Plans, and CAPERs. The plan provides for and encourages public participation and consultation, emphasizing involvement by residents and the organizations and agencies that serve LMI persons through HUD-funded programs. Plans are available on the City's website at: [www.icgov.org/actionplan](http://www.icgov.org/actionplan).

HCDC and City Council hold multiple meetings for the preparation of the Annual Action Plan and other HUD-related documents each year. The public is invited to participate in all meetings, and efforts were made to encourage and increase citizen participation. A chronology of the events, meetings, public hearings, and other outreach actions taken in relation to the Fiscal Year 2025 (FFY24) Annual Action Plan are listed in Table 4.

## **SUMMARY OF PUBLIC COMMENTS**

A 30-day public comment period regarding the draft Fiscal Year 2025 (FFY24) Annual Action Plan was provided as required in the City's adopted Citizen Participation Plan. The draft was discussed in multiple public meetings, as well as made available online. Appendix A contains public participation information including excerpts of meeting minutes where the draft was discussed.

## **SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING**

Not applicable - all comments or views received are reviewed by staff and included in Appendix A.

## **SUMMARY**

In summary, City Steps 2025 and the Fiscal Year 2025 (FFY24) Annual Action Plan reflect the decisions developed based on the needs identified through the public input process. The City will continue to fulfill the intent of the CDBG and HOME programs by facilitating the affordability of safe, decent housing; the availability, accessibility, and sustainability of suitable living environments; and the accessibility of economic opportunities. The City continues to explore new ways to involve the public in the planning process.

### **2. PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B)**

The following are the agencies/entities responsible for preparing and implementing City Steps 2025, and for administering each grant program and funding source.

#### **IDIS Table 1 – Responsible Entities**

Agency Role	Name	Department/Agency
CDBG Administrator	IOWA CITY	Neighborhood and Development Services Department
HOME Administrator	IOWA CITY	Neighborhood and Development Services Department

## NARRATIVE

The lead agency for the Consolidated Plan, City Steps 2025, is the City of Iowa City's Neighborhood and Development Services Department. The department implements a range of affordable housing and community development activities including administration of the CDBG and HOME programs, preparation of City Steps 2025, Annual Action Plans, Consolidated Annual Performance Evaluation Reports, rehabilitation, affordable housing projects, and technical assistance and collaboration with non-profits, for-profit housing developers, and social service agencies.

## PUBLIC CONTACT INFORMATION

Contact information for the plans and programs addressed in this plan is available below:

City of Iowa City Neighborhood and Development Services Department 410 E Washington St. Iowa City, IA 52240 Website: <a href="http://www.icgov.org/">http://www.icgov.org/</a>	
Erika Kubly Neighborhood Services Coordinator Phone: (319) 356-5121 Email: <a href="mailto:ekubly@iowa-city.org">ekubly@iowa-city.org</a>	Brianna Thul Senior Community Development Planner Phone: (319) 356-5240 Email: <a href="mailto:bthul@iowa-city.org">bthul@iowa-city.org</a>



### **3. AP-10 CONSULTATION – 91.100, 91.200(B), 91.215(L)**

#### **INTRODUCTION**

The City of Iowa City consults with a variety of public and private entities during the development and adoption of the Consolidated Plan and subsequent Annual Action Plans. This includes regular contact throughout each year with current and past recipients of CDBG and HOME funding who carry out housing, public facilities, and public service activities.

In addition, citizen participation remains integral to the ongoing management and oversight of housing and community development funds. City Council appoints nine residents to HCDC to assess Iowa City's community development needs for housing, jobs, and services for LMI residents and to promote public and private efforts to meet such needs. HCDC provides a regular opportunity for public participation in the planning and management of CDBG and HOME funds. HCDC's bylaws also require representation, when possible, from persons with expertise in construction, finance, property management, nonprofit management, and one member that receives rental assistance.

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

#### **PROVIDE A CONCISE SUMMARY OF THE JURISDICTION'S ACTIVITIES TO ENHANCE COORDINATION BETWEEN PUBLIC AND ASSISTED HOUSING PROVIDERS AND PRIVATE AND GOVERNMENTAL HEALTH, MENTAL HEALTH AND SERVICE AGENCIES (91.215(L))**

Meaningful collaboration as it relates to the development and implementation of housing and community development programs and services has become increasingly important as resources available to these programs decline among federal and state programs while competition for private funding increases. Collaboration with housing and service providers helps the City to capture the maximum benefit for each dollar it invests and ensures that investments strategically address both short-term needs and advance long-term goals. Both public and private agencies are proactively recruited to participate in the development of the five-year consolidated and annual planning processes.

Affordable housing is also a local priority for City Council that requires coordination between many different sectors. The City continues to work on the strategies identified in the Affordable Housing Action Plan that was developed with the assistance of a volunteer steering committee representing diverse perspectives in housing such as construction, human rights, and finance. Progress is reported annually through the Neighborhood and Development Services Annual Report which is available online.

#### **DESCRIBE COORDINATION WITH THE CONTINUUM OF CARE AND EFFORTS TO ADDRESS THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS, AND UNACCOMPANIED YOUTH) AND PERSONS AT RISK OF HOMELESSNESS**

As a participant in the Johnson County Local Homeless Coordinating Board (LHCB), the City has partnered in its plan to address homelessness and the priority needs of individuals and families experiencing homelessness. This includes coordinating with groups such as Shelter House, Iowa City's primary homeless services provider, the Domestic Violence Intervention Program, which provides shelter to victims of domestic violence, the Hawkeye Area Community Action Program, a provider of transitional housing, and others involved in addressing homelessness such as representatives from the Veterans Administration, local school district, and Johnson County. These organizations are consulted as part of the Iowa Balance of State Continuum of Care (BoS CoC) application process facilitated by the Iowa Council on Homelessness. LHCB members apply to the Bos CoC for funding.

The City will continue to support the LHCB's strategies to meet the needs of those experiencing and/or at risk of homelessness. Recently the LHCB is working through a new strategic planning process to determine the priorities and next steps.

Additionally, the City partners with Shelter House to provide street outreach services. The city funds a portion of the Street Outreach position with local funds and has established a multidisciplinary workgroup that discusses topics related to unsheltered members of the community. This effort aligns with HUD's [Leading with Kindness in Encampment Resolution](#).

**DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS**

The City does not receive ESG funding.

**DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS, AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTIONS CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES**

See Table 2.

1	Agency/Group/Organization	Elder Services/Horizons - A Family Service Alliance
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
2	Agency/Group/Organization	Housing & Community Development Commission (HCDC)
	Agency/Group/Organization Type	Other government – local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions during its public meeting.
3	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Shelter House
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs – Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions and an agency survey.
4	Agency/Group/Organization	Iowa City Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions and through telephone calls, as needed.
5	Agency/Group/Organization	Iowa City Area Development
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
6	Agency/Group/Organization	The Housing Fellowship



	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
7	Agency/Group/Organization	Housing Trust Fund of Johnson County
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
8	Agency/Group/Organization	Successful Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
9	Agency/Group/Organization	Center for Worker Justice
	Agency/Group/Organization Type	Services - Other
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
10	Agency/Group/Organization	Iowa Vocational Rehabilitation Services
	Agency/Group/Organization Type	Services – Persons with disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless special needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
11	Agency/Group/Organization	Iowa Valley Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.

12	Agency/Group/Organization	Iowa Workforce Development
	Agency/Group/Organization Type	Services-Employment State Government
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
13	Agency/Group/Organization	University of Iowa – Equal Opportunity and Diversity
	Agency/Group/Organization Type	Services – Education State Government
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
14	Agency/Group/Organization	Iowa City Economic Development Division
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
15	Agency/Group/Organization	Johnson County Social Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homeless Needs - Unaccompanied youth Non-Homeless Special Needs Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
16	Agency/Group/Organization	Johnson County Local Homeless Coordinating Board
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
17	Agency/Group/Organization	Hawkeye Area Community Action Program (HACAP)
	Agency/Group/Organization Type	Services-Children Services-homeless Services – nutrition
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
18	Agency/Group/Organization	Domestic Violence Intervention Program (DVIP)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions and an agency survey.
19	Agency/Group/Organization	Resurrection Assembly of God
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
20	Agency/Group/Organization	Iowa City Parks and Recreation Department
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Economic Development Public Facilities and Infrastructure Improvements
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
21	Agency/Group/Organization	Inside Out Reentry
	Agency/Group/Organization Type	Services – helping those involved with the criminal justice system
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
22	Agency/Group/Organization	Houses into Homes
	Agency/Group/Organization Type	Services – Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
23	Agency/Group/Organization	Unlimited Abilities
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
24	Agency/Group/Organization	Iowa City Free Medical & Dental Clinic
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions and an agency survey.
25	Agency/Group/Organization	SVO
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Other
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
26	Agency/Group/Organization	Johnson County Public Health
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
27	Agency/Group/Organization	Mark Twain Elementary – Iowa City Community School District
	Agency/Group/Organization Type	Local School District
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
28	Agency/Group/Organization	C-Wise Design
	Agency/Group/Organization Type	Other
	What section of the Plan was addressed by Consultation?	Other
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
29	Agency/Group/Organization	4Cs Community Coordinated Child Care
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions and an agency survey.
30	Agency/Group/Organization	CommUnity Crisis Services & Food Bank
	Agency/Group/Organization Type	Services-Health Services – Victims Services – Food Bank
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs



	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions and an agency survey.
31	Agency/Group/Organization	University of Iowa College of Nursing
	Agency/Group/Organization Type	State Government Services - Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
32	Agency/Group/Organization	United Action for Youth
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services – Mental Health Homeless Needs - Unaccompanied youth
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
33	Agency/Group/Organization	Rape Victim Advocacy Program
	Agency/Group/Organization Type	Services – Victims of Domestic Violence Service - Victims
	What section of the Plan was addressed by Consultation?	Non-homeless special needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
34	Agency/Group/Organization	Mayor’s Youth Empowerment Program (MYEP)
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions.
35	Agency/Group/Organization	Neighborhood Centers of Johnson County (NCJC)
	Agency/Group/Organization Type	Services – children Services - Education
	What section of the Plan was addressed by Consultation?	Other

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions and an agency survey.
36	Agency/Group/Organization	Prelude Behavioral Services
	Agency/Group/Organization Type	Services – substance abuse
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted through stakeholder sessions and an agency survey.
37	Agency/Group/Organization	Johnson County Emergency Management
	Agency/Group/Organization Type	Other Government – County
	What section of the Plan was addressed by Consultation?	Other – Emergency Management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Phone interview
38	Agency/Group/Organization	Iowa City Telecommunications Commission
	Agency/Group/Organization Type	Other
	What section of the plan was addressed by Consultation?	Other: Entity researching broadband access; Other government - local
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation for improved coordination	Email discussion. See narrative below.

**IDIS Table 2 – Agencies, Groups, Organizations Who Participated**

## **IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING**

There were no agencies purposefully not consulted. All stakeholder sessions, public meetings and public survey were advertised and open to the public and all interested parties.

The Iowa City Telecommunications Commission (ICTC) conducted research in 2020 to analyze broadband accessibility in Iowa City. Research findings noted that all areas of Iowa City have access to 25/3Mbps. The City explored pursuing a municipally owned service, but ultimately determined it was not necessary when additional competitors entered the market. According to the U.S. Census data (2018-2022), 96.5% of Iowa City households have a computer and 87.6% have a broadband internet connection. Public access to free Wi-Fi is available in several areas of the City including parks and public buildings. In 2023, free Wi-Fi was added to Pepperwood Plaza on the south side of Iowa City through a partnership with ImOn Communications. This partnership also provided free public Wi-Fi in the Northside neighborhood in the Market Street area, the Pedestrian Mall, Chauncey Swan Park, and Riverfront Crossings Park. The City remains committed to exploring new opportunities to ensure affordable internet access for households throughout Iowa City. Iowa City is also home to the University of Iowa which provides free Wi-Fi opportunities to guests on the campus located downtown.

## **OTHER LOCAL/REGIONAL/STATE/FEDERAL PLANNING EFFORTS CONSIDERED WHEN PREPARING THE PLAN**

Other planning efforts considered in the development of the FY25 Annual Action Plan are listed in Table 3.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Johnson County Local Homeless Coordinating Board	The plan incorporates needs and strategies identified by these groups.
Analysis of Impediments to Fair Housing Choice (AI)	Iowa City Neighborhood and Development Services Department	The fair housing goals and findings of the AI are incorporated into City Steps 2025 and other associated plans.
Iowa City Strategic Plan	City of Iowa City	<p>City Council approved the FY2023-2028 Strategic Plan in December of 2022. Values established in the document include:</p> <ul style="list-style-type: none"> <li>• Racial equity, social justice, and human rights</li> <li>• Climate action</li> <li>• Partnership and engagements</li> </ul> <p>Housing and neighborhoods are one example of an impact area identified in the plan.</p>
City of Iowa City Comprehensive Plan	Iowa City Neighborhood and Development Services Department	Housing goals in the comprehensive plan, Iowa City 2030, align with other planning efforts.
City of Iowa City Climate Action and Adaptation Plan	Iowa City Neighborhood and Development Services Department	Elements of the Climate Action and Adaptation Plan are carried out through policies and projects undertaken as part of City Steps 2025.
Comprehensive Regional Development Strategy 2040 (CRDS 2040)	East Central Iowa Council of Governments (Economic Development District)	This document, which acts as the region's CEDS, has goals for economic, workforce, and community development that align with City Steps 2025.
Affordable Housing Action Plan	City of Iowa City	The 2022 Affordable Housing Action Plan provides recommendations and action steps related to affordable housing in Iowa City.
Black Lives Matter & Systemic Racism Resolution (Resolution 20-159)	City of Iowa City	Resolution 20-159 was passed in 2020 and includes 17 actions the City will take to address systemic racism in Iowa City.

**IDIS Table 3 – Other Local/Regional/Federal Planning Effort**

## **NARRATIVE**

Numerous other planning efforts are considered during the action planning process each year. For example, all applicants for CDBG/HOME funds are required to explain how their project will address the City's Climate Action and Adaptation Plan. Additionally, applicants must explain how their organization promotes racial equity and inclusivity for marginalized populations.

The need for affordable housing continues to be a focus across several plans and remains a priority for the City. The need for affordable housing has a natural intersection with CDBG/HOME funds and as a result, the City continues to dedicate federal funds to expand housing through activities such as acquisition of rental housing for LMI households.

### **4. AP-12 PARTICIPATION – 91.105, 91.200(C)**

#### **SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL SETTING**

A summary of efforts is outlined in Table 4.

Sort	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments not Accepted and Reasons	URL
1	Internet Outreach	Minorities Non-English Speaking - Specify other language: Translation available for all Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit agencies/service providers	Outreach to solicit public input on the draft plan. Advertised online and through direct email messages.	See Appendix A	NA – all will be accepted	<a href="#">Action Plan</a>
2	Newspaper Ad	Non-targeted, broad outreach	Notice to solicit public input on the draft plan.	See Appendix A	NA – all will be accepted	NA
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit agencies/service providers	Funding recommendations for FY25 projects were made at the March 21, 2024 HCDC meeting. Approximately 5 members of Housing and Community Development Commission and 15 attendees were present, including representatives of nonprofit agencies and service providers.	See Appendix A	NA – all will be accepted	<a href="#">HCDC Documents</a>
4	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit agencies/service providers	The draft plan was presented to HCDC at the June 13, 2024 meeting. HCDC recommended approval to City Council 6-0.	See Appendix A	NA – all will be accepted	<a href="#">HCDC Documents</a>
5	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Non-profit agencies/service providers	The Annual Action Plan was presented to Council at the June 18, 2024 meeting following a 30-day public comment period.	See Appendix A	NA – all will be accepted	<a href="#">Council Documents</a>

**IDIS Table 4 – Citizen Participation Outreach**



## II. EXPECTED RESOURCES

### 5. AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

#### INTRODUCTION

Currently, Iowa City receives CDBG and HOME funds for housing construction, rehabilitation initiatives, and other eligible activities. These funding sources are expected to be available over the next five years. In addition, other local funding sources and program income are anticipated to be available.

#### ANTICIPATED RESOURCES

Table 5 illustrates the anticipated resources available for the final year of the City Steps 2025 planning period. Appendix B also provides an overview of planned activities and associated funding. Expected resources includes the annual allocation of CDBG/HOME, anticipated program income, and prior year resources. The source of prior year resources is typically the combination of canceled activities, adjusted project budgets, and variances in program income. For example, an FY21 HOME rental rehab project was canceled in the last fiscal year and the funding is included in prior year resources in order to reprogram the funds for other eligible activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$716,206	\$77,000	\$126,513	\$919,719	\$0	The expected amount available for the remainder of the ConPlan is zero as FY25 is the final year of City Steps 2025. Prior year resources are the combination of canceled activities, adjusted project budgets, and the receipt of more PI than anticipated.
HOME	Federal	Acquisition, Admin and Planning, Homebuyer Assistance, Rehab, Construction, TBRA	\$384,281	\$105,000	\$145,000	\$634,281	\$0	The expected amount available for the remainder of the ConPlan is zero as FY25 is the final year of City Steps 2025. This does not reflect HOME-ARP or other ARPA funds. Prior year resources are the combination of canceled activities, adjusted project budgets, and the receipt of more PI than anticipated.

**IDIS Table 5 – Expected Resources**

## **EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS) INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED**

The City has identified and recognized the growing demand across City departments and local service providers as there is an increase in the number of requests, maintenance and services that are needed. The City will leverage general fund dollars for Aid to Agencies (\$650,445), GRIP (\$200,000) and the Affordable Housing Fund (\$1,000,000). The Affordable Housing Fund provides funding to various programs including security deposit assistance and landlord risk mitigation.

The City also actively encourages applicants and subrecipients to obtain other public and private resources. For activities allocated funds in FY23, 45% of total project funding was leveraged from sources other than CDBG and HOME (excluding public services, CHDO operations, and CDBG-CV activities, and other resources from the City for administration and planning). Of the rental acquisitions completed in FY23, subrecipients leveraged between 24% and 73% of total project funds from sources other than CDBG and HOME.

The City will remain active in encouraging applicants and subrecipients to obtain other public and private resources. No matching funds are required by applicants as the City utilizes forgone property taxes as a match. This policy has been in place and has historically been more than adequate. However, the City does encourage projects that provide a more efficient use of funds by offering a higher score during the funding allocation process for applicants that leverage a larger percentage of project funds.

## **IF APPROPRIATE, DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN**

In 2021, the City received a fee-in-lieu payment for over \$1.8 million dollars from the Tailwind Development Group as a part of a downtown construction project. The fee-in-lieu funds go to the City's Affordable Housing Fund. The City used about \$1.5 million dollars to acquire 8 duplexes properties in the South District for a total of 16 units. The City hopes to remodel the units and sell them as affordable homeownership through the South District Program. The City will serve as a landlord until the units naturally become vacant. Units will be remodeled with local funds once both sides of a duplex become vacant. The City anticipates use of HOME funds to provide down payment assistance to eligible applicants.

The City currently owns Lot 10 in the Lindemann Subdivision Part 8 as part of its land banking initiative. This parcel will be used to address the needs identified in the Consolidated Plan, by providing affordable rental housing through a partnership with DVIP. The City also recently acquired a parcel in the downtown business district at 21 S. Linn Street. There is currently a community survey underway to help guide the future use of the site. In addition, the City has land banking funds for use across the City, fee-in-lieu funding for use in the Riverfront Crossings District and downtown, and other local resources that will be used to either acquire land and or assist with the new construction of affordable housing units and/or other public facilities.

The City recently sold a vacant lot at 724 Ronalds Street to an affordable housing provider to build two units for families under 60% AMI. Project partners include the local Home Builders' Association and the school district's student-built housing program. The City currently owns 2229 Muscatine Ave which is likely to be redeveloped at some point in support of projects that benefit LMI households, and several City-owned parks and rights-of-way may be improved in LMI areas as part of the City's neighborhood improvements set-aside. If the City acquires additional land, it will also likely be used in support of the goals of the Consolidated Plan.

## **DISCUSSION**

The City regularly uses local resources to meet housing and community development needs beyond what is provided through federal funds. Local funds support public services, owner-occupied rehab, the Housing Trust Fund of Johnson County, and LIHTC match, in addition to numerous other neighborhood-led projects, sustainability, and social justice/racial equity efforts. However, most of these efforts are not detailed in this plan as they occur largely independent of federal funds.

### **6. AP-20 ANNUAL GOALS AND OBJECTIVES**

#### **GOALS SUMMARY INFORMATION**

Table 6 provides a summary of goals for FY25. Table 7 supplements this information by providing a description of each goal.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the number of affordable rental housing units including through new construction and acquisition	2024	2025	Affordable Housing	Citywide	Affordable rental and owner housing	\$242,719 CDBG \$196,281 HOME	2 Other (Rental Unit Acquired) 1 Other (CHDO Operations)
2	Provide TBRA	2024	2025	Affordable Housing	Citywide	Affordable rental and owner housing	\$0 CDBG \$300,000 HOME	80 Households Assisted
3	Rehabilitate and improve owner-occupied housing units	2024	2025	Affordable Housing	Citywide Housing Rehab Targeted Areas	Preservation of existing affordable rental and owner housing	\$235,000 CDBG \$90,000 HOME	22 Units Rehabbed
4	Provide public services	2024	2025	Non-Housing Community Development	Citywide	Public Services	\$124,000 CDBG \$0 HOME	3,462 People Assisted
5	Improve public facilities	2024	2025	Non-Housing Community Development	LMI Areas Citywide	Public facility Improvements	\$35,000 CDBG \$0 HOME	1,600 People Assisted (1 Public Facility)

6	Improve public infrastructure & address climate action needs	2024	2025	Non-Housing Community Development	LMI Areas Citywide	Public Infrastructure improvements	\$75,000 CDBG \$0 HOME	300 People Assisted  (1 Public Facility/Infrastructure)
7	Support economic and workforce development	2024	2025	Non-Housing Community Development	LMI Areas Citywide	Economic Development	\$50,000 CDBG \$0 HOME	2 Businesses Assisted
8	Effectively administer and plan for the CDBG, HOME, and related programs	2024	2025	Other	Citywide	Administration and Planning	\$158,000 CDBG \$48,000 HOME	2 Other

**IDIS Table 6 – Goals Summary**



1	Goal Name	Increase the number of affordable rental housing units through new construction and acquisition.
	Goal Description	Support the development of additional affordable and accessible units for renters.
2	Goal Name	Provide Tenant Based Rental Assistance (TBRA)
	Goal Description	Expand the availability of affordable housing through TBRA.
3	Goal Name	Rehabilitate and improve owner-occupied housing units
	Goal Description	Housing rehabilitation program for owner-occupied units, including mobile homes. This may also include accessibility modifications to existing units and energy efficiency improvements.
4	Goal Name	Provide public services
	Goal Description	Provide a range of public services including but not limited to childcare, transportation, health and mental health services, youth activities and programming, elderly activities and programming, assistance for persons with disabilities, food pantries, services for victims of domestic violence, services for immigrants and refugees, utility assistance, and financial literacy and credit repair programs.
5	Goal Name	Improve public facilities
	Goal Description	The improvement of public facilities includes but is not limited to the construction or rehabilitation of parks, playgrounds, community centers, youth centers, elderly centers, libraries, trails, and walkways and other public facilities for use directly by the public or for service providers that serve vulnerable populations within the community. Improve public infrastructure including but not limited to street and sidewalk improvements, water and sewer line improvements, and lighting and neighborhood improvements.
6	Goal Name	Improve public infrastructure and address climate action needs

	Goal Description	Improve public infrastructure including but not limited to street and sidewalk improvements, water and sewer line improvements, and lighting and neighborhood improvements. Enhance neighborhood sustainability through tree plantings in right-of-way areas and other measures that would reduce greenhouse emissions. This also includes adding amenities such as bike racks.
7	Goal Name	Support economic and workforce development
	Goal Description	Digital literacy and language classes and education for hard skills. Conduct employment-readiness programs, including jobs and for soft skills training (i.e. how to be an employee). Entrepreneurship assistance and training.
8	Goal Name	Effective administration and planning of the CDBG and HOME programs
	Goal Description	Effective administration and planning are essential to maximize impact of federal dollars.

**IDIS Table 7 – Goal Description**

**ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.215(B).**

For this specific year, Tables 8.1 through 8.8 and Appendix B provide specific project and anticipated beneficiary information for FY25 projects.

- An estimated 80 households will be assisted through TBRA, which will specifically benefit elderly and disabled households in Iowa City under 30% AMI.
- The Housing Fellowship plans to acquire two units of rental housing that will assist households with income below 60% AMI.
- Iowa City anticipates serving 22 homeowner households under 80% AMI with rehab assistance.

## 7AP-35 PROJECTS – 91.220(D)

### INTRODUCTION

The following project information for FY25 (FFY24) provides a comprehensive overview on the broad range of CDBG and HOME activities.

### DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

#	Project Name
1	Public Services
2	Public Facilities Improvements
3	Neighborhood and Area Benefits
4	Housing Rehabilitation Program
5	Other Housing Activities
6	CHDO Reserve Activities
7	Economic Development
8	Administration and Planning

#### IDIS Table 8 – Project Information

Iowa City is committed to allocating funds that serve the needs of LMI residents. Households with incomes less than 50% AMI, particularly those with extremely low incomes (less than 30% AMI), are higher priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, low-income families, persons experiencing homelessness and persons threatened with homelessness, the elderly, and persons with disabilities. The City is committed to utilizing general funds in support of affordable housing and services as discussed in AP-15.

The primary obstacle to addressing the needs of vulnerable populations remains limited resources, both financial and human. Although the City has a robust coalition of service providers and a strong institutional delivery system, many of these service providers are currently executing regular programming along with one or more ARPA related projects. While additional funding sources have become available thanks to local funds, the CARES Act, and the American Rescue Plan Act, increasing community need and capacity constraints remain an obstacle.

1	<b>Project Name</b>	<b>Public Services</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Provision of public services Housing and services to the homeless and those at-risk of homelessness
	<b>Funding</b>	\$124,000 CDBG
	<b>Description</b>	Funding for a variety of public service activities serving low- and moderate-income (LMI) clientele including advocacy, case management, referrals, service coordination, education, counseling, and legal assistance and funding for staff to implement these activities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public services are expected to serve approximately <b>3,462</b> beneficiaries this year –1,002 estimated for DVIP and 2,460 estimated for NCJC.
	<b>Location Description</b>	Public service activities are available citywide to LMI individuals.
	<b>Planned Activities</b>	<p>Funding for a variety of public service activities serving LMI clientele has been proposed for this year, including:</p> <ul style="list-style-type: none"> <li>• <b>Domestic Violence Services:</b> Advocacy shelter aids and houses survivors of domestic violence. Shelter staff provides crisis line, advocacy, and assistance to survivors in obtaining safe shelter, food, clothing, medical attention, and basic needs. Program provides counseling, referrals, and legal assistance. Also provides community and prevention education programs to individuals age 3 to 18.</li> <li>• <b>Neighborhood Center Services:</b> Provides resources to LMI residents at neighborhood centers including early education, youth development, family support, and neighborhood engagement.</li> </ul>

**IDIS Table 8.1 – Public Services Description**

2	<b>Project Name</b>	<b>Public Facility Improvements</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve public facilities
	<b>Needs Addressed</b>	Public facility improvements
	<b>Funding</b>	\$35,000 CDBG
	<b>Description</b>	Funding for a variety of public facility improvements addressing slum and blight or serving LMI clientele or addressing including: childcare, food banks, healthcare, special needs, as well as other public facilities serving income eligible residents.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public facility improvements are expected to serve 1,600 LMI beneficiaries this year. Facility provides early childhood education, youth development, family support, and community engagement program.
	<b>Location Description</b>	Public facility activities are available citywide to facilities serving predominantly LMI individuals, in addition to limited use for prevention of slum and blight.
	<b>Planned Activities</b>	Funding for improvements for NCJC's Pheasant Ridge Center to maintain a secure and inclusive environment for those receiving services.

**IDIS Table 8.2 – Public Facilities Description**

3	<b>Project Name</b>	<b>Neighborhood and Area Benefits</b>
	<b>Target Area</b>	LMI Areas
	<b>Goals Supported</b>	Improve public infrastructure
	<b>Needs Addressed</b>	Public infrastructure and neighborhood-based climate action
	<b>Funding</b>	\$75,000 CDBG
	<b>Description</b>	Improvements to the built environment that enhance the quality-of-life for residents living in LMI neighborhoods.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Beneficiaries are dependent on the area to be served, so beneficiaries cannot be estimated until the areas to be assisted have been identified. For a placeholder in this plan, 300 persons per year has been used. It is important to note, however, that this is only an estimate and actual number assisted may vary widely.</p> <p>In any given year, the ability to complete neighborhood improvement projects is dependent on funds available, eligible projects coming forward, and availability of public works staff and contractors to carry out the projects. These projects may not be completed every year. In this plan, a placeholder of \$75,000 is being used to ensure that funds are available in the event an appropriate project comes forward.</p>
	<b>Location Description</b>	Funding is available in LMI areas. However, funds are typically concentrated in older areas of the City due to the age of facilities.
	<b>Planned Activities</b>	The following activities are proposed: green infrastructure improvements in LMI areas including (but is not limited to) installing street trees, landscaping, and other neighborhood amenities that provide ecosystem services and other related benefits. Activities depend on submitted proposals by City departments.

**IDIS Table 8.3 – Neighborhood and Area Benefits Description**



4	<b>Project Name</b>	<b>Housing Rehabilitation Program</b>
	<b>Target Area</b>	Citywide, Housing Rehab Targeted Areas
	<b>Goals Supported</b>	Rehabilitate and improve owner-occupied housing units
	<b>Needs Addressed</b>	Preservation of existing affordable rental and owner housing
	<b>Funding</b>	\$235,000 CDBG, \$90,000 HOME
	<b>Description</b>	In accordance with CDBG and HOME rules and regulations, assistance will be provided by the City directly to homeowners or landlords to rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. Housing units assisted will be single family per CDBG and HOME regulations. Beneficiaries of housing activities will be LMI households. Other funding available includes program income generated by the repayment of loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, per CDBG and HOME regulations.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner housing units planned for rehabilitation: 22
	<b>Location Description</b>	Funding is available citywide. Exact addresses of housing projects are unknown until applications have been received, processed, and approved. Residents of Targeted Areas are especially encouraged to apply and may have a portion of their loan forgiven.
<b>Planned Activities</b>	The City will provide direct assistance to LMI homeowners to rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs.	

**IDIS Table 8.4 – Housing Rehabilitation Description**

5	<b>Project Name</b>	<b>Other Housing Activities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase the number of affordable rental housing units through new construction and acquisition; Provide tenant based rental assistance.
	<b>Needs Addressed</b>	Expansion of affordable rental & owner housing options; Expand the availability of affordable housing through TBRA.
	<b>Funding</b>	\$0, CDBG \$319,000 HOME
	<b>Description</b>	In accordance with CDBG and HOME rules and regulations, assistance will be used by the City and provided directly to homeowners, nonprofits, and for-profits to acquire and/or rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility improvements. May include: acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, down payment/closing cost assistance and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low- and moderate-income households. Other funding available includes program income generated by the repayment of loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The following are expected to benefit from the proposed activities: <ul style="list-style-type: none"> <li>• TBRA to 80 elderly and/or disabled renter households in Iowa City under 30%AMI.</li> <li>• Those receiving services from the CHDO (1 other).</li> </ul>
	<b>Location Description</b>	Funding is available citywide.
	<b>Planned Activities</b>	The following activities are proposed: <ul style="list-style-type: none"> <li>• TBRA to 80 LMI households with preference to elderly and/or disabled households under 30% AMI.</li> <li>• Those receiving services from the CHDO (1 other)</li> </ul>

**IDIS Table 8.5 – Other Housing Activities Description**

6	<b>Project Name</b>	<b>CHDO Reserve Activities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase the number of affordable rentals.
	<b>Needs Addressed</b>	Expansion of affordable rental and owner housing
	<b>Funding</b>	\$242,719 CDBG; \$177,281 HOME (includes CHDO Reserve)
	<b>Description</b>	In accordance with CDBG and HOME rules and regulations, assistance will be used by the City and provided directly to CHDOs to acquire and/or rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility improvements. May include: acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, down payment/closing cost assistance, housing counseling, and CHDO operational funding. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low- and moderate-income households. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The following are expected to benefit from the proposed activities: <ul style="list-style-type: none"> <li>Acquisition of two rental units. Activity will benefit at least two low-income renter households.</li> </ul>
	<b>Location Description</b>	Funding is available citywide. Addresses of activities are unknown.
	<b>Planned Activities</b>	Planned activities at this time include: The City will provide funds to a certified CHDO to acquire at least two rental units to assist two low-income households.

**IDIS Table 8.6 – CHDO Reserve Activities Description**

7	<b>Project Name</b>	<b>Economic Development</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support economic and workforce development
	<b>Needs Addressed</b>	Economic development
	<b>Funding</b>	\$50,000 CDBG
	<b>Description</b>	Funding to facilitate the creation and expansion of businesses and create new employment opportunities for LMI people. May include providing economic development assistance including loans, loan guarantees, grants, and technical assistance to businesses starting in, locating to, or expanding in Iowa City. At least 51% of the jobs created by the assisted businesses must be made available to LMI people or assisted business must be an eligible, low-income microenterprise. Economic assistance may also be provided to alleviate slum or blighted conditions in designated slum/blight areas or on individual slum/blight properties. Small business loan program will address the impact of credit access and reduction of capital for business startups or expansion.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated two businesses will be assisted, with at least one new job created or retained per \$20,000 in assistance through Economic Development CDBG Funds
	<b>Location Description</b>	Funding is available citywide. The exact addresses of projects will not be known until applications have been received, processed and funds awarded.
	<b>Planned Activities</b>	Planned activities at this time include: <ul style="list-style-type: none"> <li>• Technical assistance to microenterprises primarily owned by low-income entrepreneurs with an emphasis on increasing the childcare capacity within Iowa City.</li> </ul>

**IDIS Table 8.7 – Economic Development Description**

8	<b>Project Name</b>	<b>Planning and Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Effectively administer and plan for the CDBG, HOME, and related programs
	<b>Needs Addressed</b>	Administration and planning
	<b>Funding</b>	\$158,000 CDBG, \$48,000 HOME
	<b>Description</b>	Coordinates, administers, and monitors the City's CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservation studies per HUD regulations.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HUD does not require the reporting of beneficiary data for planning and administration activities. It should be noted, however, that the housing, public facility, economic development, and public service activities that are undertaken with CDBG and HOME serve many individuals in the community. Without the planning and administration funds available to carry out required planning, environmental, monitoring and oversight activities, none of these activities would be able to receive CDBG and HOME funds and none of the beneficiaries would be able to be served.
	<b>Location Description</b>	Planning and Administration activities will be undertaken by City staff at Iowa City Hall.
	<b>Planned Activities</b>	Funds will be used to coordinate, administer, and monitor the CDBG and HOME programs, projects, and activities; prepare reports and plans as allowable by CDBG and HOME, and to prepare Section 106 and environmental reviews and historic preservation studies. Funds may not exceed program specific caps.

**IDIS Table 8.8 – Planning and Administration Description**

## 8. AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

### DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED

Iowa City will invest its CDBG and HOME funds in areas primarily impacted by non-student LMI persons and households. Several of the City’s LMI census areas are near downtown and include the University of Iowa and a significant rental housing stock that is predominantly occupied by students. While resources other than CDBG and HOME funds may be used in these areas to maintain and preserve housing, infrastructure, and public services, the City will focus CDBG and HOME funds in areas that are home to non-students, families, the elderly, persons with disabilities, and persons experiencing homelessness. Spending must occur within Iowa City limits. Table 11 describes how funds are allocated by target area.

Target Area	Percentage of Funds
LMI Areas	5%
Affordable Housing Location Model	45%
Housing Rehab Targeted Areas	15%
Citywide	35%

**IDIS Table 9 – Geographic Distribution**

### RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

Not all the housing and community development needs identified in this Plan can be addressed over the next five years with the limited federal resources available. An open-ended question in the public survey asked residents to state the three highest priority needs in Iowa City; and survey respondents prioritized affordable housing, infrastructure/road improvements, and mental health/homeless services more often. Based on data and community/stakeholder input, the following general priorities were identified:

- Creation and preservation of affordable housing in both the rental and owner-occupied markets
- Housing and services for persons experiencing homelessness or who are at risk of becoming homeless
- Public services for non-homeless LMI persons
- Public facility and infrastructure improvements
- Economic and workforce development initiatives.

Within each identified priority, there is nuance and a range of activities that can be undertaken. For example, weatherization improvements can fall into either the affordable housing or the public facility priority depending on the structure to be weatherized.

### III. AFFORDABLE HOUSING

#### 9. AP-55 AFFORDABLE HOUSING

##### INTRODUCTION

Affordable housing has been identified as one of the top priority needs in Iowa City. The City is committed to using federal dollars to create and preserve affordable housing and to ensure that LMI households have access to safe, decent affordable housing.

The City uses HOME and CDBG funds to create new affordable housing opportunities and to rehabilitate existing housing units. Both adding to and preserving affordable housing are high priorities for the City. The City targets much of its rental programs to persons with special needs, such as persons with disabilities, seniors, or chronically homeless populations. Appendix C includes current HUD issued rent and income limits for affordable housing activities. Through the creation of the Affordable Housing Fund and Affordable Housing Requirements, the City also supports the creation of general affordable rental housing through larger projects. People experiencing homelessness are also served through assistance grants to local service providers.

The following goals are the number of households expected to be supported based on projects originating in this upcoming fiscal year. These will not necessarily be the numbers reflected in the FY25 CAPER due to projects from prior years being completed during the fiscal year. Note that these numbers may also change if projects expand or contract due to unanticipated factors.

Homeless	0
Non-Homeless	24
Special-Needs	80
Total	104

**IDIS Table 10 – One Year Goals for the Number of Households to be Supported**

Rental Assistance	80
The Production of New Units	0
Rehab of Existing Units	22
Acquisition of Existing Units	2
Total	104

**IDIS Table 11 – One Year Goals for Affordable Housing by Support Type**

##### DISCUSSION

The information in Table 11 reflects the housing activities to be undertaken in FY25 including rental acquisition, TBRA, downpayment assistance, and rehab. Along with the federally assisted projects, the City plans to continue local investment in affordable housing activities through the Affordable Housing Fund administered by the Housing Trust Fund of Johnson County and the ARPA investments currently in development.

The City and its subrecipients will continue to make progress on projects awarded funding in previous fiscal years such as the South District Program and the GreenState Credit Union and Hills Bank Downpayment Assistance Partnership to assist income eligible households.

During the annual competitive funding round, the City incentivizes housing and activities that serve special populations (including people with disabilities and those experiencing homelessness) by offering additional points during the application scoring process. The City will continue to incentivize projects that serve special populations.

## **10.AP-60 PUBLIC HOUSING**

### **INTRODUCTION**

Iowa City Housing Authority (ICHA) is part of the Neighborhood and Development Services Department and was established in 1969 to administer housing assistance programs throughout Johnson County, Iowa County and Washington County North of HWY 92.

### **ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS TO PUBLIC HOUSING**

Public Housing Operating Funds are earmarked for general maintenance and repair of the Public Housing units. Capital Improvement Funds will be used to upgrade structures, interiors, HVAC systems, and appliances.

### **ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP**

ICHA encourages residents to participate in homeownership programs. The Housing Authority's Homeownership program provides consumer credit counseling and mortgage assistance for up to 15 years to qualified applicants.

ICHA is also a partner in the Workforce Innovation & Opportunity Act (WIOA), one-stop career center service delivery system. WIOA reinforces the partnerships and strategies necessary to provide job seekers and workers with the high-quality career services, education and training, supportive services needed to get good jobs and stay employed, and to help businesses find skilled workers and access other supports, including education and training for their current workforce. ICHA encourages residents to utilize the services of WIOA.

### **IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE**

HUD has continually ranked ICHA as a "High Performance" housing authority and has not designated ICHA as a troubled agency under 24 CFR part 902. Moreover, due to its excellent track record as a housing authority, ICHA continually networks and shares its knowledge and experience with other housing authorities through the National Association of Housing and Rehabilitation Officials.

## **11.AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES**

### **INTRODUCTION**



The City participates in the Johnson/Washington Counties Coordinated Service Region of the Iowa Balance of State CoC and plans to address homelessness and the priority needs of individuals and families experiencing homelessness, including homeless subpopulations. City staff also attend the Local Homeless Coordinating Board meetings each month. These opportunities for coordination in the community proved extremely valuable during the new challenges of the last several years.

### **DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS INCLUDING: REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS**

During the next year, the City's federal funds will continue to support programs and activities designed to provide decent and safe living environments for those experiencing homelessness and those at risk of becoming homeless.

The City's strategies as they specifically relate to reaching out to homeless persons and understanding their individual needs include:

- Support the LHCB in their efforts including coordinated entry.
- Regular engagement with stakeholders who, as part of their organizations and agencies, have the infrastructure to contact persons experiencing homelessness and assess their individual needs.
- Advocate for human services coordination to continually improve the efficiency and effectiveness of supporting those experiencing homelessness and those at risk of becoming homeless.

Several agencies on the LHCB participate in the Point in Time Count each year. Participants visit locations where unsheltered individuals are known to stay and new locations. Participants typically report back to LHCB about the experience each year.

The City provides funding to Shelter House annually to help fund a street outreach position. The mission is 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. Historically, many matters related to homelessness, even non-criminal issues, have been addressed by the Iowa City Police Department. One of the goals of the position is to help divert calls from the police department to professionals who are better suited to address these matters. Community members are encouraged to refer non-criminal matters to street outreach rather than the police.

### **ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS**

Due to limited funding, not all the area's homeless needs can be addressed using federal CDBG and HOME funds. The City does not receive Emergency Solutions Grant (ESG) or HOPWA entitlement funds to assist with homelessness, and it relies on a variety of community agencies to provide basic needs assistance and other support for the local population affected by homelessness. Some of these agencies do receive ESG funding from other entities.

The City provides local funding to Shelter House to help provide a winter shelter during the coldest months of the year and participates in cross sectors collaboration groups that work to improve the lives of those experiencing homelessness. Local funds are also provided to support a street outreach position. The City has invested over \$1 million dollars in the construction of a new shelter undertaken by DVIP for those fleeing intimate partner violence.

**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 helping individuals establish permanent housing, primarily by partnering with local agencies and organizations to fund a cross-section of projects within the CoC. Affordable housing for those most in need, including homeless, near-homeless, and non-homeless persons, will remain a focus of the City and local human service organizations over the remaining years of the City's Consolidated Plan.

The City will support the LHCB to address housing and supportive services needs that help those experiencing homelessness transition to permanent housing and independent living, including through emergency shelter, rapid re-housing, transitional housing, permanent supportive housing, and supported employment programs. Members of the LHCB, through Coordinated Entry and the VI-SPDAT, will continue to assess persons experiencing homelessness and prioritize them for the most appropriate housing interventions given availability, with the goal of shortening the period of time that persons experience homelessness. LHCB members will also continue providing case management and other supportive services to promote the transition to permanent housing and independent living.

In addition, the City will continue to meet the needs of specific populations experiencing and at risk of homelessness by collaborating with relevant agencies. The goal of these agencies is to help their specific populations find and keep safe, decent, and affordable housing. Populations served include veterans (HACAP, ICHA, VAHCS, and Shelter House), unaccompanied youth (UAY), and victims of domestic violence (DVIP). The City has historically also supported numerous agencies that provide supportive housing for persons with disabilities.

Because income and housing affordability are such barriers to stable housing, the City will consistently work with community partners to provide affordable housing and promote economic self-sufficiency. It will also assist organizations carrying out poverty relief efforts through programs currently in place and the establishment of new programs.

**HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: BEING DISCHARGED FROM PUBLICLY**

## **FUNDED INSTITUTIONS AND SYSTEMS OF CARE (SUCH AS HEALTH CARE FACILITIES, MENTAL HEALTH FACILITIES, FOSTER CARE AND OTHER YOUTH FACILITIES, AND CORRECTIONS PROGRAMS AND INSTITUTIONS); OR, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS**

The City has funded and will continue to fund public services organizations and agencies that serve persons experiencing homelessness or who are at-risk of homelessness. The City allocated limited CDBG public services funds and general funds for the funding of core agencies through the Aid to Agencies program. The current budget for the Aid to Agencies program is about \$770,445 which provides support to a range of services such as homeless prevention and support, health care, youth services, food assistance, childcare, and more. The full list of agencies eligible for Legacy Aid to Agencies funding is available on page 150 of City Steps 2025 which was amended in 2022 to add three additional agencies.

ICHA also locally administers efforts that assist in homelessness prevention, through the Housing Choice Voucher program (including Emergency Housing Vouchers, Mainstream Vouchers, VASH Vouchers for veterans experiencing homelessness, and project-based vouchers) and administration of 86 units of public housing for residents who are low-income, very low-income, and extremely low-income.

The City's strategy to serve the needs of persons threatened with homelessness includes efforts to allow households to remain housed in their existing units, including residents at risk of being displaced from manufactured housing communities. The City's support of the Forest View Tenants Association is also a continued effort to ensure low-income households avoid homelessness. The City also aids with rent and utility deposits for eligible households through a partnership with CommUnity.

Iowa City is also home to Guidelink, a community collaboration designed to help those experiencing a mental health or substance use crisis outside of an institutional setting. The City has also provided funding to Housing First projects undertaken by Shelter House. Projects like Cross Park Place and the 501 Project are designed to assist people that struggle with chronic homelessness (those that continuously cycle through emergency interventions such as the legal system or medical facilities). Domestic violence cases continue to rise in Iowa as state funding opportunities dwindle. The City continues to offer support to agencies like DVIP to provide necessary services. DVIP is in the process of constructing a new facility that will allow for services to be expanded.

## **12. AP-75 BARRIERS TO AFFORDABLE HOUSING**

### **INTRODUCTION**

The City of Iowa City finalized the Analysis of Impediments to Fair Housing Choice in 2019. Following this study, HUD's 2021 Interim Final Rule (IFR) required program participants to submit certifications that they will affirmatively further fair housing in connection with their Consolidated Plans, Annual Action Plans, and PHA plans. In 2023, HUD announced a new proposed Affirmatively Furthering Fair Housing Rule. The City remains committed taking meaningful action to further fair housing by

addressing the barriers identified and will stay apprised of all new requirements as they are implemented.

### **ACTIONS IT PLANNED TO REMOVE OR AMELIORATE THE NEGATIVE EFFECTS OF PUBLIC POLICIES THAT SERVE AS BARRIERS TO AFFORDABLE HOUSING SUCH AS LAND USE CONTROLS, TAX POLICIES AFFECTING LAND, ZONING ORDINANCES, BUILDING CODES, FEES AND CHARGES, GROWTH LIMITATIONS, AND POLICIES AFFECTING THE RETURN ON RESIDENTIAL INVESTMENT**

The Analysis of Impediments to Fair Housing Choice provides strategies to overcome the barriers identified. The City will use the findings and strategies as an implementation tool to remove barriers to affordable housing. Specific details can be found in the report, which is available online. The City reports on actions taken in the CAPER each year. For example, the City produced advertisements with tips for first time renters in FY24 that included fair housing information.

Additionally, the City will continue to make affordable housing a priority and reduce barriers to affordable housing through the implementation of the new Affordable Housing Action Plan and exploration of new opportunities.

## **13.AP-85 OTHER ACTIONS**

### **INTRODUCTION**

The City will also continue to meet underserved needs, reduce lead-based paint hazards, foster and maintain affordable housing, reduce the number of families in poverty, and improve coordination and the delivery structure of public services.

### **ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS**

Iowa City has a long history of successfully implementing HUD-funded programs. Serving the needs of the City's various special needs population drives the city's planning efforts. According to City Steps 2025, "The City has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds, including at-risk children and youth, low-income families, persons experiencing homelessness and persons threatened with homelessness, the elderly, and persons with disabilities."

The City plans to use FY25 funds to continue funding high priority projects that benefit underserved populations. For example, public services funding will benefit individuals and families experiencing homelessness. Federal and local funds allocated to various public services in Iowa City will also help provide necessary services to those who face the greatest challenges in the community.

As previously mentioned, the City continues to implement strategies identified in the Analysis of Impediments to Fair Housing Choice to address the impediments identified. This plan is available for review online and progress is reported each year in the CAPER. Both the Analysis of Impediments to Fair Housing Choice and the most recent CAPER (FY23) are available online for public review at [icgov.org/actionplan](http://icgov.org/actionplan).

### **ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING**

The City will continue to support its goals of maintaining and expanding affordable housing by utilizing its CDBG and HOME allocations to create new opportunities for affordable rental and homeownership and rehabilitate existing affordable units. In addition to activities funded with FY25 funds, the City anticipates completion of activities funded in prior years during FY25.

The City plans to continue using local resources to prioritize affordable housing efforts as well. The Affordable Housing Fund will also be funded with more than \$1,000,000 for FY25 which will assist the Housing Trust Fund, LIHTC applicants, and low-income renters. The GRIP program will continue providing \$200,000 annually for homeowners to rehabilitate their properties. Planning staff continue to explore ways to bolster affordable housing in the community and incorporate “missing middle” housing through form-based zoning codes and other incentives.

### **ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARD**

The City will continue to ensure compliance with the HUD lead-based paint regulations that implement Title X of the Housing and Community Development Act of 1992, which covers the CDBG and HOME programs, among others. The State of Iowa passed legislation in 2009 to certify renovators who work in housing and child-occupied facilities and to require all children entering kindergarten to be tested for lead poisoning.

The City’s Housing Rehabilitation Office will continue to implement all aspects of the lead-based paint regulations. In its efforts to evaluate and reduce lead-based paint hazards in all its CDBG and HOME funded rehabilitation projects, they provide information and outreach on the dangers of lead-based paint, as well as guidance in the identification and reduction of lead-based paint hazards to all program participants. Blood level tests may be paid through the Housing Rehabilitation program for targeted populations such as children under 6 when needed.

### **ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES.**

The City, ICHA, and the LHCB work together to address homelessness and poverty-related issues. In addition to the activities outlined earlier in this plan, the ICHA provides supportive services and coordination with the agencies making up the LHCB to support families and individuals achieve their highest level of self-sufficiency.

With respect to economic development, the City has long partnered with the Iowa City Area Development Group (ICAD) and the Iowa City Area Business Partnership. ICAD is a private nonprofit organization whose mission is to position the region as a quality place to work. ICAD works as a confidential advocate for expanding businesses and new industries, helps businesses pursue state and local financial assistance and serves as a liaison between the City, Iowa Economic Development Authority, the University of Iowa, and other entities. The Iowa City Area Business Partnership works to enhance the business climate in Johnson County and provides educational programs on customer service, human resources, and other issues relevant to small businesses. The City also utilizes the Small Business Development Center (SBDC) to provide technical assistance for early-stage entrepreneurs and has begun exploring partnerships with Kirkwood Community College and Iowa Workforce Development. The City has utilized American Rescue Plan Act (ARPA) funds to support the Qualified Pre-apprenticeship Program at the University of Iowa Labor Center. This program prepares underserved individuals to enter trade apprenticeships. The City has also utilized ARPA

funds to support several non-profits and businesses in launching programs to support early-stage, BIPOC entrepreneurs.

In addition to these relationships, the City has engaged in extensive outreach within the community to solicit input on what is needed for workforce development. During the outreach process for this Consolidated Plan, stakeholders identified the need for English language training programs to help overcome the language barrier among immigrant and refugee populations as well as digital literacy and soft skills education. Another important issue raised by stakeholders is wage theft, particularly within the immigrant community. Preventing wage theft is one way to reduce the number of poverty-level families. Lastly, stakeholders reported the significant need for affordable childcare and effective transportation to allow parents and caregivers to work or attend classes, both of which would likely increase wages and reduce the number of poverty-level families.

The City continues to use CDBG funds to provide technical assistance. 4Cs Community Coordinated Childcare is a nonprofit organization that has utilized CDBG to assist new and existing in-home daycare microenterprises serving LMI residents. The businesses are also owned by LMI operators. Childcare is an ongoing challenge in the community and this partnership allows the organization to facilitate affordable childcare in Iowa City and assist LMI residents with establishing a revenue stream.

The City and 4Cs also participate in a childcare coalition that is working to address the following:

- Developing programs to assist new immigrants and refugees in the community find work in childcare programs.
- Developing programs at the high school level to offer childcare training for students to find employment in childcare after high school.
- Strategizing on how to increase wages and benefits for childcare providers.
- Reengaging local businesses on employer provided childcare.
- Pursuing wraparound care and universal preschool for all children.

In 2023, local organizations implemented a new Wage Enhancement Program for staff working in local childcare centers. The program provides an additional two dollar per hour raise for qualifying staff. The City and Johnson County utilize ARPA funds to support this effort. State of Iowa ARPA funds have also been secured for the Wage Enhancement Program. To secure long-term funding for the Childcare Wage Enhancement Program, Better Together 2030 has launched a campaign to solicit local business investment in the program.

## **ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE**

The City has developed a robust institutional structure to address housing and community development needs. This includes collaboration with stakeholders to deliver resources effectively. The City facilitates coordination among its partner agencies that results in a broadly shared understanding of community needs, collaborative, and complementary approaches to addressing needs, and responsiveness to changes in conditions.

The City undertakes extensive consultation as part of its planning efforts, particularly in association with the Johnson County Local Homeless Coordinating Board and the Continuum of Care planning process. The Local Homeless Coordinating Board represents over 25 agencies in Iowa City providing

services to low-income people and those experiencing homelessness in Johnson County. The City works closely with the board to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.

Additionally, local resources made available indicate a real commitment to leveraging all possible resources to meet needs.

### **ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES**

The City created a citizen advisory group, the Housing and Community Development Commission (HCDC), in 1995, to assess Iowa City's community development needs for housing, jobs and services for low- and moderate-income residents, and to promote public and private efforts to meet such needs. HCDC leads the CDBG/HOME allocation process to determine what projects will be awarded funds based on priorities established in the Consolidated Plan. Each year the City and HCDC review applications on a competitive basis and makes budget recommendations to City Council.

Fragmentation and duplication of services in Iowa City is a minor obstacle due to number of providers in the community. Existing providers communicate and coordinate through collaboration opportunities such as the Johnson County Local Homeless Coordinating Board, CoC planning, and other coalitions.

Additionally, organizations providing services to people experiencing homelessness work together through the coordinated entry process. The City allocated \$1.1 million in ARPA funding towards a Housing Stability Pilot Program to be undertaken by Shelter House over a three-year period. The agency will hire several new staff positions to support the program including a coordinated entry specialist. The City has also established a landlord risk mitigation fund to help cover any excessive damages, lost rent, or legal fees.

## IV. PROGRAM SPECIFIC REQUIREMENTS

### 14.AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L) (1,2,4)

#### INTRODUCTION

Projects planned with all CDBG funds expected to be available during the year are identified in Tables 8.1 through 8.8. Table 5 identifies program income that is available for use that is included in projects to be carried out.

#### COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CFR 91.220(L)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in Tables 8.1 through 8.8. Table 12 identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

**IDIS Table 12 – CDBG Reprogrammed Program Income**

#### OTHER CDBG REQUIREMENTS

1. The amount of urgent need activities is \$0.
2. The estimated percentage of CDBG funds that will be used for activities that benefit person of low and moderate income is 99.00%.

#### HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) REFERENCE 24 CFR 91.220(L)(2)

#### A DESCRIPTION OF OTHER FORMS OF INVESTMENT BEING USED BEYOND THOSE IDENTIFIED IN SECTION 92.205

Forms of investments for City HOME funds are identified in 92.205. Assistance is typically offered in the form of a loan or grant for eligible activities.



## **A DESCRIPTION OF THE GUIDELINES THAT WILL BE USED FOR RESALE OR RECAPTURE OF HOME FUNDS WHEN USED FOR HOMEBUYER ACTIVITIES AS REQUIRED IN 92.254**

Iowa City has elected to adopt the following recapture or resale provisions when HOME funds are used to create affordable housing. Recapture guidelines are used for any homebuyer activity where the client receives direct financial assistance (including any assistance that reduces the purchase price from the fair market value to an affordable price) and resale is used when the homeowner does not receive direct financial assistance.

### **RECAPTURE PROVISION**

A recapture provision of the HOME regulations pursuant to CFR Part 24 92.254 (a)(5)(ii) will be used when HOME funded assistance is provided to reduce the selling price of a home from appraised value to one of affordability (affordability subsidy) for people at income levels of 80% or less of Iowa City's median income. This will include an affordability period based on the amount of HOME funds used for that purpose as indicated in the following table. If down payment assistance will be provided, that amount will be added to the total amount to determine the affordability period.

- \$15,000: 5 years
- \$15,000-\$40,000:10 years
- > \$40,000: 15 years

Upon the sale of the home, the net proceeds (sale price, minus superior loan repayment and closing costs) shall be distributed proportionately between the City, up to the Principal Amount, and the buyer (Shared Net Proceeds). The City and/or HUD are not responsible for covering negative net proceeds. The Principal Amount shall be forgiven after the affordability period identified in the Recapture Agreement ends if the homeowner remains in compliance with their written agreement.

## **A DESCRIPTION OF THE GUIDELINES FOR RESALE OR RECAPTURE THAT ENSURES THE AFFORDABILITY OF UNITS ACQUIRED WITH HOME FUNDS? SEE 24 CFR 92.254(A)(4)**

Iowa City has elected to adopt the following recapture or resale provisions when HOME funds are used to create affordable housing. Recapture guidelines are used for any homebuyer activity where the client receives direct financial assistance (including any assistance that reduces the purchase price from the fair market value to an affordable price) and resale is used when the homeowner does not receive direct financial assistance.

### **RESALE PROVISION**

A resale provision deed restriction will be used with an affordability period based on the amount of HOME funds provided per the following table when HOME funds are used for a construction subsidy.

- < \$15,000 5 years
- \$15,000-\$40,000 10 years
- \$40,000 15 years

The affordability period shall begin with the original HOME assisted owner's closing date. If the home does not continue to be the principal residence of the buyer during the duration of the period of affordability, then the housing will be sold only to a buyer whose family's income does not exceed 80% of Iowa City's area median income as determined annually by HUD. The City will target homeowners between 60 to 80% of Iowa City's area median income. The buyer shall use the home as their principal residence.

The purchase price may not exceed 95% of the median area purchase price for single family housing in the Iowa City MSA as determined annually by HUD for new or existing housing.

The original HOME-assisted owner is entitled to a fair return on investment (homebuyer's down payment plus capital improvements made to the house). The City will determine the original homebuyer's return on investment by using the percentage change in the Consumer Price Index (Consolidated Plan) over the period of ownership. The value of capital improvements will be based on the actual costs of the improvements as documented by the homeowner's receipts. The City will determine whether the sale price meets said requirements and must approve the price before buyers accept a purchase offer.

There may be a declining housing market where home values are depreciating. If the home is sold for less or the same price as the original price, the original homebuyer may not receive a fair return or any return on their investment. The City and/or HUD are not responsible for covering a loss on the original homebuyer's investment.

HOME regulations allow revocation of HOME's affordability restrictions if an ownership interest is terminated prematurely by foreclosure, transfer in lieu of foreclosure, or assignment of an FHA-insured mortgage to HUD. Under the HOME program, certain requirements must be placed on properties by means of deed restrictions or a recorded note and mortgage.

**PLANS FOR USING HOME FUNDS TO REFINANCE EXISTING DEBT SECURED BY MULTIFAMILY HOUSING THAT IS REHABILITATED WITH HOME FUNDS ALONG WITH A DESCRIPTION OF THE REFINANCING GUIDELINES REQUIRED THAT WILL BE USED UNDER 24 CFR 92.206(B).**

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

**IF APPLICABLE TO A PLANNED HOME TBRA ACTIVITY, A DESCRIPTION OF THE PREFERENCE FOR PERSONS WITH SPECIAL NEEDS OR DISABILITIES. (SEE 24 CFR 92.209(C)(2)(I) AND CFR 91.220(L)(2)(VII)).**

This program provides security deposit and monthly rent assistance for elderly and disabled households in Iowa City under 30% AMI. The Iowa City Housing Authority (ICHA) currently administers 1595 Housing Choice Vouchers, with a federal rating as a High Performer, and a voucher utilization rate of 94%. This program will be structured similarly to the Housing Choice Voucher Program and allows ICHA to use existing software to implement. Eligible households will be chosen from the HCVP waiting list, in the order they applied. Eligible households will have access to TBRA assistance until they are eligible for a Housing Choice Voucher. This program will lessen the rent burden on a vulnerable population and decrease waiting time for housing assistance.

**IF APPLICABLE TO A PLANNED HOME TBRA ACTIVITY, A DESCRIPTION OF HOW THE PREFERENCE FOR A SPECIFIC CATEGORY OF INDIVIDUALS WITH DISABILITIES (E.G. PERSONS WITH HIV/AIDS OR CHRONIC MENTAL ILLNESS) WILL NARROW THE GAP IN BENEFITS AND THE PREFERENCE IS NEEDED TO NARROW THE GAP IN BENEFITS AND SERVICES RECEIVED BY SUCH PERSONS. (SEE 24 CFR 92.209(C)(2)(II) AND 91.220(L)(2)(VII)).**

ICHA's software tracks the waiting list for rent assistance in Iowa City. Currently, there are 647 households that identify as elderly or disabled and are under 30% AMI living in Iowa City and on the HCVP waiting list. Date of birth and disability status are verified by government ID and Social security or physician provided documents.

**IF APPLICABLE, A DESCRIPTION OF ANY PREFERENCE OR LIMITATION FOR RENTAL HOUSING PROJECTS. (SEE 24 CFR 92.253(D)(3) AND CFR 91.220(L)(2)(VII)). NOTE: PREFERENCES CANNOT BE ADMINISTERED IN A MANNER THAT LIMITS THE OPPORTUNITIES OF PERSONS ON ANY BASIS PROHIBITED BY THE LAWS LISTED UNDER 24 CFR 5.105(A).**

Rental activities in the upcoming fiscal year will include:

- ICHA - TBRA
- The Housing Fellowship - Rental Acquisition

Of the FY25 rental activities, ICHA does plan to give preference to special needs including people that are elderly and/or disabled. Both are consistent with the priorities in the City Steps 2025 and allowable under 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii).

Limitations and preferences may not:

- violate nondiscrimination requirements in 92.350.
- limit or give preference to students.
- limit beneficiaries or give preference to all employees of the jurisdiction.

**APPENDIX A**

**Resident Participation**

# Summary of Comments Received

## City of Iowa City – FY25 (FFY24) Annual Action Plan

- Public comment period held from May 17, 2024 to June 18, 2024.
- A meeting of the Housing and Community Development Commission was held June 13, 2024.
  - No comments received prior to public meeting – no staff response required.
  - The Housing and Community Development Commission recommended that City Council approve the plan 6-0.
  - Recorded meetings for boards and commissions are [available online](#).
  - Comments received during the meeting, as well as staff responses, are available in the excerpt of the preliminary meeting minutes attached.
- A meeting of the City Council was held June 18<sup>th</sup>, 2024.
  - Recorded meetings are [available online](#).
  - The FY25 Annual Action Plan was approved as amended 7-0.

**Public Comment Period and Public Meeting Notice  
Proposed FY25 (FFY24) Annual Action Plan**

The City of Iowa City is soliciting public comments on the proposed City Fiscal Year 2025 (Federal Fiscal Year 2024) Annual Action Plan. The Annual Action Plan is a portion of Iowa City's 2021-2025 Consolidated Plan, City Steps 2025.

The Annual Action Plan will include information on the proposed use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds for housing, jobs, and services for low-moderate income persons. The Annual Action Plan outlines proposed activities, project locations, budgets, and the scope of activities being funded. The City anticipates receiving a total of about \$716,206 in CDBG and \$384,281 in HOME funds for FY25 that will benefit low to moderate income persons in Iowa City.

Copies of the draft plan are available in accordance with the City's adopted Citizen Participation Plan 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. 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 319-356-5240 or emailing [bthul@iowa-city.org](mailto:bthul@iowa-city.org).

Comments may be submitted in writing to the Neighborhood and Development Services Department at the address above or by email to [bthul@iowa-city.org](mailto:bthul@iowa-city.org). A 30-day public comment period will begin with the

publication of this notice and end on June 18, 2024.

The City Council will hold a public meeting, accept comments, and consider approval of Iowa City's FY25 Annual Action Plan on June 18, 2024. The meeting will be held at Emma Harvat Hall located at 410 E Washington Street at 6:00 p.m. For meeting information, visit [www.icgov.org/councildocs](http://www.icgov.org/councildocs). If you require special accommodations or language translation, please contact Brianna Thul at 319-356-5240 or [BThul@Iowa-City.org](mailto:BThul@Iowa-City.org) at least five (5) days prior to the meeting.

## SERVICE FINDER

[Neighborhood Services](#)

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[Community Development](#)

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[Affordable Housing Resource Center](#)

[Community Development Grant Opportunities](#)

[Down Payment Assistance](#)

[Financial Incentives for Affordable Housing Providers](#)

[Plans and Housing Studies](#)

[Resources for Homeowners](#)

[Resources for Organizations receiving City Funds](#)

[South District Investment Partnership Program](#)

[Housing Authority](#)

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[Housing Inspection Services](#)

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### Resources for Organizations receiving City Funds

#### Income and Rent Limits

- [2024 CDBG and HOME Income and Rent Limits \(See Effective Dates\)](#)
- [CDBG and HOME Income and Rent Limits - Effective June 15, 2023](#)

#### Purchase Price Limits

- [CDBG and HOME Purchase Price Limits - Effective July 1, 2023](#)
- [CDBG and HOME Purchase Price Limits - Effective June 1, 2022](#)

#### Utility Allowances

- [FY25 HUD Utility Allowances - Effective June 1, 2024](#)
- [FY24 HUD Utility Allowances - Effective June 15, 2023](#)
- [ICHA Utility Allowances - Effective January 1, 2024](#)
- [ICHA Guidance on Selection of Unit Type - 2024](#)

#### Part 5 Form

- [Part 5 Income Calculation Form for HOME Projects - Effective January 1, 2024](#)

#### CDBG Income Survey

- [Income Survey for CDBG Projects - Effective May 1, 2024](#)
- [Income Survey for CDBG Projects - Effective June 15, 2023](#)

# HOME Maximum Per Unit Subsidy

- [Maximum Per Unit Subsidy - Effective February 13, 2024](#)

## PUBLIC COMMENT PERIOD FOR THE FY25 (FFY24) ANNUAL ACTION PLAN DRAFT

### Public Comment Period and Public Meeting Notice Proposed FY25 (FFY24) Annual Action Plan

The City of Iowa City is soliciting public comments on the proposed City Fiscal Year 2025 (Federal Fiscal Year 2024) Annual Action Plan. The Annual Action Plan is a portion of Iowa City’s 2021-2025 Consolidated Plan, City Steps 2025.

The Annual Action Plan will include information on the proposed use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds for housing, jobs, and services for low-moderate income persons. The Annual Action Plan outlines proposed activities, project locations, budgets, and the scope of activities being funded. The City anticipates receiving a total of about \$716,206 in CDBG and \$384,281 in HOME funds for FY25 that will benefit low to moderate income persons in Iowa City.

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[View the FY25 \(FFY24\) Annual Action Plan Draft](#)

<b>HOME-ARP ALLOCATION PLAN</b>	+
<b>CONSOLIDATED PLAN (CITY STEPS)</b>	+
<b>ANNUAL ACTION PLANS</b>	+
<b>CONSOLIDATED ANNUAL PERFORMANCE &amp; EVALUATION REPORT (CAPER)</b>	+
<b>CDBG/HOME FUNDING</b>	+
<b>ENVIRONMENTAL REVIEWS</b>	+



## EXCERPT OF DRAFT MINUTES

MINUTES

PRELIMINARY

**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION  
JUNE 13, 2024 – 6:30 PM  
FORMAL MEETING  
THE CENTER ASSEMBLY ROOM**

**MEMBERS PRESENT:** Kaleb Beining, Horacio Borgen, Maryann Dennis, Karol Krotz, James Pierce, Kiran Patel

**MEMBERS ABSENT:** Becci Reedus, Denise Szecsei, Kyle Vogel

**STAFF PRESENT:** Sue Dulek, Naomi Mehta, Brianna Thul

**OTHERS PRESENT:** Ellen McCabe (HTFJC), Scott Hawes (Habitat), Megan Schmidt, Kathryn Davis (DVIP), Christine Hayes (Shelter House)

### **REVIEW AND CONSIDER RECOMMENDATION TO CITY COUNCIL ON APPROVAL OF FY25 (FFY24) ANNUAL ACTION PLAN:**

Thul noted this is a plan that staff brings to the Commission every year for review. The City determines community priorities through public input through the consolidated planning process which they are getting ready to do again. The Annual Action Plan includes specific projects for the next fiscal year that are designed to address the priorities identified in the five-year consolidated plan. Both plans are HUD required documents the City must complete in order to receive federal CDBG and HOME funding. The Annual Action Plan for FY25 includes the activities that HCDC recommended at the March meeting. Thul noted this process is a little bit delayed due to the federal budget this year and staff is bringing it to the Commission later than normal. Thul explained the plan is in a HUD required format and that the most concise way to view the projects and funding recommendations is Appendix B which is a summary of how the City will use the funding based on what HCDC recommended.

Thul also wanted to point out the HOME allocation was reduced for FY25. When staff bring HCDC the funding recommendations they are operating on an estimated budget to complete the process in time. HUD grant allocations are posted later in the cycle. HOME funding across the board was cut about 20% at the federal level. Staff was not anticipating the adjustment, but the City does have enough program income to still fund the projects HCDC recommended. Some of the sources of the funding in the Appendix B might be different based on final allocations from HUD and program income, but the budget amounts recommended are the same.

The projects that were recommended by the Commission will support public facility improvements and affordable rental housing. HOME funds require a 15% grant set aside for community housing development organizations. They have to be certified and meet specific requirements in order to access that portion of HOME funding. Thul noted some communities struggle with that but Iowa City is lucky to have two organizations that meet the CHDO requirements. The Housing Fellowship through this last round of funding will be able to access the set aside. HUD also allows a portion of the CDBG funding for public services and that portion of funding supports the City's Aid to Agencies program.

Thul pointed out the cover photos on the plan are from the Iowa City South District Program which is a program where the City purchases duplex properties, rehab the units, and then they're sold as affordable homeownership to income eligible buyers. Both units pictured have been sold and are currently occupied.

Kubly stated the plan has been posted for a public comment since May 17 and no comments have been received to date. Today, HCDC will consider a recommendation to City Council to approve the plan and staff will present the HCDC recommendations at the Council meeting next Tuesday. They will also present staff recommendations since the HCDC and staff recommendations were slightly different. If you remember from March, staff had concerns about the Shelter House project. Council will decide on the final approval and then staff will submit the plan to HUD and wait for approval to move forward with those projects.

Krotz asked about the concerns mentioned for the Shelter House project. Kubly replied that Shelter House has applied for facility rehab for Cross Park Place. Staff had some concerns due to the number of projects Shelter House had ongoing and the capacity to take on another project. There are several facility improvements underway. One of those was an HVAC project that's just now closing out but was underway at the time of the staff recommendation. Additionally, some of the some of the work that's being done, such as carpet repair, would be considered maintenance under CDBG and is not eligible. Therefore, staff is recommending that Shelter House reapply next year and work with staff to find eligible costs. If City Council agrees and the funds aren't going to Shelter House, staff would recommend they go to The Housing Fellowship and fulfill their full request as they were the next highest scoring applicant based on HCDC scores.

Dennis asked if they could apply for HOME funds. Thul noted Shelter House can apply for HOME but they need to meet the City's underwriting requirements. Any rental housing project is required to submit a pro forma that meets the standards.

Krotz noted Appendix C states that the amounts with 30% median income from this year and last year went down this year which was interesting. For instance, for a one bedroom, the rent went down from \$922 to \$902 so that was a pleasant surprise. A question on page 49 when it's talking about the actions to reduce the number of poverty level families, it states the City has began exploring partnerships with Kirkwood Community College and Iowa Workforce Development - is Kirkwood still in Iowa City? The building looks vacant. Kubly replied they might not physically be in Iowa City, but the City does continue to work with them, especially through ARPA projects. Krotz thanked staff and noted the plan looks nice.

Dennis moved to approve the FY25 Annual Action Plan. Patel seconded. A vote was taken and the motion passed 6-0.



# CITY OF IOWA CITY COUNCIL ACTION REPORT

June 18, 2024

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Resolution adopting Iowa City's FY25 Annual Action Plan which is a subpart of Iowa City's 2021-2025 Consolidated Plan (City Steps 2025)

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Prepared By: Erika Kubly, Neighborhood Services Coordinator  
Reviewed By: Tracy Hightshoe, Neighborhood and Development Services Director  
Fiscal Impact: Iowa City has been allocated \$716,206 in CDBG funds and \$384,280.57 in HOME funds for FY25 which will be used in conjunction with program income and any uncommitted or returned funds.  
Staff Recommendation: Approval  
Commission Recommendations: The Housing and Community Development Commission will make a recommendation on the FY24 Annual Action Plan at their June 13, 2024 meeting.  
Attachments: [FY25 Final Staff Scores and Recommendations](#)  
[HCDC 3.21.24 minutes](#)  
[Resolution](#)  
[HCDC Appendix B](#)

## **Executive Summary:**

A public meeting and resolution considering approval of the FY25 Annual Action Plan, which formally allocates the City's CDBG and HOME funds, will be held at the City Council meeting on June 18, 2024. The City receives Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds annually from the U.S. Department of Housing and Urban Development (HUD). To receive these funds, the City must submit an Annual Action Plan, describing the projects and activities proposed for funding. The complete draft FY25 Annual Action Plan is available at [www.icgov.org/actionplan](http://www.icgov.org/actionplan) and a summary of the funded activities is attached to the resolution as Appendix B.

## **Background / Analysis:**

A competitive funding round was held this past winter with applications due at the end of January for an estimated \$754,000 in CDBG and HOME funds. Iowa City received applications from seven outside agencies for CDBG and HOME funds as well as an internal program application. Two of the applications were determined ineligible for review as the projects did not meet federal requirements.

The following projects were recommended for funding by the Housing and Community Development Commission (HCDC) at their March 21, 2024 meeting:

- The Housing Fellowship – Acquisition of two 3–5-bedroom single family homes to serve as affordable rental for larger households.
- Iowa City Housing Authority – Tenant-Based Rental Assistance (TBRA) for elderly and disabled households in Iowa City under 30% AMI currently on the waiting list for a Housing Choice Voucher.
- Shelter House – Renovations at Cross Park Place.
- Neighborhood Centers of Johnson County – Facility improvements at the Pheasant Ridge Neighborhood Center.

As part of the allocation process, staff scored each application and made a funding recommendation to HCDC ahead of their March meeting. Based on scoring, risk assessment, and information provided, staff did not recommend funding Shelter House's application as submitted. The applicant has a number of federally funded projects currently underway which may affect the applicant's capacity to undertake a new project. At the time of application, a delayed FY22 HVAC project at the emergency shelter, funded with \$225,000 of CDBG funds, was still in progress. The project is now near close-out. Another large renovation project is underway at their emergency shelter which involves \$120,000 in FY24 CDBG funds and \$623,620 in State CDBG-CV funds administered through the city. Additional projects are underway using HOME-ARP and ARPA funds for provision of services.

Staff also had concerns about the eligibility of the project as proposed based on federal funding regulations. The applicant submitted the proposal as a rental rehab project, however, portions of the project would be considered public facility improvements. Rental rehab and public facility projects have different eligibility requirements that cannot be addressed through a single project. As a result, the HCDC recommended funding is only for costs associated with the rental units.

Since the HCDC review, staff has received further guidance on the project's eligibility. A portion of the funding request is for carpet replacement which is considered maintenance and therefore ineligible under CDBG. The project has also been considered under HOME but does not meet underwriting standards as proposed. Based on project eligibility and capacity concerns with the number of projects underway, staff recommends that Shelter House re-apply in a future funding round and work with staff prior to submission to determine which of their needs would be eligible.

Staff proposes that the \$85,327 in CDBG funds allocated by HCDC to Shelter House be shifted to the Housing Fellowship for their affordable rental acquisition projects. The Housing Fellowship was funded by HCDC at \$334,673 which is \$85,327 less than their total request of \$420,000. This application received the third highest score from HCDC after Iowa City Housing Authority and Shelter House.

A rental new construction project from DVIP as well as additional funds for a UAY acquisition project were not recommended for FY25 funding by staff and HCDC. Staff comments for these projects can be found in the attached memo to HCDC dated March 1, 2024.

The draft FY24 Annual Action Plan was made available for public comment on May 17, 2024. HCDC is expected to review and recommend approval of the draft at their June 13, 2024 meeting. At the time of this submission, the City has not received any comments. The Annual Action Plan is due to HUD by July 6, 2024.

Note that Appendix A is reserved for public comments.

**Summary of Minutes  
June 18, 2024 - 6:00 PM**

***Public Comment for items on the agenda:***

- 1. Call to Order**
- 2. Proclamations**
  - 2.a Parks and Recreation Month**
  - 2.b Waste and Recycling Workers Week**
  - 2.a) Parks and Recreation Month**
  - 2.c) Juneteenth National Freedom Day**
- 3. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)**
  - 3.a Special Formal Summary of Minutes: June 4**
  - 3.b Work Session Minutes: June 4**
  - 3.c Formal Summary of Minutes: June 4**
  - 3.d Special Formal Summary of Minutes: June 7**
- 4. Consent Calendar - Receive and File Minutes**
  - 4.a Charter Review Commission: April 25**
  - 4.b Climate Action Commission: May 6**
  - 4.c Community Police Review Board: May 14**
- 5. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)**
  - 5.a**
    - 1. Class C Retail Alcohol License for Spectrum Hospitality, Inc., dba Tequila Cowgirl, 347 S. Gilbert St.**
    - 2. Class C Retail Alcohol License for C&D Cavin LLC, dba The Sanctuary, 405 S. Gilbert St.**
  - 5.b**
    - 1. Class C Retail Alcohol License for Iowa Avenue LLC, dba Saint Burch Tavern, 127 Iowa Ave.**
    - 2. Class B Retail Alcohol License for El Paso Tienda Y Taqueria, Inc., dba El Paso Tienda Y Taqueria Inc., 609 Hollywood Blvd.**
    - 3. Class C Retail Alcohol License for Weekes-Van Eck Post #3949 Veterans of Foreign Wars, dba Weekes-Van Eck Post #3949 Veterans of Foreign Wars, 609 Highway 6 E.**
    - 4. Outdoor Service Area for Weekes-Van Eck Post #3949 Veterans of Foreign Wars, dba Weekes-Van Eck Post #3949 Veterans of Foreign Wars, 609 Highway 6 E.**
    - 5. Class E Retail Alcohol License for Walgreen Co., dba Walgreens #05077, 2214 Muscatine Ave.**
    - 6. Class B Retail Alcohol License for Basket Cases, LLC, dba The Basket Cases, 601 Saint Thomas Ct.**
    - 7. Class C Retail Alcohol License for PDG Enterprises, LLC, dba Goosetown, 203 N. Linn St.**
    - 8. Class C Retail Alcohol License for Iowa City Aerie No 695 Fraternal Order of Eagles In, dba Fraternal Order of Eagles, Iowa City Aerie #695, 225 Hwy 1 W.**
    - 9. Outdoor Service Area for Iowa City Aerie No 695 Fraternal Order of Eagles In, dba Fraternal Order of Eagles, Iowa City Aerie #695, 225 Hwy 1 W.**
    - 10. Class C Retail Alcohol License for Poza Rica Foods, Inc., dba Cactus Mexican Grill, 245 S. Gilbert St.**
    - 11. Outdoor Service Area Poza Rica Foods, Inc., dba Cactus Mexican Grill, 245 S. Gilbert St.**
    - 12. Class C Retail Alcohol License for Big Grove Iowa City LLC, dba Big Grove Brewery & Tap Room, 1225 S. Gilbert St.**
    - 13. Outdoor Service Area for Big Grove Iowa City LLC, dba Big Grove Brewery & Tap Room, 1225 S. Gilbert St.**
  - 5.c Resolution to Issue Cigarette Permit Renewals (see attached list of 2025 Cigarette Renewals)**
- 6. Consent Calendar - Resolutions and Motions**
  - 6.a Resolution authorizing the procurement of one (1) new aerial bucket truck.**
  - 6.b Resolution authorizing the procurement of one (1) loader mounted snowblower.**
  - 6.c Resolution amending the AFSCME pay plan by adding the position Civilian Crime Analyst to grade 12.**

- 6.d Resolution authorizing agreement between the City of Iowa City and the Iowa City Association of Professional Fire Fighters, IAFF Local #610 to be effective July 1, 2024 through June 30, 2025.
- 6.e Resolution approving a purchase agreement for three condominium units at 4673 Herbert Hoover Highway.
- 6.f Resolution Approving Final Plat of Pine Grove – Part Two Subdivision, a Resubdivision of Lot 2 of Pine Grove Subdivision, Iowa City, Iowa. (SUB24-0003)
- 6.g Resolution approving, authorizing and directing the Mayor to execute and the City Clerk to attest an Agreement by and between the City of Iowa City and HDR Engineering, Inc., of Omaha, Nebraska to provide environmental compliance and engineering consultant services for the Iowa City Landfill and Recycling Center.
- 6.h Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Asphalt Resurfacing 2024 Project.
- 6.i Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Fire Station 1 Apparatus Bay Slab Reconstruction Project.
- 6.j Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Landfill Equipment Building Replacement Project.
- 6.k Resolution accepting the work for the City Hall Housing Authority Front Area Remodel Project.
- 6.l Resolution accepting the work for the Fairchild Street Reconstruction Project.
- 6.m Resolution accepting the work for the North First Avenue Improvements Project.
- 6.n Resolution accepting the work for the Riverside Drive Pedestrian Improvements Project.
- 6.o Resolution accepting the work for the Willow Creek Trail Replacement Project.
- 7. Consent Calendar - Setting Public Hearings
  - 7.a Resolution setting a public hearing on July 16, 2024 on project manual and estimate of cost for the construction of the City Hall Roof Replacement Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.
  - 7.b Resolution of intent to consider the proposed conveyance of an underground utility easement to MidAmerican Energy Company across Lot 174, Whispering Meadows Subdivision, Part Two, and setting a public hearing thereon for July 16, 2024.

**End of Consent Calendar**

**Motion to approve consent calendar, items 3 - 7.** Moved by Shawn Harmsen, seconded by Joshua Moe.  
**Motion Passed. (7 Ayes)**

**8. Community Comment [items not on the agenda (until 7 PM)]**

**9. Regular Formal Agenda**

**9.a Resolution to vacate a sewer easement in Barker's Second Subdivision.**

Motion to approve resolution. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

**9.b Resolution adopting Iowa City's FY25 Annual Action Plan which is a subpart of Iowa City's 2021-2025 Consolidated Plan (City Steps 2025)**

Motion to approve resolution as amended. Moved by Joshua Moe, seconded by Laura Bergus.  
**Motion Passed. (7 Ayes)**

Motion to amend resolution to move \$85,327 from the Shelter House to the Housing Fellowship.  
 Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

**9.c Resolution allocating human services Aid to Agencies funding for Fiscal Year 2025, July 1, 2024 - June 30, 2025.**

Motion to approve resolution. Moved by Megan Alter, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

**10. Council Appointments**

**10.a**

**Historic Preservation Commission (College Green) - One vacancy to fill a three-year term, July 1, 2024 - June 30, 2027. (Term expires for Noah Stork) [Appointment deferred from 5/21/24]**

Motion to appoint Kevin Burford. Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

**10.b Historic Preservation Commission (E. College St.) - One vacancy to fill an unexpired term plus a three-year term, upon appointment - June 30, 2027. (formerly advertised as unexpired term - Cole Eckhardt Resigned) [Appointment deferred from 5/21/24]**

Motion to appoint Ryan Russell. Moved by Mazahir Salih, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

**11. Announcement of Vacancies - New**

**11.a Board of Appeals (HVAC Professional) - One vacancy to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned). Correspondence included in Council Packet.**

**Human Rights Commission - One vacancy to fill an unexpired term - December 31, 2024 plus a 3-year term (01/01/25-12/31/27), upon appointment - December 31, 2027 (Sylvia Jons resigned). Correspondence included in Council Packet.**

**Applications must be received by 5:00 P.M., Tuesday, July 30, 2024.**

Motion to accept correspondence. Moved by Bruce Teague, seconded by . **Motion Passed. (7 Ayes)**

**12. Announcement of Vacancies - Previous**

**12.a Planning & Zoning Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2026. (Maria Padron resigned)**

**Senior Center Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2024. (Tasha Lard resigned)**

**Applications must be received by 5:00 P.M., Tuesday, July 9, 2024.**

**Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2024 - December 31, 2028. (Term expired for Heather Flynn)**

**Airport Zoning Commission - One vacancy to fill a 6-year term, January 1, 2024 - December 31, 2029. (Term expired for Dennis Keitel)**

**Historic Preservation Commission (Jefferson St.) - One vacancy to fill a three-year term, July 1, 2022 - June 30, 2025. (formerly advertised as unexpired term – Lyndi Kiple resigned)**

**Historic Preservation Commission (Woodlawn Ave.) - One vacancy to fill an unexpired term plus a three-year term, upon appointment - June 30, 2027. (formerly advertised as unexpired term - Kevin Larson resigned)**

**Vacancies will remain open until filled.**

**13. City Council Information**

**14. Report on Items from City Staff**

**15. Adjourn**

**Motion to adjourn at 7:06 p.m.. Moved by Laura Bergus, seconded by Megan Alter. Motion Passed. (7 Ayes)**

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Mayor

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City Clerk



**APPENDIX B**  
**FY25 Planned Activities**

**Appendix B  
FY25**

<b>Project</b>	<b>Planned activities</b>	<b>CDBG Award</b>	<b>HOME Award</b>	<b>Persons / Households / Facilities Assisted</b>
<b>Public Service Activities</b>	Aid to Agencies - DVIP	\$ 60,000	NA	1,002
	Aid to Agencies - Neighborhood Centers of Johnson County	\$ 64,000	NA	2,460
<b>Public Facility Activities</b>	Pheasant Ridge Facility Improvements - Neighborhood Centers of Johnson County	\$ 35,000	NA	1,600
<b>Neighborhood and Area Benefits</b>	Neighborhood Improvement Program	\$ 75,000	NA	300
<b>Homeowner/Rental Housing Rehabilitation</b>	Comprehensive Rehabilitation	\$ 235,000	\$ 90,000	22
<b>Other Housing Activities</b>	Tenant Based Rental Assistance - Iowa City Housing Authority	\$ -	\$ 300,000	80
	CHDO Operations	NA	\$ 19,000	NA
<b>Community Housing Development Organization Activities</b>	Rental Acquisition - The Housing Fellowship <i>Project includes CHDO Reserve</i>	\$ 242,719	\$ 177,281	2
<b>Economic Development</b>	Economic Development Program	\$ 50,000	NA	2
<b>Administration &amp; Planning</b>	CDBG Administration	\$ 158,000	NA	NA
	HOME Administration	NA	\$ 48,000	NA
<b>Total</b>		<b>\$ 919,719</b>	<b>\$ 634,281</b>	<b>5,468</b>

## **APPENDIX C**

### **Current Income, Rent, and Sales Price Limits**



# Table of Income and Rent Limits

## Community Development Block Grant (CDBG) HOME Investment Partnerships Program (HOME)

### Income Limits

Effective 5/1/24 for CDBG. Effective 6/1/24 for HOME

Household Size	Extremely Low Income	Very Low Income		Low Income
	30% Median Income	50% Median Income	60% Median Income	80% Median Income
1	\$24,100	\$40,150	\$48,180	\$64,200
2	\$27,550	\$45,850	\$55,020	\$73,400
3	\$31,000	\$51,600	\$61,920	\$82,550
4	\$34,400	\$57,300	\$68,760	\$91,700
5	\$37,200	\$61,900	\$74,280	\$99,050
6	\$39,950	\$66,500	\$79,800	\$106,400
7	\$42,700	\$71,100	\$85,320	\$113,750
8	\$45,450	\$75,650	\$90,780	\$121,050

### Rent Limits

Effective 6/1/24 for CDBG and HOME

	Effective	SRO	Efficiency	1 BDR	2 BDR	3 BDR	4 BDR	5 BDR	6 BDR
Low HOME Rent	6/1/2024	\$587	\$783	\$902	\$1,082	\$1,500	\$1,673	\$1,846	\$2,019
High HOME Rent	6/1/2024	\$587	\$783	\$902	\$1,082	\$1,525	\$1,836	\$2,111	\$2,387
Fair Market Rent	6/1/2024	\$587	\$783	\$902	\$1,082	\$1,525	\$1,836	\$2,111	\$2,387

Review your agreement to determine applicable rent limits. All HOME and many CDBG agreements limit rent to the applicable rent limit minus the tenant-paid utility allowance as provided by ICHA or HUD. Example: Tenant pays for electricity only and the utility allowance for electricity is \$80. Rent for a one-bedroom HOME-assisted unit cannot exceed \$822 (\$902-80) if the HOME agreement restricts rent to the Low HOME rent. If a HOME-funded project assists five or more units, 20% of units must be leased at or below the low HOME rent.

The Fair Market Rents (FMR) for units larger than six bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. FMRs for single-room occupancy units are .75 times the zero bedroom (efficiency) FMR.

NOTE: The payment standard for Section 8 tenants may be higher than the rent limits shown here. Regardless of the payment standard, rent cannot exceed the rent limit identified in your agreement minus the tenant paid utility allowance if included.



# Table of Income and Rent Limits

## Community Development Block Grant (CDBG) HOME Investment Partnerships Program (HOME)

### Income Limits

(effective 6/15/2023)

Household Size	Extremely Low Income	Very Low Income		Low Income
	30% Median Income	50% Median Income	60% Median Income	80% Median Income
1	\$24,250	\$40,400	\$48,480	\$64,650
2	\$27,700	\$46,200	\$55,440	\$73,850
3	\$31,150	\$51,950	\$62,340	\$83,100
4	\$34,600	\$57,700	\$69,240	\$92,300
5	\$37,400	\$62,350	\$74,820	\$99,700
6	\$40,150	\$66,950	\$80,340	\$107,100
7	\$42,950	\$71,550	\$85,860	\$114,500
8	\$45,700	\$76,200	\$91,440	\$121,850

### Rent Limits

	Effective	SRO	Efficiency	1 BDR	2 BDR	3 BDR	4 BDR	5 BDR	6 BDR
Low HOME Rent	6/15/2023	\$607	\$810	\$922	\$1,127	\$1,500	\$1,673	\$1,846	\$2,019
High HOME Rent	6/15/2023	\$607	\$810	\$922	\$1,127	\$1,602	\$1,920	\$2,208	\$2,496
Fair Market Rent	6/15/2023	\$607	\$810	\$922	\$1,127	\$1,602	\$1,920	\$2,208	\$2,496

Review your agreement to determine applicable rent limits. All HOME and many CDBG agreements limit rent to the applicable rent limit minus the tenant-paid utility allowance as provided by ICHA or HUD. Example: Tenant pays for electricity only and the utility allowance for electricity is \$80. Rent for a one-bedroom HOME-assisted unit cannot exceed \$842 (\$922-80) if the HOME agreement restricts rent to the Low HOME rent. If a HOME-funded project assists five or more units, 20% of units must be leased at or below the low HOME rent.

The Fair Market Rents (FMR) for units larger than six bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. FMRs for single-room occupancy units are .75 times the zero bedroom (efficiency) FMR.

NOTE: The payment standard for Section 8 tenants may be higher than the rent limits shown here. Regardless of the payment standard, rent cannot exceed the rent limit identified in your agreement minus the tenant paid utility allowance if included.



# Table of Sales Price Limits

## HOME Investment Partnerships Program (HOME)

### HOME Purchase Price Limit (effective July 1, 2023)

	1-Unit	2-Unit	3-Unit	4-Unit
Existing Homes Purchase Price Limit	\$271,000	\$347,000	\$420,000	\$520,000
New Homes Purchase Price Limit	\$282,000	\$361,000	\$437,000	\$542,000

The initial purchase price or after-rehabilitation value of homeownership units assisted with HOME funds cannot exceed 95 percent of the area median purchase price for single family housing, as determined by HUD. These amounts are different for newly constructed homes and existing homes

**Newly Constructed Housing.** The new HOME homeownership value limits for newly constructed HOME units is 95 percent of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing. Nationwide, HUD established a minimum limit, or floor, based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. This figure is determined by the U.S. Census Bureau. HUD has used the greater of these two figures as their HOME homeownership value limits for newly constructed housing in each area.

**Existing Housing.** The new HOME homeownership value limits for existing HOME units is 95 percent of the median purchase price for the area based on Federal FHA single family mortgage program data for existing housing and other appropriate data that are available nationwide for sale of existing housing in standard condition. Nationwide, HUD has established a minimum limit, or floor, based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data. HUD has used the greater of these two figures as their HOME homeownership value limits for existing housing in each area.

In lieu of the limits provided by HUD, a PJ may determine 95 percent of the median area purchase price for single family housing in the jurisdiction annually in accordance with federally established procedures and may submit these limits as part of its Consolidated Plan/Annual Action Plan. Iowa City does not determine its own Sales Price Limits.

## **APPENDIX D**

### **HOME Recapture and Resale Information**

## HOME Homebuyer Program Policies Excerpt

### Resale/Recapture Provisions (24 CFR 92.254 (a)(5))

Iowa City has elected to adopt the following recapture or resale provisions when HOME funds are used to create affordable housing. Recapture guidelines are used for any homebuyer activity where the client receives direct financial assistance (including any assistance that reduces the purchase price from the fair market value to an affordable price) and resale is used when the homeowner does not receive direct financial assistance.

#### Recapture Provision

A recapture provision of the HOME regulations pursuant to CFR Part 24 92.254 (a)(5)(i) will be used when HOME funded assistance is provided to reduce the selling price of a home from appraised value to one of affordability (affordability subsidy) for people at income levels of 80% or less of Iowa City's median income. This will include an affordability period based on the amount of HOME funds used for that purpose as indicated in the following table. If downpayment assistance will be provided, that amount will be added to the total amount to determine the affordability period.

> \$15,000	5 years
\$15,000-\$40,000	10 years
> \$40,000	15 years

Upon the sale of the home, the net proceeds (sale price, minus superior loan repayment and closing costs) shall be distributed proportionately between the City, up to the Principal Amount, and the Buyer (**Shared Net Proceeds**). The City and/or HUD are not responsible for covering negative net proceeds. The Principal Amount shall be forgiven after the affordability period identified in the Recapture Agreement ends if the homeowner remains in compliance with their written agreement.

Example: How the money from the sale of the house will be distributed among the City, Recipient, and the Buyer. The house is being sold for \$150,000 before the end of the affordability period. The City is paid \$19,585.50. The Buyer receives \$53,414.50 from the sale of the home. The private lender will get \$75,000. (The remaining \$2,000 is "closing costs," such as abstract update, attorney fees, and recording costs). When the City receives \$19,585.50, the City will consider the promissory note fully paid and will release the mortgage. The Buyer will not have to pay the City the difference between the principal amount of \$36,667 and \$19,585.50.

Appraised Value of the Property at Acquisition:	\$136,667	
HOME Investment (Principal Amount):	\$36,667	$(\$36,667 / \$136,667) = 27\%$
Buyer Investment (First Mortgage)	\$100,000	$(\$100,000 / \$136,667) = 73\%$
Homebuyer Principal Payments at time of sale	\$25,000	
Sales Price (Upon Resale):	\$150,000	
Superior Loan Repayment	\$75,000	$(\$100,000 - \$25,000)$
Closing Costs	\$2,000	
<b>NET PROCEEDS:</b>	<b>\$73,000</b>	
HOME Recapture Amount to City:	\$19,585.50	$(36,667 / (36,667 + 100,000)) \times \$73,000 = 19,585.50$
Buyer Allocation:	\$53,414.50	$(100,000 / (100,000 + 36,667)) \times \$73,000 = 53,414.50$



**Resale Provision**

A resale provision deed restriction will be used with an affordability period based on the amount of HOME funds provided per the following table when HOME funds are used for a construction subsidy.

> \$15,000	5 years
\$15,000-\$40,000	10 years
> \$40,000	15 years

The affordability period shall begin with the original HOME assisted owner's closing date. If the home does not continue to be the principal residence of the buyer during the duration of the period of affordability, then the housing will be sold only to a buyer whose family's income does not exceed 80% of Iowa City's area median income as determined annually by HUD. The City will target homeowners between 60 to 80% of Iowa City's area median income. The buyer shall use the home as their principal residence.

The purchase price may not exceed 95 percent of the median area purchase price for single family housing in the Iowa City MSA as determined annually by HUD for new or existing housing.

The original HOME-assisted owner is entitled to a fair return on investment (homebuyer's downpayment plus capital improvements made to the house). The City will determine the original homebuyer's return on investment by using the percentage change in the Consumer Price Index (CPI) over the period of ownership. The value of capital improvements will be based on the actual costs of the improvements as documented by the homeowner's receipts. The City will determine whether the sale price meets said requirements and must approve the price before Buyers accept a purchase offer.

**Example:**

Iowa City provides funds for the construction of a single family home. The homebuyer provides \$5,000 for a downpayment. The CPI is 3.5% over the period of ownership. The original homebuyer sells the home at a price that permits the homebuyer to realize a full return on his/her investment.

The original homebuyer completed a \$9,000 kitchen remodel as evidenced by receipts. The original homebuyer's initial downpayment investment of \$5,000 plus the \$9,000 kitchen remodel would result in a fair return of \$490. Total return at sale, assuming price of sale permits a full return, would be \$14,490.

$(\$5,000 + \$9,000) \times 3.5\% = \$490$  fair return on initial and capital investments  
 $\$5,000 + \$9,000 + 490 = \$14,490$  total return to the original homebuyer at sale

There may be a declining housing market where home values are depreciating. If the home is sold for less or the same price as the original price, the original homebuyer may not receive a fair return or any return on their investment. The City and/or HUD are not responsible for covering a loss on the original homebuyer's investment.

HOME regulations allow revocation of HOME's affordability restrictions if an ownership interest is terminated prematurely by foreclosure, transfer in lieu of foreclosure, or assignment of an FHA-insured mortgage to HUD.

A recipient may propose a different resale or recapture provision for a proposed project, however the City of Iowa City must submit the proposed provision to HUD (either in the Annual Action Plan or later in the year) for review and approval before a recipient enters an agreement with the City for the proposed project.

## **Explanation of Capital Improvements – Resale Provisions**

The City generally considers capital improvements to be an addition to, a permanent structural change, or the restoration of some aspect of a property that will either enhance the property's overall value, increase its useful life, or adapt it to new uses. Capital improvements may include changes that ameliorate a material condition or defect, increase the capacity of a home, increase the quality of the home, extend the useful life of a home, or other relevant improvements. Capital improvements do not include general maintenance, cleaning, or other routine repairs.

### Examples

#### Capital Improvements:

- Remodeling a bathroom
- Remodeling a kitchen
- Adding a bedroom
- Finishing a basement

#### Not Considered Capital Improvements:

- General maintenance and repairs
- Painting
- Flooring replacement
- Landscaping
- Cleaning

Examples above are intended to be general guidance and not an exhaustive list of all possibilities. Other unlisted improvements will be evaluated by the City on a case-by-case basis with evidence of receipts.





**Neighborhood & Development Services**  
410 E Washington Street Iowa City, IA 52240  
Phone: 319-356-5230  
Web: [icgov.org/nds](http://icgov.org/nds)