



Consolidated Annual Performance and Evaluation Report

Fiscal Year 2024 (Federal Fiscal Year 2023)

City of Iowa City

PURPOSE

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

Inquiries or comments about this report can be directed to Neighborhood Services at 319-356-5230 or neighborhoods@iowa-city.org.

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1. CR-05 - GOALS AND OUTCOMES. PROGRESS THE JURISDICTION HAS MADE IN CARRYING OUT ITS STRATEGIC PLAN AND ITS ACTION PLAN. 91.520(A). THIS COULD BE AN OVERVIEW THAT INCLUDES MAJOR INITIATIVES AND HIGHLIGHTS THAT WERE PROPOSED AND EXECUTED THROUGHOUT THE PROGRAM YEAR.

All Annual Action Plan projects address needs identified in the five-year consolidated plan, City Steps 2025. Some projects from years prior to FY24 correspond to needs identified in the City's previous consolidated plan, City Steps 2016-2020. Each year, Iowa City works to meet the goals of the consolidated plan through annual allocations of CDBG and HOME funds. Most projects are carried out by local organizations in partnership with the City.

In FY24, the City and its subrecipients completed 24 activities and expended about \$1,383,927 dollars. FY24 marked the fourth year of City Steps 2025. Table A illustrates the City's progress towards the goals set in City Steps 2025. To facilitate clear reporting, only accomplishment associated with the most recent consolidated plan are included in the table. Additional accomplishments for activities associated with the City's previous consolidated plan, City Steps 2016-2020, are available in Table C. During FY24, one activity associated with the previous consolidated plan was completed. The City also continued the planning process for HOME-ARP. One activity began in FY24 and additional activities are anticipated to begin in FY25. Table H and Table will track activity progress.

There are three overarching goals that guide City Steps 2025:

1. 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.
2. 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.
3. To expand economic opportunities through job creation, homeownership opportunities, façade improvement, development activities that promote long-term community viability and the empowerment of LMI persons to achieve self-sufficiency.

To correspond to these overarching goals as well as the priority needs identified in City Steps 2025, the City allocated FY24 CDBG/HOME funds to the following activities:

Provide Housing Opportunities that are Decent and Affordable

- City of Iowa City – Rental and Homeowner Rehab Programs
- The Housing Fellowship – Rental Construction

- The Housing Fellowship – CHDO Operations and Rental Rehab
- Greenstate & Hills Downpayment Assistance Partnership
- Habitat for Humanity Downpayment Assistance Partnership

Provide a Suitable Living Environment

- NCJC – Public Services
- DVIP – Public Services
- Shelter House – Facility Improvements
- City of Iowa City - Neighborhood Improvements (ADA Curb Ramps)

Expand Economic Opportunities

- City of Iowa City - Economic Development Program

COMPARISON OF THE PROPOSED VERSUS ACTUAL OUTCOMES FOR EACH OUTCOME MEASURE SUBMITTED WITH THE CONSOLIDATED PLAN AND EXPLAIN, IF APPLICABLE, WHY PROGRESS WAS NOT MADE TOWARD MEETING GOALS AND OBJECTIVES. 91.520(G) CATEGORIES, PRIORITY LEVELS, FUNDING SOURCES AND AMOUNTS, OUTCOMES/OBJECTIVES, GOAL OUTCOME INDICATORS, UNITS OF MEASURE, TARGETS, ACTUAL OUTCOMES/OUTPUTS, AND PERCENTAGE COMPLETED FOR EACH OF THE GRANTEE'S PROGRAM YEAR GOALS.

Goal	Category	Source	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	% Complete	Expected Program Year	Actual Program Year	% Complete
Effectively administer and plan for the CDBG, HOME	Admin	CDBG: \$ / HOME: \$	Other	Other	10	7	70.00%	2	2	100.00%
Improve public facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	110	4510	4,100.00%	950	2636	277.47%
	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	8447		0	1139	
	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Improve public infrastructure & address climate action	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	9735	649.00%	300	0	0.00%
Increase number of affordable rental (new con/acq.)	Affordable Housing	CDBG: \$0 / HOME: \$	Rental units constructed	Household Housing Unit	20	2	10.00%	1	0	0.00%
	Affordable Housing	CDBG: \$0 / HOME: \$	Other	Other	90	15	16.67%	1	0	0.00%
Provide public services	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	14000	10474	74.81%	3462	2334	67.42%

	Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	8447		0	1194	
Rehab & improve renter-occupied housing units	Affordable Housing	CDBG: \$0 / HOME: \$	Rental units rehabilitated	Household Housing Unit	25	1	4.00%	1	1	100.00%
Rehabilitate & improve owner-occupied housing unit	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	70	70.00%	22	23	104.55%
Support economic and workforce development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	39	390.00%	2	1	50.00%
Support homebuyer activities (down payment/closing)	Affordable Housing	CDBG: \$0 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	30	20	66.67%	22	12	54.55%

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

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

ASSESS HOW THE JURISDICTION'S USE OF FUNDS, PARTICULARLY CDBG, ADDRESSES THE PRIORITIES AND SPECIFIC OBJECTIVES IDENTIFIED IN THE PLAN, GIVING SPECIAL ATTENTION TO THE HIGHEST PRIORITY ACTIVITIES IDENTIFIED.

This report contains tables to demonstrate accomplishment data. Many tables are auto generated by HUD's Integrated Disbursement and Information System (IDIS). Nine tables were created by staff and provided as a supplement in Appendix A to clarify the data. The tables cover the following information:

- City Table A - City Steps 2025 Progress Tracking through City Fiscal Year 2024 (FFY23)
- City Table B - Annual Action Plan Outcome Tracking City Fiscal Year 2024 (FFY23)
- City Table C - Activities Completed in City Fiscal Year 2024 (FFY23)
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- City Table F - Beneficiaries by Income for Projects Completed City Fiscal Year 2024 (FFY23)
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- City Table H - HOME-ARP Activity Tracking through City Fiscal Year 2024 (FFY23)

All activities completed this fiscal year are consistent with the priorities, goals and objectives established in City Steps 2025, which are designed to assist LMI residents in need of housing, jobs, and services. One activity completed in this fiscal year corresponds to priorities from the previous consolidated plan, City Steps 2016-2020. Several priorities, such as expansion of affordable housing, appear in both consolidated plans.

The list below ties activities completed this fiscal year, to the current priorities in City Steps 2025. Activities originating in a fiscal year prior to City Steps 2025 are indicated with an asterisk (*).

Expansion of Affordable Rental and Owner Housing

- FY24 Greenstate/Hills DPA Partnership #1 – Indigo Drive
- FY24 Greenstate/Hills DPA Partnership #2 – Hollywood Boulevard
- FY24 Greenstate/Hills DPA Partnership #3 – York Place
- FY24 Greenstate/Hills DPA Partnership #4 – Franklin Street
- FY24 Greenstate/Hills DPA Partnership #5 – Westside Drive
- FY24 Habitat DPA Partnership #1 – Blazing Star Drive
- FY22 Greenstate/Hills DPA Partnership#5 – Indigo Drive
- FY22 Greenstate/Hills DPA Partnership#6 – Church Street
- FY22 Greenstate/Hills DPA Partnership #7 – Dearborn Ave

- FY21 IC South District Partnership #1 - Sandusky Drive
- FY21 IC South District Partnership #2 - Sandusky Drive
- FY19 IC South District Partnership – Taylor Drive *

Preservation of Existing Affordable Rental and Owner Housing

- FY24 City of Iowa City - CDBG Rehab
- FY24 Rental Rehab – Davis Street
- FY23 City of Iowa City HOME Rehab – F Street
- FY23 City of Iowa City HOME Rehab – Arizona Avenue
- FY23 City of Iowa City HOME Rehab – Highland Avenue

Provision of Public Services

- FY24 DVIP - Aid to Agencies
- FY24 NCJC - Aid to Agencies

Public Facility Improvements

- FY23 Free Medical Clinic – Facility Improvements
- FY22 Shelter House - Facility Improvements

Economic Development

- FY22 ICOR Boxing

Administration and Planning

- City of Iowa City – FY23 HOME Admin
- City of Iowa City – FY24 CDBG Admin

This list includes activities completed in FY24. Ongoing projects also align with these priorities and will be reported in subsequent CAPERs in the year when they are completed.

2. CR-10 - RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED. DESCRIBE THE FAMILIES ASSISTED (INCLUDING THE RACIAL AND ETHNIC STATUS OF FAMILIES ASSISTED). 91.520(A)

	CDBG	HOME
White	2812	9
Black or African American	1856	5
Asian	73	1
American Indian or American Native	20	0
Native Hawaiian or Other Pacific Islander	8	0
Total	4,769	15
Hispanic	1177	1
Not Hispanic	3592	14

Note. Table 2 is IDIS generated and does not include all reportable demographic categories. See Appendix A for full demographic information.

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

NARRATIVE

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

Note, that Table 2 is generated from HUD's IDIS database and does not include all racial demographic categories reported. Table F provides total beneficiary data that supplements and clarifies this information by delineating all race categories. Table F breaks accomplishments down by funding source.

In FY24, the City continued to work on strategies identified through the Analysis of Impediments to Fair Housing Choice. The City has remained committed to effort despite shifts in federal policy over the last several years. The City will carry out these strategies as part of its mission of affirmatively furthering fair housing choice. Specific progress on the strategies will be discussed in subsequent sections.

Beneficiary data suggests that the City of Iowa City and its subrecipients successfully market to minorities. According to U.S. Census Bureau 2022 estimates, approximately 7% of Iowa

City's population is Hispanic or Latino, compared to approximately about 24% of CDBG and 7% of HOME beneficiaries served in FY24. Approximately 76% of Iowa City's population is white compared to 56% of CDBG beneficiaries and 60% of HOME beneficiaries. The City and subrecipients will continue to encourage everyone, especially BIPOC residents, to take advantage of CDBG and HOME assisted public services, public facilities, infrastructure, and housing.

3. CR-15 - RESOURCES AND INVESTMENTS 91.520(A) IDENTIFY THE RESOURCES MADE AVAILABLE

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$878,119	\$928,636
HOME	public - federal	\$649,721	\$447,727

IDIS Table 3 - Resources Made Available

In FY24, the City received approximately \$731,382 in new CDBG funds and \$146,737 in program income for a total of \$878,119. Approximately \$515,467 in new HOME funds and \$134,254 of program income was received in FY24 for a total of \$619,865. About \$928,636 of CDBG and \$447,727 of HOME was expended during the fiscal year. The City met the CDBG timeliness target in May of FY24.

The City expended about \$22,625 of FY23 HOME administration funds during FY24. Total funds expended on FY23 HOME administration (IDIS#810) was about \$63,695 (including \$13,229 of PI), which is below the cap of \$66,256. FY24 HOME administration (IDIS #832) funds expended to date totals \$51,038 (including \$9,210 of PI). Total funds expended on FY24 HOME administration will not exceed the cap of \$64,972.

\$.07 of HOME program income was carried over from the previous fiscal year to FY24 and \$134,254.69 of additional program income was received during FY24 for a total of \$134,254.76. Note that HOME program income funding amounts typically match City internal records rather than IDIS records. This can create discrepancies because program income is often receipted in City records at different times from when they were processed in IDIS.

Table 3 does not include HOME-ARP. The planning process continued during FY24. About \$7,564 was expended on HOME-ARP administration.

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Affordable Housing Location Model Eligible Areas	5	0	As noted in the 2022 Affordable Housing Action Plan, the Affordable Housing Steering Committee recommended that Council discontinue the Affordable Housing Location Model and consider incentives or prioritization policies that encourages affordable housing in all neighborhoods.
Citywide	45	100	All projects must be located within the City of Iowa City municipal boundary.
Housing Rehab Targeted Areas	15	16	For projects completed in FY24, 16% of the funds invested were in housing rehab targeted areas.

LMI Areas	35	42	Includes any housing or economic development projects located in LMI census tracts.
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IDIS Table 4 – Identify the Geographic Distribution and Location of Investments

NARRATIVE

All projects funded by CDBG and HOME are located in Iowa City and serve individuals and families living city-wide according to their needs, especially public service, and public facility projects. All projects must be located within the City of Iowa City municipal boundary, and therefore this will always reflect 100%. In FY24, this amount includes public service activities, planning and administrative expenses, economic development technical assistance, and all housing activities. However, the City strives to invest HOME and CDBG funds in areas primarily home to non-student LMI persons, defined as those making less than 80% of the Area Median Income (AMI). This includes areas that are home to families, elderly, people with disabilities, and people experiencing homelessness.

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

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

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

As noted in the 2022 Affordable Housing Action Plan, the Affordable Housing Steering Committee recommended that Council discontinue the Affordable Housing Location Model and consider incentives or prioritization policies that encourages affordable housing in all neighborhoods. This recommendation was supported by Council will impact future federally funded projects as the City moves away from the Affordable Housing Location Model and

begins to incentivize the distribution of affordable housing through all neighborhoods in Iowa City.

LEVERAGING. EXPLAIN HOW FEDERAL FUNDS LEVERAGED ADDITIONAL RESOURCES (PRIVATE, STATE, AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WERE SATISFIED, AS WELL AS HOW ANY PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT WERE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.

The City actively encourages applicants and subrecipients to obtain other public and private resources to maximize the full impact of the limited CDBG and HOME funds available. For activities allocated funds in FY24, 87% of total project funding was leveraged from sources other than CDBG and HOME (excluding public services, CHDO operations, and other resources from the City for administration and planning).

The CDBG program does not have federal match requirements. Match calculations for the HOME program are based on activities completed during the required reporting period. The calculations for the City's match contributions are found in the attachments. The City continues to have a balance of excess matching funds that can be applied to projects in the future. Additional matching requirements are satisfied through taxes forgone for affordable rental properties. \$67,189 in local property taxes will be forgiven over the life of the period of affordability for one rental property. The City must meet match requirements based on the federal fiscal year which runs from October to September and the match liability for the reporting period is \$103,200.

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

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$5,457,778
2. Match contributed during current Federal fiscal year	\$67,189
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$5,524,967
4. Match liability for current Federal fiscal year	\$103,200
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$5,421,767

IDIS Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
67.09	06/30/23	0	\$67,189	0	0	0	0	\$67,189

IDIS Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
\$.07	\$134,254.69	\$134,254.76	\$0	\$0

IDIS Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$90,490.27	0	0	0	0	\$90,490.27
Number	7	0	0	0	0	7
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$90,490.47	0	\$90,490.27			
Number	7	0	7			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	\$0			

IDIS Table 8 - Minority Business and Women Business Enterprises

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

IDIS Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		12				\$2,364,779.96
Businesses Displaced		0				0
Nonprofit Organizations Displaced		0				0
Households Temporarily Relocated, not Displaced		0				0
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

IDIS Table 10 – Relocation and Real Property Acquisition

4. CR-20 - AFFORDABLE HOUSING 91.520(B)

EVALUATION OF THE JURISDICTION'S PROGRESS IN PROVIDING AFFORDABLE HOUSING, INCLUDING THE NUMBER AND TYPES OF FAMILIES SERVED, THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, MODERATE-INCOME, AND MIDDLE-INCOME PERSONS SERVED.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1	0
Number of Non-Homeless households to be provided affordable housing units	46	36
Number of Special-Needs households to be provided affordable housing units	0	0
Total	47	36

IDIS Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through Production of New Units	1	0
Number of households supported through Rehab of Existing Units	23	24
Number of households supported through Acquisition of Existing Units	23	12
Total	47	36

IDIS Table 12 – Number of Households Supported

The City is dedicated to addressing worst case needs. For cost-burdened renters, the City often requires affordable housing providers to prioritize those most likely to face severe cost-burden first, specifically, those with extremely low incomes. This is also paired with other efforts, including partnerships with the Iowa City Housing Authority (ICHA) through the Housing Choice Voucher (HCV) program.

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

Table 11 and Table 12 reflect accomplishments for activities completed in FY24. In FY24, downpayment assistance was provided to 12 LMI buyers through City's homeownership

programs via partnerships with Iowa Valley Habitat for Humanity, Greenstate Credit Union, and Hills Bank. Projects completed in FY24 provided an additional 12 units of affordable homeowner housing in Iowa City as defined by [Section 215](#) definition.

Rehabilitation of existing units was also a focus in FY24. Accomplishments include 23 owner-occupied units assisted through the City's rehab programs along with one rental unit.

DISCUSS THE DIFFERENCE BETWEEN GOALS AND OUTCOMES AND PROBLEMS ENCOUNTERED IN MEETING THESE GOALS.

After a 10-year spending high due to a backlog of projects completed in FY23, spending levels trended back towards normal in FY24. As progress continues towards goals, the following challenges were noted in FY24:

- Changes in regulations, such as Section 3 and Build America, Buy America (BABA), continue to require an increase in administrative efforts and add costs to projects. These changes have shifted focus from construction activities towards acquisition.
- Increasing attention on spending time sensitive funds. The City continues to work on spending HOME-ARP funds and was awarded an additional \$3.7 million dollars of PRO Housing funding in FY24.
- Increasing mortgage interest rates and costs of housing require a larger subsidy and/or an increase in funds leveraged from other sources to make housing affordable for LMI buyers.
- Difficulty obtaining bids from contractors willing to take on federal reporting requirements such as Davis Bacon and Section 3.
- Capacity strains of subrecipient agencies.
- Timing of grant agreements from HUD. Agreements are typically signed several months into the City's fiscal year leaving only seven to eight months to spend funds before HUD's timeliness test in May.

DISCUSS HOW THESE OUTCOMES WILL IMPACT FUTURE ANNUAL ACTION PLANS.

The challenges described have had a negative impact on the City's ability to meet the goals identified in City Steps 2025. For example, the City set a goal of 20 rental units constructed and 90 rental units acquired for the five-year plan period. To date, less than 20% of each goal has been completed. The City is currently in the consolidated planning process for City Steps 2030 and will continue to examine the challenges described along with resident needs.

INCLUDE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME PERSONS SERVED BY EACH ACTIVITY WHERE INFORMATION ON INCOME BY FAMILY SIZE IS REQUIRED TO DETERMINE THE ELIGIBILITY OF THE ACTIVITY.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3,397	0
Low-income	1,216	7
Moderate-income	172	8
Total	4,785	15

Table 13 – Number of Households Served

Beneficiaries by funding source are available in Table G. Of projects completed in FY24, only 4% of CDBG beneficiaries were above 80% AMI. Data indicates that assistance is being directed to those most in need, which is in line with priorities outlined in City Steps 2025. 68% served with CDBG reported income below 30% AMI.

Rents for CDBG/HOME assisted projects depend on funding, tenant-paid utilities, and the number of bedrooms. During FY24, rehab was completed on one rental unit. Although completed in FY23, Inside Out Reentry placed four rental units into service in FY24. All units were placed into service below the maximum rent. Annual rent limits are available online at icgov.org/actionplan and the updated limits are sent directly to those responsible for the assisted units each year. Property owners with federally assisted units are required to report information to the City annually for the period of affordability to ensure compliance with rent and income limits.

5. CR-25 - HOMELESS AND OTHER SPECIAL NEEDS 91.220(D, E); 91.320(D, E); 91.520(C)

EVALUATE THE JURISDICTION’S PROGRESS IN MEETING ITS SPECIFIC OBJECTIVES FOR REDUCING AND ENDING HOMELESSNESS THROUGH: REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS

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

In FY24, the City provided funding for the operation and improvement of public facilities and services for non-profit organizations that assist the homeless or near homeless in Iowa City with federal and local dollars. Examples of agencies funded include CommUnity, Shelter House, DVIP, Hawkeye Area Community Action Program (HACAP), United Action for Youth,

Inside Out Reentry, Free Medical Clinic, Free Lunch Program, Neighborhood Centers of Johnson County, and 4Cs Community Coordinated Child Care.

The City also supports and participates in the [Johnson County Local Homeless Coordinating Board \(LHCB\)](#), the region's Continuum of Care organization, with members actively engaged in identifying and prioritizing individuals experiencing homelessness (including unsheltered persons) for available housing and service interventions through Coordinated Entry.

Generally, nonprofit partners conduct direct outreach to homeless individuals, though the Iowa City Public Library, Iowa City Police Department, Iowa City Community School District and ICHA also have regular contact with those experiencing homelessness.

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

The LHCB also continues to organize volunteers for the annual Point in Time (PIT) counts to meet people where they are at in the community. Beyond PIT counts, Shelter House employs a Street Outreach and Engagement Specialist to identify and engage with people living in unsheltered locations to ensure basic needs are met. The ultimate goal is to connect the individual with necessary resources and permanent housing.

ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

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

During the winter months, and with additional support from the City, Shelter House opens a satellite temporary shelter facility targeted for otherwise unsheltered and chronically

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

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

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

HELPING LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES AND THOSE WHO ARE: LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM PUBLICLY FUNDED INSTITUTIONS AND SYSTEMS OF CARE (SUCH AS HEALTH CARE FACILITIES, MENTAL HEALTH FACILITIES, FOSTER CARE AND OTHER YOUTH FACILITIES, AND CORRECTIONS PROGRAMS AND INSTITUTIONS); AND, RECEIVING ASSISTANCE FROM PUBLIC OR PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS

Income and housing affordability are critical factors that can lead to homelessness. The City consistently works with community partners to address the goals set forth in City Steps 2025. Of funds spent in FY24, approximately \$591,354 supported affordable housing by increasing the stock of affordable units, assisting households to afford their homes, improving the quality of housing for low-income households, or supporting affordable housing providers.

Individuals leaving incarceration often experience higher risk of homelessness than the general population. In FY23, Inside Out Reentry acquired four rental units that will provide

transitional housing opportunities for those leaving incarceration. The units give preference to those under 30% AMI. Shelter House also completed a large permanent supportive housing project in FY23 to serve those experiencing chronic homelessness in Iowa City.

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

In FY24, about \$764,775 was allocated to social service agencies providing critical services to LMI residents of Iowa City, including \$124,000 in CDBG. Funded agencies provided a range of services to the Iowa City community such as food assistance, shelter, behavioral and mental health, medical, housing, childcare, youth, and elder services. Services funded also assisted people existing the criminal justice system with housing, employment, education, life skills, and financial literacy.

City has also allocated over \$1 million dollars of ARPA funding to a Housing Stability Pilot project undertaken by Shelter House that is intended to expand coordinated entry, increase housing stabilization, and prevent evictions. An additional \$1 million of ARPA was utilized to provide direct assistance payments to low-income households that were disproportionately impacted by the pandemic.

The City seeks to assist those who are at risk of becoming homeless after discharge from institutions and systems of care by supporting and funding organizations that provide mental health and disability services to create housing opportunities for persons with disabilities and working with the Inside Out program which helps those discharged from corrections institutions to find housing. Johnson County jail diversion also participates in Coordinated Entry intake with the goal of getting those serving jail time into housing rather than discharging them on the street.

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN

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

Shelter House provides services intended to rapidly move persons from homelessness to

housed, including drop-in services, emergency shelter, employment support, housing stabilization, permanent supportive housing, and more. Through Coordinated Entry and the Vulnerability Index-Service Prioritization Decision Assistance Tool, people experiencing homelessness are assessed weekly and need is prioritized for the most appropriate housing interventions given availability. Veterans' services are further coordinated through meetings of Veterans Services providers including HACAP Supportive Services for Veteran Families, ICHA, and Iowa City VA Health Care System (Veteran Affairs Supportive Housing), and Shelter House. Shelter House has 11 beds designated for Veterans participating in the VA Grant and Per Diem Program. Maximum stay for participants is 24 months, with the goal of moving Veterans into permanent housing.

The majority of households transition to permanent housing through rapid rehousing, which solves the immediate crisis of homelessness and connects households to community resources that address other service needs.

Permanent supportive housing combines permanent, affordable housing (tenants may remain in the unit as long as they wish) with voluntary support services to help tenants stay housed, address health issues, and build necessary skills to live as independently as possible. Permanent supportive housing prioritizes individuals with complex health and behavioral health issues, and it significantly reduces returns to jail and homelessness, reduces reliance on emergency health services, and improves quality of life. In 2018, ICHA created a targeted preference for individuals identified through Coordinated Entry as needing permanent supportive housing prioritizes.

Shelter House offers three permanent supportive housing interventions: Fairweather Lodge, Cross Park Place, and 501 Southgate. Fairweather Lodge is a recovery focused, peer-driven permanent supportive housing program for adults experiencing homelessness diagnosed with a serious persistent mental illness. It uses a cooperative living model predicated on the belief that people who live and work together with control over their lives can overcome homelessness and improve recovery. Cross Park Place and 501 Southgate provide one-bedroom units for chronically homeless adults who have a disabling condition and demonstrate frequent cross-system service utilization. The facilities also contain on-site space for case managers and health and behavioral health services. These projects are based on the Housing First concept - meaning the primary need for persons experiencing homelessness is to obtain stable housing, after which other issues (getting a job, addressing substance use or health issues, etc.) can be addressed voluntarily. Affordability is guaranteed by ICHA project-based vouchers.

Other agencies focus on more specific populations. United Action for Youth assists unaccompanied youth and helps them transition into more stable living situations. DVIP assists survivors/victims of domestic violence through their crisis with a goal of transitioning them into safe, affordable housing. Houses into Homes administers a program that diverts household furniture such as dressers, beds, etc. from the landfill to be provided free of

charge to families transitioning out of homelessness. Mayors Youth Empowerment Program, Successful Living, and others provide supportive housing for persons with disabilities.

All agencies participating in the LHCB actively try to prevent homelessness before individuals and families are caught in the system through diversion and prevention. This approach emphasizes problem solving and sharing resources to prevent the loss of housing.

6. CR-30 - PUBLIC HOUSING 91.220(H); 91.320(J) ACTIONS TAKEN TO ADDRESS THE NEEDS OF PUBLIC HOUSING

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

ICHA administers a total of 1,595 vouchers consisting of 1,286 through the Housing Choice Voucher Program (HCVP), 95 Veterans' Supportive Housing (VASH), 78 Mainstream Vouchers, 69 Emergency Housing Vouchers, 60 Project-Based Vouchers for Cross Park Place and 501, and 7 Stability Vouchers. These vouchers serve households not only in the City of Iowa City, but also throughout Johnson County, Iowa County, and Washington County North of Highway 92.

ICHA has 249 vouchers dedicated to serving persons experiencing homelessness. In 2023, ICHA was awarded 7 Stability Vouchers to serve households experiencing homelessness with significant barriers. This was a competitive application process in conjunction with the Iowa Balance of State Continuum of Care. + ICHA paid out \$10.8 million in Housing Assistance Payments during 2023. This primarily consists of payments to local landlords who rent to voucher holders, but also includes escrow savings deposits for Family Self-Sufficiency participants.

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

ICHA has successfully encouraged its clients to participate in homeownership through its HCV Homeownership Program. The program allows HCV clients currently utilizing their voucher for rental assistance, to convert that payment to mortgage assistance. The family secures a mortgage loan from a private lender to determine the loan amount. The family may purchase a unit anywhere in Johnson County. Non-disabled families may receive mortgage assistance for up to 15 years, and there is no time limit for disabled families.

ICHA continues to operate a "best practices" Family Self-Sufficiency Program (FSS) that helps motivated families build assets and become economically self-sufficient. The FSS Program helps remove barriers to economic self-sufficiency and connects participants with ICHA-leveraged resources within the community. The coordination of services, combined with an escrow savings account, promotes increased earnings and asset building among families receiving voucher assistance. In 2023, FSS served 192 households, 97% of which have an escrow savings account and 62% of which have increased income. The average escrow savings balance is over \$7,800. In 2023 the program saw 36 FSS graduates who accomplished their program goals and received full access to funds in their escrow savings account.

ACTIONS TAKEN TO PROVIDE ASSISTANCE TO TROUBLED PHAS

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

7. CR-35 - OTHER ACTIONS 91.220(J)-(K); 91.320(I)-(J) ACTIONS TAKEN TO REMOVE OR AMELIORATE THE NEGATIVE EFFECTS OF PUBLIC POLICIES THAT SERVE AS BARRIERS TO AFFORDABLE HOUSING SUCH AS LAND USE CONTROLS, TAX POLICIES AFFECTING LAND, ZONING ORDINANCES, BUILDING CODES, FEES AND CHARGES, GROWTH LIMITATIONS, AND POLICIES AFFECTING THE RETURN ON RESIDENTIAL INVESTMENT. 91.220 (J); 91.320 (I)

PRO Housing Grant

In June 2024, the City of Iowa City was awarded a \$3,752,000 Pathways to Removing Obstacles to Housing (PRO Housing) Grant to address scarcity of affordable housing. Funds will empower the city to undertake activities will remove barriers to housing affordability, increase housing production, and lower housing costs for families over the long-term including:

- Parking Study and City-Initiated Parking Code Amendments
- Regional Housing Study
- Comprehensive Plan Update: Housing and Land Use Elements
- City-Initiated Higher Density Rezoning
- Housing Development Division and Pilot Affordable Housing Project

Affordable Housing Action Plan

The City's latest Affordable Housing Action Plan (AHAP) was completed in 2022 with the help of a steering committee comprised of a diverse group of stakeholders. The steering committee formulated 29 recommendations for City Council which were incorporated in the plan. To-date, nearly all of the recommendations are underway or completed. The plan is available for review online at icgov.org/affordablehousingactionplan.

Other efforts to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing include:

Housing First Permanent Supportive Housing

- In 2016, Council amended City Code to enable Shelter House to proceed with the Cross Park Place project. This Housing First initiative provides 24 permanent supportive housing units with onsite supportive services - including health services and case management - for chronically homeless adults. A second Housing First facility, the 501 Project, was completed in FY23, and provides 36 additional units of permanent supportive housing. Although the original amendment to City Code allowed the Shelter House project to move forward, it did not align with best practices. Specifically, the code amendment considered permanent supportive housing an institutional use. The City is moving forward a zoning code amendment that would treat permanent supportive housing as a residential use, which aligns with best practices.

Housing Stability Pilot Project

- The City partnered with Shelter House in FY23 to fund a Housing Stability Pilot to ensure a more efficient and effective homeless response system while preventing homelessness through eviction prevention and diversion and by improving housing retention through increased partnerships.
- Using ARPA funds, Shelter House will provide Coordinated Entry staffing, housing navigation for tenants, outreach to landlords, tenant education, assistance with housing and benefit applications, and support through the lease-up process.
- A Landlord Risk Mitigation fund has been established using local funds to incentivize private landlords to rent to household with limited income, poor rental or credit histories, and/or a criminal background. Funds may cover excessive damages to a rental unit, lost rent, or legal fees beyond those covered by a security deposit.
- Shelter House will work in collaboration with Iowa Legal Aid for eviction prevention as well as Expungement Clinics to reduce and remove criminal records that disproportionately affect people of color and pose barriers to housing, employment, and licensure.

Regulatory changes

- In FY24 planning staff completed on several amendments to the zoning code to address regulatory barriers that impact housing supply, choice, and also impact affordability. These include:
 - Allowing duplex and attached single-family uses throughout single-family residential zones.
 - Allowing multi-family more easily in certain commercial zones.
 - Modifying the multi-family site development standards without compromising design quality.
 - Reducing lot sizes and lot width for detached and attached single-family and duplexes uses.
 - Increasing the bedroom limit for housing outside of the City's University Impact Area.
 - Encouraging accessory apartments (i.e., accessory dwelling units) in a broader variety of contexts and reduce barriers to construction.
 - Creating a density bonus and eliminate minimum parking requirements for income-restricted affordable housing units citywide.
 - Creating a process to request reasonable accommodations for persons with disabilities.
 - Reclassifying community-service long-term housing (i.e., permanent supportive housing) as a residential use.

- Staff is also continuing to explore opportunities to update plans in order to apply form-based zoning that allows a diversity of housing types and includes regulatory incentives for affordable housing.
- A comprehensive update to the City's comprehensive plan is also planned to commence in 2024. As part of this effort opportunities for improving housing supply and choice will be considered.

Affordable Housing Requirements

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

Residential Tax Increment Financing

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

Tax Abatement

- City Council adopted a tax exemption policy in FY20 to incentivize construction of affordable multi-family housing. Projects are eligible for a 40% tax exemption for 10 years on all units in a residential development of over 6 units if 15-20% of total units are leased to households under 40% AMI and the rent is limited to what a household at 40% can afford minus utility allowances.

Additional Form-Based Codes

- In FY22, Council adopted an amendment to the zoning code to create new form-based zones and standards. The code allows a wide variety of housing types, which also addresses goals identified in the City's Fair Housing Study, completed in 2019. Form-based zoning focuses less on land use (e.g., commercial v. residential) and more on the scale (e.g., bulk and height) of the development and its relationship to the street and the public realm. The code also has regulatory incentives to encourage affordable housing.

Affordable Housing Heat Map

- The City rescinded the Affordable Housing Location Model in FY23 based on recommendations from the Affordable Housing Steering Committee. In its place, an Affordable Housing Heat Map showing existing subsidized housing is provided

to encourage equitable access to housing throughout all neighborhoods in Iowa City. Projects that expand access to affordable housing to neighborhoods that traditionally lack affordable options receive higher points in the competitive CDBG/HOME funding rounds.

Tenant Displacement and Rent Abatement.

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

Affordable Housing Funds

- In FY22 the City received a fee in lieu payment for \$1,805,648 from the Tailwind Development Group as a part of a downtown construction project which went into the City's Affordable Housing Fund. Early in FY21, the City spent \$1,500,000 to acquire eight duplexes (16 units) for the South District Program.
- Total balance for TIF and River Front Crossings at the end of FY24 was \$7,895,108.92, \$5,841,713 of which must be used in River Front Crossings. The City is currently exploring opportunities for acquisition and redevelopment in the area to produce affordable housing.

ACTIONS TAKEN TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS. 91.220(K); 91.320(J)

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

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

- Comprehensive Rehab - Assists homes to meet the City's Housing Code.
\$3,000-\$24,999 per project
- Emergency Assistance - Helps correct major housing code violations.
\$100-\$10,000 per project
- Exterior Repair - Covers the cost of exterior repair to main structures.
\$1,000-\$15,000 per project
- Accessibility - Makes homes accessible for owners with disabilities.

- \$1,000-\$16,000 per project
- Manufactured Home Repair - Funds the repair of manufactured housing. \$500-\$5,000 per project
- Energy Efficiency - Helps purchase high efficiency heating and insulation. \$500-\$6,000 per project

During FY24, the City expended about \$217,291 to complete 20 CDBG-funded homeowner rehabilitation projects. In a typical year, the City budgets at least \$235,000 for CDBG rehab activities. \$76,136 of HOME was also expended on rehab projects. Three homeowner and one rental rehab projects were completed in FY24.

The City's local program, GRIP, complements federally funded homeowner rehab by helping to stabilize and revitalize targeted neighborhoods through the broader applicability of the Housing Rehabilitation and Historic Preservation programs. This program provides low-interest loans that are repayable over a 20-year term, funded City general obligation bonds. Assistance ranges from \$10,000-\$40,000 per project. In FY24, the City spent about \$214,675 on GRIP and completed six projects.

The City also budgeted \$1,000,000 for affordable housing projects in FY24 through the Affordable Housing Fund. The funds were allocated to the following:

\$500,000 (50%) to the Housing Trust Fund of Johnson County. \$200,000 or 20% of the total fund is reserved for Low Income Housing Tax Credit (LIHTC) projects. Housing projects are limited to those under 80% median income with preference for those under 50% AMI. HTFJC reports annually to the City Council and makes funding available on a quarterly basis to applicants. Of the FY24 City contributions:

- \$380,000 was allocated to United Action for Youth transitional housing. Project will serve those below 30% AMI.
- \$80,000 allocated to improvements at Shelter House. Project will serve those below 30% AMI.
- \$40,000 was allocated to administration activities.

\$75,000 (7.5%) for opportunities (Opportunity Fund) that presents itself during the year where no other funds are committed for such housing purpose. There is currently \$86,617 available in the Opportunity Fund at the start of FY24 (includes FY24 allocation).

\$75,000 (7.5%) for the Healthy Homes program. The City provides up to \$7,500 for repairs or replacement that improves indoor air quality for households who have a member with a lung disorder such as asthma or COPD. In FY24, the City assisted 40 households and spent a total of \$36,363.

\$100,000 (10%) to assist low-income households secure housing. CommUnity Crisis Services is provided with \$70,000 to administer a security deposit program for those

under 50% median income. Community assisted 74 households in FY24 with security deposit assistance.

\$50,000 (5%) reserved for emergent situations. Any balance at the end of FY24 is applied to the funds available in the FY25 Opportunity Fund. A total of \$33,000 was allocated in FY24 for United Action for Youth's Transitional Living Program and \$7,500 to Big Brothers, Big Sisters of Johnson County for unanticipated expenses due to disaffiliation with their sponsoring agency.

The City has also budgeted for a Landlord Risk Mitigation Program that began early in FY24 which has assisted four tenants obtain housing. To-date no claims have been made from the fund.

ACTIONS TAKEN TO REDUCE LEAD-BASED PAINT HAZARDS. 91.220(K); 91.320(J)

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

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

ACTIONS TAKEN TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES. 91.220(K); 91.320(J)

Activities that limit clientele to low and moderate-income persons were undertaken by several agencies. All agencies documented the household income of its beneficiaries at the time of program entry through income verifications. CDBG funds were provided to the following public service and public facility projects that will assist families:

Domestic Violence Intervention Program

- Public services - provided shelter services and programs for victims of domestic violence.

- Public facilities – currently using CDBG funding to construct a new non-congregate shelter that will increase the number of beds available. This project is also supported by HOME-ARP.

Shelter House

- Public services - provided shelter accommodations to people experiencing homelessness.
- Public facilities – used CDBG to improve HVAC system at the emergency shelter.
- Public facilities – currently using CDBG and CDBG-CV from IEDA to make additional shelter improvements.

Neighborhood Centers of Johnson County

- Public services – provided childcare services and other supports through their two centers.

ACTIONS TAKEN TO DEVELOP INSTITUTIONAL STRUCTURE. 91.220(K); 91.320(J)

The City of Iowa City has developed a robust institutional structure to address housing and community development needs within the community. The City itself is organized under the Council-Manager form of government. Iowa City citizens elect seven Iowa City residents to the City Council for overlapping four-year terms. Four Council Members are nominated and elected by the eligible electors of the City at large. The other three are District Council Members, nominated by the eligible electors of their respective districts and elected by the qualified voters of the City at large. The Council, in turn, selects one of its members to serve as mayor for a two-year term. The Mayor presides at the City Council meetings and has one vote on the Council - the same as the other six members.

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

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

Staff also actively engages numerous boards, committees, working groups, and organizations. By participating in groups such as the LHCB, the Affordable Housing Coalition, and the Housing Trust Fund of Johnson County, the City supports in the coordination and communication of those groups. In addition, the City annually contributes funds to many of those groups, providing further incentive for collaboration. However, the City encourages agencies to pursue outside funding as indicated in the City Steps 2025. Many of the housing providers used private mortgages for their activities which provides private partnerships and coordination as well.

ACTIONS TAKEN TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES. 91.220(K); 91.320(J)

Because of its institutional structure, fragmentation, and duplication of services in Iowa City is a minor obstacle. The City also undertakes extensive consultation as part of its consolidated planning efforts, particularly in association with the LHCB planning process as the Continuum of Care. The LHCB represents over 25 agencies in Iowa City providing services to the homeless and low-income persons in Johnson County. The City works closely with the LHCB to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless. In FY23, the LHCB began a new strategic planning process.

The City also facilitates coordination among its partner agencies that results in a broadly shared understanding of community needs, collaborative, and complementary approaches to addressing needs, and responsiveness to changes in conditions. Additionally, resources such as Aid to Agencies and City General Funds available for economic development indicate a real commitment to leveraging all possible resources to meet needs. Many local nonprofits participate in the Agency Impact Coalition which can be a valuable resource for feedback on City programs and operations.

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

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

IDENTIFY ACTIONS TAKEN TO OVERCOME THE EFFECTS OF ANY IMPEDIMENTS IDENTIFIED IN THE JURISDICTION'S ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE. 91.520(A)

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

- **Improve Housing Choice.** One barrier is a lack of housing choice throughout Iowa City based on availability and diversity in price points, types, and locations. Ensuring diverse, affordable housing is available in a range of locations and types promotes fair housing choice, especially in areas with more access to opportunity. Strategies include facilitating a range of housing types, lowering the cost of housing, continuing to invest in affordable housing, and retrofitting housing for equal access.
- **Facilitate Access to Opportunity.** Housing that affords access to opportunities may be cost prohibitive or non-existent for persons in protected classes, especially for those with lower incomes. A balanced approach of strategically investing in areas that lack key opportunity indicators, preserving and developing a variety of housing in high opportunity areas, and creating effective mobility options can address disparities in access. Strategies include emphasizing variety of housing in areas of opportunity, community investment, and enhancing mobility linkages.
- **Increase Education and Outreach.** Many residents lack of awareness about rights under fair housing and civil rights laws, presenting a major barrier to fair housing choice. Ensuring access to information about housing programs, neighborhoods, and fair housing will facilitate fair housing goals. Strategies include improving the awareness of housing consumers, housing suppliers, housing regulators, and providing meaningful language access.
- **Improve Operations.** Barriers include smaller operational and planning changes that could help affirmatively further fair housing, such as administrative processes and regulations which can slow down and/or stop projects that would benefit protected classes, a need for increased regional cooperation in housing, a lack of critical data, and a need to improve the transparency of fair housing enforcement. Strategies include improving fair housing transparency and enforcement, reviewing implementing procedures and regulations, improving regional cooperation, and improving data collection.

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

Improve Housing Choice

- Continued work to expand affordable housing with CDBG, HOME, and locally funded activities.
- Invested in rehabilitation of the existing housing stock to preserve affordable housing.
- Worked to implement recommendations from the 2022 Affordable Housing Action Plan such as rescinding the Affordable Housing Location Model.

- Continued downpayment assistance activities through a partnership with GreenState to increase affordable homeownership opportunities.

Facilitating Access to Opportunity

- Granted \$100,000 to organizations for social justice and racial equity initiatives.
- Invested about \$764,775 in the Aid to Agencies program (including \$124,000 of CDBG) to support nonprofit organizations that provide the community with a variety of services.
- Continued partnership with GreenState Credit Union to also include Hills Bank. Partnership will continue to provide downpayment assistance to households that do not meet traditional financial parameters in an effort to close the racial homeownership gap in Iowa City.
- Continued investment in LMI neighborhoods through programs like the South District Homeownership Program, which offers preference to those that live in the neighborhood. Three units were sold to LMI buyers in FY24.

Increasing Education and Outreach

- Hosted a webinar conversation with Demetria McCain, Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development that focused on achieving diverse and inclusive neighborhoods.
- Hosted webinar in honor of the 33rd anniversary of the Americans with Disabilities Act where Reyma McCoy Hyten discussed how, historically, access to initiatives intended to center people with disabilities has unintentionally created disparities for multiple-marginalized members of the disability community.
- April designated as Fair Housing Month through a mayoral proclamation.
- Placed fair housing ads in Daily Iowan, Rental Guide, Little Village, and the Press Citizen and published tips for first time renters.
- Educated the public about fair housing through a variety of mediums including utility statement inserts.
- Offered video training on fair housing that is eligible for certification (on demand web-based training).

Operational Improvement

- Continued support of the [Iowa City Truth and Reconciliation Commission](#).
- Monitored subrecipients for compliance with the City's Affirmative Marketing Plan.
- Continued work to restructure Iowa City Police Department towards community policing.

Under HUD's Interim Final Rule (IFR): Restoring Affirmatively Furthering Fair Housing, participants are no longer required to engage in any specific, mandated fair housing

planning process, and they are not required to submit their fair housing planning documents to HUD for review. Under the IFR, a HUD program participant may determine how best to engage in the fair housing planning process, so long as it can appropriately certify that it is meeting the AFFH obligation, consistent with the restored definition of AFFH. Through the AFFH rule changes over the last several years, the City has remained committed to affirmatively further fair housing by working on strategies identified in the 2019 Analysis of Impediments to Fair Housing. Initiatives identified in the resolution addressing systemic racism and the development of the new Affordable Housing Action Plan are complimentary efforts that support fair housing in the Iowa City community. Public participation is an integral part of developing housing initiatives. Participation is achieved through a variety of mediums such as listening posts, outreach activities at community gatherings, and stakeholder sessions. The City remains committed to affirmatively furthering fair housing and continues to monitor changes federal regulations such as the proposed Affirmatively Furthering Fair Housing Rule.

8. CR-40 - MONITORING 91.220 AND 91.230 DESCRIBE THE STANDARDS AND PROCEDURES USED TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND USED TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS

In general, organizations typically provide at least one project update to HCDC during the fiscal year in which they were added to the Annual Action Plan. These reports are made either in-person or in writing, and they ensure HCDC remains informed about the progress of the activities to which it allocates funds.

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

City staff also conduct onsite monitoring visits for federally funded activities. These visits allow staff to review the policies and procedures of organizations, ensure finances match project records, review submittals for consistency, and ensure the project complies with all federal requirements, including outreach to minority businesses. In addition to onsite monitoring reviews, the City may periodically request information based on risk factors such as past compliance issues, the amount of federal funds invested in the activity, and the subrecipient's level of experience with federally funded activities.

Organization receiving CDBG funds for public services and public facility improvements are required to submit quarterly reports for each activity until the project is completed. Reports include information on the number of clients served, income level, and race/ethnicity. All counts are unduplicated.

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

CITIZEN PARTICIPATION PLAN 91.105(D); 91.115(D) DESCRIBE THE EFFORTS TO PROVIDE CITIZENS WITH REASONABLE NOTICE AND AN OPPORTUNITY TO COMMENT ON PERFORMANCE REPORTS.

The CAPER is required to be submitted within 90 days of the end of the program year. Notices regarding the availability of the CAPER and the public hearing will be published in the Iowa City Press Citizen on September 5, 2024. Copies of the CAPER are available for public review online on the City's Neighborhood and Development Services website (www.icgov.org/actionplan) and print copies are made available upon request. A public comment period will be held from September 5, 2024, to September 20, 2024. HCDC will hold a public meeting on September 16, 2024.

HCDC meeting agendas are all posted and disseminated in accordance with City policy and State law. Meetings are held in accessible locations. The public is welcome to attend. Additionally, all meetings are recorded and posted online for the public to access and view at a later date.

9. CR-45 - CDBG 91.520(C) SPECIFY THE NATURE OF, AND REASONS FOR, ANY CHANGES IN THE JURISDICTION'S PROGRAM OBJECTIVES AND INDICATIONS OF HOW THE JURISDICTION WOULD CHANGE ITS PROGRAMS AS A RESULT OF ITS EXPERIENCES.

As described on page 16, the City has continued to work through new challenges that impact federal projects. During the consolidated planning process for City Steps 2030, the City is considering how to utilize both federal and local resources in order to provide the maximum benefits to low-to-moderate income residents.

DOES THIS JURISDICTION HAVE ANY OPEN BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE (BEDI) GRANTS?

No.

10. CR-50 - HOME 91.520(D) INCLUDE THE RESULTS OF ON-SITE INSPECTIONS OF AFFORDABLE RENTAL HOUSING ASSISTED UNDER THE PROGRAM TO DETERMINE COMPLIANCE WITH HOUSING CODES AND OTHER APPLICABLE REGULATIONS PLEASE LIST THOSE PROJECTS THAT SHOULD HAVE BEEN INSPECTED ON-SITE THIS PROGRAM YEAR BASED UPON THE SCHEDULE IN §92.504(D). INDICATE WHICH OF THESE WERE INSPECTED AND A SUMMARY OF ISSUES THAT WERE DETECTED DURING THE INSPECTION. FOR THOSE THAT WERE NOT INSPECTED, PLEASE INDICATE THE REASON AND HOW YOU WILL REMEDY THE SITUATION.

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

Inspections are conducted by the Housing Inspection Workgroup, which includes six full-time inspectors inspecting nearly 20,000 rental units. The issuance of a valid rental permit depends upon properties complying with local codes.

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

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

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

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

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

All HOME-assisted properties are subject to this inspection cycle and various informal, on-site inspections made by staff throughout the year. Tenants receiving HCV or Tenant Based

Rental Assistance must also have their units regularly inspected by the ICHA at least bi-annually. These units must meet HQS requirements.

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

- Lexington Place, 1229 Shannon Drive - Inspections conducted March 11, 2024. The rental permit is valid through January 31, 2026.
- Concorde Terrace, 1259 Shannon Drive - Inspections were conducted June 20, 2023. The rental permit is valid through September 30, 2024.

A full HOME inspection update is included as an appendix. The inspection update shows the date each unit was last inspected (and re-inspected when necessary) for FY24. Public records are also available online at: <https://egov.iowa-city.org/energovprod/selfservice#/home>

PROVIDE AN ASSESSMENT OF THE JURISDICTION'S AFFIRMATIVE MARKETING ACTIONS FOR HOME UNITS. 92.351(B)

The actions outlined in the following section were undertaken by the City of Iowa City during the reporting year to affirmatively further fair housing. The City's adopted Affirmative Marketing Plan can be found online at www.icgov.org/actionplan.

- Continued work on strategies identified in the Analysis of Impediments to Fair Housing Choice (see p.36 for details).
- Placed ads for first time renters.
- Used yard signs and flyers in LMI neighborhoods to advertise homeownership opportunities in the South District Program.
- Publicized programs through press releases and media engagements.
- Highlighted projects and programs through HCDC public meetings.
- Distributed flyers and brochures for City programs at various public events.
- Monitored subrecipients for compliance with the City's Affirmative Marketing Plan.
- Designated April as Fair Housing Month through a mayoral proclamation.
- Received a perfect score for LGBTQ inclusion on the Municipal Equality Index.
- Mailed an insert with utility bills explaining fair housing rights.
- Offered on demand, online fair housing training.
- Listed federal, state, and local subsidized affordable housing opportunities on the ICHA website.
- Offered brochures on fair housing in six languages.
- Continued use of the Racial Equity Toolkit in City policies and practices.
- Placed fair housing ads in Daily Iowan, Little Village, and the Press Citizen.

REFER TO IDIS REPORTS TO DESCRIBE THE AMOUNT AND USE OF PROGRAM INCOME FOR PROJECTS, INCLUDING THE NUMBER OF PROJECTS AND OWNER AND TENANT CHARACTERISTICS.

\$.07 of HOME program income was carried over from the previous fiscal year into FY24 and \$134,254.69 of additional HOME program income was received during the fiscal year. Note that HOME program income funding amounts typically match City internal records rather than IDIS records. This can create discrepancies because program income is often receipted in City records at different times than when they were processed in IDIS.

For example, the PR09 report shows \$107,467.11 of HOME PI for FY24/FFY23. \$3,069.05 of this amount receipted in July 2023 was prior year PI (FY23/FFY22).

$$\$107,467.11 - \$3,069.05 = \$104,398.06$$

The remaining \$29,856.63 of June 2024 program income shows on the PR09 as FY25/FFY24 due to being recorded in July.

$$\$104,398.06 + \$29,856.63 = \$134,254.69$$

About \$134,254.76 of program income was spent in FY24. About \$12,700.25 was drawn for HOME admin on two activities - about \$9,210.03 on H0832 (FY24) and \$3,490.22 on H0810 (FY23). About \$121,554.51 was drawn on 11 other activities that benefited homeowners:

- FY21 IC South District Partnership (#835) – one owner household
- FY21 IC South District Partnership (#840) – one owner household
- FY22 HOME Rehab (#818) – one owner household
- FY22 HOME Rehab (#818) – one owner household
- FY22 HOME Rehab (#819) – one owner household
- FY22 HOME Rehab (#823) – one owner household
- FY22 Greenstate and Hills DPA Partnership (#828) – one owner household
- FY24 Habitat DPA Partnership (#834) – one owner household
- FY24 Greenstate and Hills DPA Partnership (#842) – one owner household
- FY24 Greenstate and Hills DPA Partnership (#846) – one owner household
- FY24 Greenstate and Hills DPA Partnership (#847) – one owner household

At the end of FY24, the City had no HOME program income balance to carry into FY25.

DESCRIBE OTHER ACTIONS TAKEN TO FOSTER AND MAINTAIN AFFORDABLE HOUSING. 91.220(K)

Local efforts to foster and maintain affordable housing have been detailed in previous sections and include the following:

- Continued implementation of the 2022 Affordable Housing Action Plan.
- Invested local and federal funds in rehabilitation of renter and owner-occupied units to preserve affordable housing.
- Provided security deposit assistance to LMI households.

- Provided assistance to LMI owner households to increase energy efficiency through zero interest and conditional occupancy loans.
- Established a landlord risk mitigation fund to encourage landlords to rent to households with limited income, poor rental/credit history, or those with a criminal background.
- Invested in the Housing Stability Pilot Project undertaken by Shelter House.

Fostering and maintaining affordable housing will continue to be a focal point for Iowa City.

11. CR-58 – SECTION 3

IDENTIFY THE NUMBER OF INDIVIDUALS ASSISTED AND THE TYPES OF ASSISTANCE PROVIDED.

Total Labor Hours	CDB G	HOME	ESG	HOPW A	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	854	0	0	0	0
Total Section 3 Worker Hours	470	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

IDIS Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDB G	HOME	ESG	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0

Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding childcare.	0	0	0	0	0
Assisted residents to apply for or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	1	0	0	0	0

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

NARRATIVE

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

Section 3 was applicable to one CDBG project completed in FY24. Two other activities currently underway are subject to Section 3 and are anticipated to be completed in FY25. Other outreach activities identified by subrecipients included posting recruiting signage at the

jobsite and partnering with IowaWorkforce and veterans' groups.

In FY24, a partnership between the local school district, the Home Builder's Association, and The Housing Fellowship resulted in the new construction of a two-bedroom rental unit. The purpose of the partnership is to hold a vocational training course for high school students to learn to build a house. The unit will be leased as affordable rental housing and the construction process received financial support from the City. The partnership is anticipated to benefit the labor force by creating a path into the trades.

The City will continue work with its subrecipients to make progress towards the program goals described in the City's Section 3 policies.

APPENDIX A
City Tables A - H

City Steps 2025 Goals	Goal Outcome Indicator	Goal	FY21	FY22	FY23	FY24	FY25	Total Completed	Percent Completed
Increase the number of affordable rental housing units through new construction and acquisition	Rental units constructed	20	0	0	2	0		2	10%
	Rental units acquired (other)	90	8	0	7	0		15	17%
Provide tenant based rental assistance	Tenant-based rental assistance	NA	0	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	12		20	67%
Rehabilitate and Improve owner-occupied housing units	Homeowner housing rehabilitated	100	11	17	19	23		70	70%
Rehabilitate and Improve renter-occupied housing units	Rental units rehabilitated	25	0	0	0	1		1	4%
	Rental units acquired (other)	5	0	0	0	0		0	0%
Serve those experiencing homelessness and reduce homelessness	Homeless person overnight shelter	NA	2161	2102	1851	2333		8447	NA
Provide public services	Public services other than LMI housing benefit	14000	3156	3133	1851	2334		10474	75%
Improve public facilities	Public facilities other than LMI housing benefit	110	0	355	1519	2636		4510	4100%
Improve public infrastructure and address climate action	Persons assisted	1500	0	0	9735	0		9735	649%
Support economic and workforce development	Businesses assisted	10	0	1	37	1		39	390%
Effectively administer and plan for CDBG and HOME	Programs managed(Other)	10	1	2	2	2		7	70%
	Public Facility Activities Completed		0	1	1	2		4	NA
	Public Services Activities Completed		3	3	2	2		10	NA
	Infrastructure Activities Completed		0	0	3	0		3	NA

Note: Accomplishments represented in this table are specific to activities associated with City Steps 2025. Activities completed in FY24 that are associated with City Steps 2016 - 2020, the prior consolidate plan, are demonstrated in other tables.

City Table A - City Steps 2025 Progress Tracking Through City Fiscal Year 2024 (Federal Fiscal Year 2023)

FY24 Project	FY24 Activity	CDBG Funds	HOME Funds	Status	Funds Spent	Percent	Planned to Assist	Actual Assisted
Public Service Activities	DVIP - Aid to Agencies	\$60,000	\$0	Completed FY24	\$60,000	100%	1,002	1,194
	NCJC - Aid to Agencies	\$64,000	\$0	Completed FY24	\$64,000	100%	2,460	1,140
Public Facility Activities	Shelter House - Shelter Improvements	\$120,000	\$0	Ongoing	\$0	0%	700	TBD
Neighborhood Improvements	City of Iowa City - ADA Curb Ramps	\$150,000	\$0	Ongoing	\$0	0%	300	TBD
Homeowner/Rental Housing Rehabilitation	Comprehensive Rehabilitation	\$235,000	\$0	Completed FY24	\$217,291	92%	18	20
		\$0	\$90,000	Ongoing	\$13,744	15%	2	TBD
Other Housing Activities	The Housing Fellowship - Rental Construction	\$0	\$200,000	Ongoing	\$0	0%	1	TBD
	Habitat - Downpayment Assistance Partnership	\$0	\$80,000	Ongoing	\$40,000	50%	2	TBD
	City of Iowa City - Greenstate and Hills Downpayment Assistance Program	\$0	\$300,000	Ongoing	\$149,994	50%	20	TBD
	<i>United Action for Youth - Rental Acquisition</i>	\$0	\$110,000	<i>Canceled</i>	\$0	0%	1	NA
	The Housing Fellowship CHDO Operations	\$0	\$25,000	Ongoing	\$25,000	100%	NA	NA
Community Housing Development Organization Reserve Activities	The Housing Fellowship - Rental Rehab	\$0	\$78,000	Ongoing	\$0	0%	1	TBD
Economic Development	Economic Development	\$50,000	\$0	Ongoing	\$18,020	36%	2	TBD
CDBG and HOME Administration/Planning	CDBG Administration	\$163,335	\$0	Completed FY24	\$163,335	100%	NA	NA
	HOME Administration	\$0	\$59,000	Ongoing	\$51,038	87%	NA	NA
TOTAL		\$842,335	\$942,000		\$802,422	45%		

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

City Table B - Annual Action Plan Outcome Tracking City Fiscal Year 2024 (Federal Fiscal Year 2023)

CDBG Activities	City ID	IDIS ID	Project Type	Planned to Assist	Actual Assisted
FY24 DVIP - Aid to Agencies	68.01	827	Public Services	1,002	1,194
FY24 NCJC - Aid to Agencies	68.02	830	Public Services	2,460	1,140
FY24 City of Iowa City - CDBG Rehab	68.06	827	Homeowner Rehab	18	20
FY24 City of Iowa City - CDBG Admin	68.15	826	Planning and Administration	NA	NA
FY23 Free Medical Clinic - Public Facility Improvements	67.05	806	Public Facilities	1,200	1,497
FY22 Shelter House - Public Facility Improvements	66.04	792	Public Facilities	700	1139
FY22 ICOR Boxing - Economic Development	66.10	809	Economic Development	1	1
FY22 City of Iowa City/Greenstate/Hills Downpayment Assistance Partnership - 921 Dearborn)	66.14g	839	Homebuyer Assistance	1	1
Total				5,382	4,992
HOME Activities	City ID	IDIS ID	Project Type	Planned to Assist	Actual Assisted
FY24 City of Iowa City/Greenstate/Hills Downpayment Assistance Partnership - Indigo Drive	68.10a	841	Homebuyer Assistance	1	1
FY24 City of Iowa City/Greenstate/Hills Downpayment Assistance Partnership - Hollywood Blvd	68.10b	842	Homebuyer Assistance	1	1
FY24 City of Iowa City/Greenstate/Hills Downpayment Assistance Partnership - York Place	68.10c	844	Homebuyer Assistance	1	1
FY24 City of Iowa City/Greenstate/Hills Downpayment Assistance Partnership - Franklin Street	68.10d	846	Homebuyer Assistance	1	1
FY24 City of Iowa City/Greenstate/Hills Downpayment Assistance Partnership - Westside Drive	68.10e	847	Homebuyer Assistance	1	1
FY24 Habitat Downpayment Assistance Partnership - Blazing Star Drive #1	68.09a	834	Homebuyer Assistance	1	1
FY24 Woolums Rental Rehab - Davis Street	68.07a	833	Rental Rehab	1	1
FY23 City of Iowa City - HOME Admin	67.15	810	Planning and Administration	NA	NA
FY22 City of Iowa City HOME Rehab - F Street	66.08a	817	Homeowner Rehab	1	1
FY22 City of Iowa City HOME Rehab - Arizona Avenue	66.08b	818	Homeowner Rehab	1	1
FY22 City of Iowa City HOME Rehab - Highland Avenue	66.08c	819	Homeowner Rehab	1	1
FY22 City of Iowa City/Greenstate/Hills Downpayment Assistance Partnership - Indigo Drive	66.14e	828	Homebuyer Assistance	1	1
FY22 City of Iowa City/Greenstate/Hills Downpayment Assistance Partnership - Church Street	66.14f	838	Homebuyer Assistance	1	1
FY21 City of Iowa City South District Program - Sandusky Drive	65.11c	835	Homebuyer Assistance	1	1
FY21 City of Iowa City South District Program - Sandusky Drive	65.11d	840	Homebuyer Assistance	1	1
FY19 City of Iowa City South District Program - Taylor Drive	63.13	717	Homebuyer Assistance	2	1
Total				16	15

City Table C - Activities Completed in City Fiscal Year 2024 (Federal Fiscal Year 2023)

CDBG Activities	City ID	IDIS ID	Project Type	Planned to Assist	Actual Assisted
FY24 Shelter House Facility Improvements	68.04		Public Facilities	950	TBD
FY24 Economic Development - 4Cs TA	68.14a		Economic Development	20	TBD
FY24 IC Neighborhood Improvements - ADA Curb Ramps	67.06	-	Neighborhood Improvements	300	TBD
FY23 DVIP Shelter Construction	67.04	807	Public Facilities	700	TBD
Total				1,970	TBD
HOME Activities	City ID	IDIS ID	Project Type	Planned to Assist	Actual Assisted
FY24 Greenstate DPA Program*	68.10 (f-l)	-	Homebuyer Assistance	7	TBD
FY24 HOME Rehab		-	Owner/Rental Rehab	4	TBD
FY24 HOME Admin	67.15	832	Planning and Administration	NA	NA
FY22 IC South District Partnership (Phase Three)	66.13 (a-d)	-	Homebuyer Assistance	4	TBD
FY24 Greenstate DPA Program	68.10 (f-l)	-	Homebuyer Assistance	7	TBD
FY24 Habitat Downpayment Assistance Partnership #2	68.09b	-	Homebuyer Assistance	1	TBD
FY24 The Housing Fellowship - Rental Rehab	68.13	837	Rental Rehab	1	TBD
FY24 The Housing Fellowship - Rental Construction	68.08	-	Rental Construction	1	TBD
FY24 The Housing Fellowship - CHDO Operations	68.12	836	CHDO Operations	NA	NA
Total				18	TBD

City Table D - Activities Underway in City Fiscal Year 2024 (Federal Fiscal Year 2023)

	CDBG		HOME		Total	
	Number	Percent	Number	Percent	Number	Percent
White	2,812	56.3%	9	60.0%	2,821	56.3%
Black/African American	1,856	37.2%	5	33.3%	1,861	37.2%
Asian	73	1.5%	1	6.7%	74	1.5%
American Indian/Alaskan Native	20	0.4%	0	0.0%	20	0.4%
Native Hawaiian/Other Pacific Islander	8	0.2%	0	0.0%	8	0.2%
American Indian/Alaskan Native & White	8	0.2%	0	0.0%	8	0.2%
Asian & White	5	0.1%	0	0.0%	5	0.1%
Black/African American & White	72	1.4%	0	0.0%	72	1.4%
American Indian/Alaskan Native & Black/African American	4	0.1%	0	0.0%	4	0.1%
Other; Multi-Racial	134	2.7%	0	0.0%	134	2.7%
Total	4,992	100.0%	15	100.0%	5,007	100.0%
Hispanic/Latino	1,189	23.8%	1	6.7%	1,190	23.8%
Non Hispanic/Latino	3,803	76.2%	14	93.3%	3,817	76.2%
Total	4,992	100.0%	15	100.0%	5,007	100.0%

City Table E - Beneficiaries by Race and Ethnicity for Projects Completed City Fiscal Year 2024 (Federal Fiscal Year 2023)

Income Category		CDBG		HOME		Total	
		Number	Percent	Number	Percent	Number	Percent
CDBG Extremely Low	HOME 0-30%	3,397	68.0%	0	0.0%	3,397	67.8%
CDBG Low	HOME 30-50%	1,216	24.4%	1	6.7%	1,217	24.3%
CDBG Moderate	HOME 50-60%	172	3.4%	6	40.0%	178	3.6%
CDBG Non LMI	HOME 60-80%	207	4.1%	8	53.3%	215	4.3%
Total		4,992	100.0%	15	100.0%	5,007	100.0%

City Table F - Beneficiaries by Income for Projects Completed City Fiscal Year 2024 (Federal Fiscal Year 2023)

HOME-ARP Allocation Plan Goals	Goal	FY22	FY23	FY24	FY25	FY26	Total Completed	Percent Completed
Production of at least 20 units of non-congregate shelter.	20 units of non-congregate shelter	NA	NA	0			0	0%
Provide supportive services, including rental assistance to over 500 households.	500+ households	NA	NA	0			0	0%

Note: The City's HOME-ARP Allocation Plan was amended in FY24.

City Table G - HOME ARP Allocation Plan Progress Tracking through City Fiscal Year 2024 (Federal Fiscal Year 2023)

Category	Activity	HOME-ARP Funds	Status	Funds Spent through FY24	Percent	Target	Actual Assisted
Supportive Services	Shelter House - Supportive Services for Permanent Supportive Housing	\$638,594	Not Started	\$0	0%	500+ Households	TBD
	Iowa Legal Aid - Legal Services to Increase Housing Stability	\$200,000	Not Started	\$0	0%		TBD
Nonprofit Operating Expenses	Shelter House - Nonprofit Operating	\$33,387	Not Started	\$0	0%	NA	NA
Acquisition and Development of Non-Congregate Shelter	DVIP - Shelter Construction	\$650,000	Ongoing*	\$0	0%	20 Units of Non-Congregate Shelter	TBD
Administration/Planning	HOME-ARP Administration	\$268,000	Ongoing	\$39,255	15%	NA	NA
TOTAL		\$1,789,981		\$39,255	2%		

*Also funded with CDBG

City Table H - HOME-ARP Activity Tracking through City Fiscal Year 2024 (Federal Fiscal Year 2023)

APPENDIX B
HOME Inspection Update

Address	Date of Last Inspection	Was follow-up required? (If yes - include date of follow-up.)	Summary of Issues detected during inspections	If follow-up was required, are the issues resolved or ongoing?	Funding Source	Assisted Project Units
2152 Davis Street	1/17/2023	1/17/2023	radon test	resolved	HOME	1
818 Sandusky	1/19/2023	2/20/2023	missing smoke alarms, lacks fire extinguisher, radon testing, fees	resolved	HOME	1
1617 Burns Ave	5/5/2023	7/17/2023	radon test, no p-trap on main floor bathroom sink, no ventilation in basement bathroom, lacks approved fire extinguisher, no under-stair surface protection, no GFCI left of kitchen sink	resolved	HOME	1
2424 Catskill Ct	5/18/2023	NA	NA	NA	HOME	1
719 Page	8/3/2023	8/31/2023	radon test, outlet for washer needs GFCI, electrical panel needs to be labeled	resolved	HOME	1
1340 Hollywood Blvd	12/7/2023	2/5/2023	unpaid fees	resolved	HOME	3
2710 Wayne Avenue	2/23/2024	5/22/2024	basement sink leaking, missing fixtures in basement kitchenette, cover plumbing access in stairway to basement	resolved	HOME	5
2272 Hickory Ct.	8/15/2023	9/13/2023	basement light switch broken, lawn not mowed	resolved	HOME	3
2219 Palmer Circle	4/25/2023	5/25/2023	unpaid fees	resolved	HOME	4
3104 Juniper Dr	12/8/2023	2/12/2024	unpaid fees	resolved	HOME	5
3107 Village Rd	4/12/2024	5/29/2024	non operational bath fan- main level, unpaid fees	resolved	HOME	5
177 Huntington	1/30/2023	NA	NA	NA	HOME	3
191 Huntington	9/1/2022	NA	NA	NA	HOME	3
15 Wakefield Ct	12/8/2003	1/18/2004	main level smoke detector out of date, unpaid fees	resolved	HOME	5
2209 Russell Dr	6/21/2023	6/23/2023	condensation line on furnace leaking	resolved	HOME	12
500 2nd Ave	5/3/2024	NA	NA	NA	HOME	12
3234 Friendship St	2/15/2024	3/4/2024	smoke alarm inoperable- upstairs hallway, fire extinguisher out of date	resolved	HOME	12
1311 Esther St	2/16/2024	NA	NA	NA	HOME	3
1507 Spruce St	2/3/2023	NA	NA	NA	HOME	3
4924 Raleigh Ln	9/2/2022	2/23/2023	main level and bedroom 3 smoke alarms inoperable, fire extinguisher out of date	resolved	HOME	1
1156 Downey Dr	3/8/2023	NA	NA	NA	HOME	3
821 N Johnson St	4/29/2023	NA	NA	NA	HOME	5
1226 William St	2/23/2023	10/5/2023	house under remodel	ongoing	HOME	4
700 S 1st Ave	3/3/2022	7/22/2022	two counter outlets in kitchen require GFCI protection	resolved	HOME	4
1105 Pine St	3/26/2024	4/24/2024	dryer vent disconnected, broken outlet in east bedroom	resolved	HOME	4

1121 Ash St	8/22/2023	10/3/2023	2 bedrooms and hallway smoke alarms inoperable, unpaid fees	resolved	HOME	4
2110-2112 Taylor Dr	8/12/2024	scheduled for 10/14/2024	2112 smoke alarm (wired) out of date	ongoing	HOME	3
164 Prentiss St	11/7/2023	12/7/2023	left bedroom missing smoke alarm, unpaid fees	resolved	HOME	3
174 Prentiss St	11/7/2023	12/7/2023	unpaid fees	resolved	HOME	3
180 Prentis St	11/7/2023	12/7/2023	unpaid fees	resolved	HOME	3
1628 California Ave	2/21/2024	3/22/2024	unpaid fees	resolved	HOME	4
2336 Abbey Lane	4/26/2023	5/24/2024	radon test	resolved	HOME	2
1896 N Dubuque Rd	11/7/2023	12/7/2023	unpaid fees	resolved	HOME	2
621 Keokuk Ct	7/6/2023	8/10/2023	3 bedrooms smoke alarms inoperable, left bedroom switch cover missing	resolved	HOME	2
446 Hawaii Ct	5/30/2024	8/20/2024	434- fire extinguisher, 442- rotting windows at base, 450- remove trees around patio, 434, 2nd floor bathroom ceiling paint in disrepair, no entry to 438, 442, 446 450, 454, unpaid fees	ongoing	HOME	2
114 Amhurst	3/9/2023	6/7/2023	radon testing, smoke alarm inoperable in bedroom 3, fire extinguisher out of date, hole in drywall in bedroom 2, entry doors missing to bedrooms 2 & 3, bedroom 2 & 3 missing light covers, remove volunteer tree in back yard, bath fan inoperable	resolved	HOME	3
1206 Diana	3/9/2023	5/23/2023	light fixture in basement needs to be secured, open junction box in basement, peeling paint in bathroom	resolved	HOME	3
1717 Flatiron	2/20/2023	3/29/2023	radon testing, cabinet in kitchen water damaged	resolved	HOME	3
909 Sandusky Dr	6/28/2024	7/29/2024	loose siding, remove volunteer trees, unpaid fees	resolved	HOME	4
1926-1946 Broadway St	3/19/2024	3/29/2024	missing/inoperative smoke alarms, outdated smoke alarms in bedrooms, fire extinguisher discharged, missing window screens, subfloor damaged under water heater, unpaid fees	resolved	HOME	18
1814 Lakeside Dr	3/19/2024	6/24/2024	no entry, unpaid fees	resolved	HOME	8
2318 Birch St	12/8/2023	1/16/2024	GFCI left of stove defective, right handrail at front entrance loose, unpaid fees	resolved	HOME	8
1221-1223 Bloomington St	10/30/2023	2/12/2024	radon testing, 1221- electrical panel needs filler plates, 1221- damaged window trim in right bedroom, 1221- furnace room door off track, 1223- furnace closet drain clogged, unpaid fees	resolved	HOME	3
1231 Bloomington St	4/3/2024	5/7/2024	no entry, unpaid fees	resolved	HOME	
80 Whitechapel Dr	2/16/2024	NA	NA	NA	HOME	8
15 Colchester Dr	3/12/2024	NA	NA	NA	HOME	8
1301 Muscatine	10/11/2024	1/27/2023	radon test, vines on structure, combustible material near furnace, basement window broken, volunteer trees	resolved	HOME	4

230-232 Elizabeth St	3/26/2024	4/24/2024	trim volunteer trees, 230 hallway smoke alarm missing, 230 fire extinguisher out of date, 232 all 3 smoke alarms missing	resolved	HOME	4
514 Fairchild St	2/20/2023	6/2/2023	radon test, lacking CO detector outside bedrooms, trim bushes in front of house, bathroom switch in disrepair, screen needs repair in 2nd floor back bedroom,		HOME	4
2806 Sterling Dr	9/14/2022	11/14/2022	radon test	resolved	HOME	4
1841 Sterling Ct	11/8/2023	1/3/2024	smoke alarm missing in basement bedrooms 1 & 2 also upstairs bedroom and living room, fire extinguisher out of date, bath fan does not operate, unpaid fees	resolved	HOME	4
1514 Dover St	2/2/2024	3/22/2024	smoke alarms inoperable in upstairs hall and bedrooms also back bedroom and basement, fire extinguisher out of date, kitchen cabinets in disrepair, loose wood on landing on front steps, unpaid fees	resolved	HOME	4
2043 Hannah Jo Ct	12/14/2023	1/19/2024	missing CO detector	resolved	HOME	4
1325 Ashley Dr	4/5/2023	5/2/2023	fire extinguisher out of date both sides, dryer venting improperly installed- west laundry, unpaid fees	resolved	HOME	6
701 Arch Rock Rd	6/6/2023	8/7/2023	unpaid fees	resolved	CDBG/HOME	8
705 Arch Rock Rd	6/6/2023	8/7/2023	unpaid fees	resolved	CDBG/HOME	8
709 Arch Rock Rd	7/6/2023	8/22/2023	unpaid fees	resolved	CDBG/HOME	8
713 Arch Rock Rd	7/6/2023	8/22/2023	unpaid fees	resolved	CDBG/HOME	8
720 Foster Rd	7/7/2023	8/7/2023	unpaid fees	resolved	CDBG/HOME	8
724 Foster Rd	7/6/2023	8/7/2023	unpaid fees	resolved	CDBG/HOME	8
728 Foster Rd	7/6/2023	8/10/2023	smoke alarm missing in upstairs hall, cannot use key in door, unpaid fees	resolved	CDBG/HOME	8
732 Foster Rd	7/11/2023	7/14/2023	unpaid fees	resolved	CDBG/HOME	8
109 Shrader	6/22/2022	10/25/2022	radon test, GFCI not tripping,	resolved	HOME	3
1424 Prairie Du Chien	1/29/2024	4/9/2024	door frame latch	resolved	HOME	3
2247 Plaen View Dr	10/12/2023	11/20/2023	fire extinguisher out of date, left window does not open in south bedroom upstairs, bath fan inoperable in upper level, basement bedroom lacks window screen, upper level drain plug not functioning, closet door needs reinstalled in south bedroom, remove volunteer trees from around building, holes in siding, unpaid fees	resolved	HOME	3
1220 Village Rd Apt 11	9/15/2023	10/16/2023	unpaid fees	resolved	HOME	1
1062 Chamberlain	10/11/2022	1/30/2023	radon testing, missing smoke alarm in hallway, unpaid fees	resolved	HOME	9
1076 Chamberlain	4/26/2023	7/13/2023	radon testing, smoke alarms in hall and right bedroom inoperative, kitchen sink handle not attached, kitchen overhead light inoperative, first of 3 kitchen switch in disrepair	resolved	HOME	9

353 Westbury Ct	8/17/2023	10/10/2023	outlet for microwave above stove does not work- slot 14 in fuse box, dryer not working, unpaid fees	resolved	HOME	9
351 Westbury Ct	8/17/2023	9/21/2023	fire extinguisher discharged, unpaid fees	resolved	HOME	9
343 Westbury Ct	8/17/2023	1/2/2024	improper dryer venting, unpaid fees	resolved	HOME	9
341 Westbury Ct	8/17/2023	9/21/2023	unpaid fees	resolved	HOME	9
25 Aniston St	3/7/2023	5/23/2023	radon testing, main bathroom GFCI shows ground and neutral reversed	resolved	HOME	9
26 Aniston St	3/7/2023	5/8/2023	radon testing, missing transition strip between dinign room and kitchen, peeling paint above hallway bathroom shower, flooring near showers in both bathrooms is in disrepair	resolved	HOME	9
15 Aniston St	3/7/2023	5/8/2023	radon testing, bath fan in main bathroom inoperable, weather cover on rear patio GFCI is missing	resolved	HOME	9
16 Aniston St	3/7/2023	5/8/2023	radon testing, garge light inoperable, main bathroom peeling paint above shower, deadbolt on door to garage difficult to operate	resolved	HOME	9
36 Aniston St	3/7/2023	5/8/2023	radon testing, all smoke alarms except one missing, holes in walls in kitchen and main bedroom, indoor furniature in back yard and on rear patio, oven door in disrepair, entry door has broken glass, weather cover missing from GFCI right of garage door	resolved	HOME	9
37 Aniston St	3/7/2023	5/8/2023	radon test, missing right bedroom smoke alarm, weather cover missing from GFCI right of garage door, main bathroom flooring in disrepair near shower	resolved	HOME	9
46 Aniston St	3/7/2023	5/15/2023	radon testing	resolved	HOME	9
47 Aniston St	3/8/2023	5/15/2023	radon testing, dining room smoke alarm battery low, fire extinguisher out of date, peeling paint above shower	resolved	HOME	9
56 Aniston St	3/8/2023	5/15/2023	radon testing, fire extinguisher out of date, kitchen light fixture switch not working properly, main bathroom toilet is loose	resolved	HOME	9
57 Aniston St	3/8/2023	5/15/2023	radon testing, lacks CO detector, hallway bathroom fan inoperative, peeling paint in hallway bathroom above shower	resolved	HOME	9
66 Aniston St	3/8/2023	5/15/2023	radon testing, outlet in utility closet needs reinstalled in ceiling	resolved	HOME	9
67 Aniston St	3/8/2023	5/15/2023	radon testing, furnace appears to be leaking water	resolved	HOME	9
76 Aniston St	3/8/2023	5/15/2023	radon testing, hallway smoke alarm inoperable, vent fan cover on rear side of house missing, garbage disposal inoperative	resolved	HOME	9
79 Aniston St	3/8/2023	5/15/2023	radon testing, missing downspout extension on sw corner, main bathroom fan inoperable	resolved	HOME	9
86 Aniston St	3/8/2023	5/15/2023	radon testing, main bedroom smoke alarm inoperable, indoor futon on back patio	resolved	HOME	9

91 Aniston St	3/8/2023	5/15/2023	radon testing, smoke alarm in laundry room out of date, low battery in hallway alarm, bedroom 1 alarm missing, hallway bathroom flooring in disrepair	resolved	HOME	9
4435-4455 Melrose Ave	11/2/2023	NA	NA	NA	HOME	18
2417 Whispering Meadow Dr	12/14/2023	1/18/2024	left bedroom smoke alarm missing, unpaid fees	resolved	HOME	12
2409 Whispering Meadow Dr	1/18/2023	2/22/2024	unpaid fees	resolved	HOME	12
2453-2455 Whispering Meadow Dr	1/23/2024	2/27/2024	bedroom 3 smoke alarm low battery, kitchen door to exterior does not open, GFCI to right of sink shows open neutral, main bedroom toilet runs continuously, oven door in disrepair	resolved	HOME	12
2441-2443 Whispering Meadow Dr	1/23/2024	2/27/2024	2441: hall bathroom toilet runs continuously, door to garage missing knob, weather cover for outlet near garage. 2243: hall bathroom toilet runs continuously, bedroom 3 missing alarm, fire extinguisher outdated, bedroom 2 missing outlet plate near window, hall bath ceiling has mold/mildew-like substance, hallway bath fan needs to be serviced. Unpaid fees	resolved	HOME	12
2429-2431 Whispering Meadow Dr	1/23/2024	2/27/2024	2431- smoke alarms missing in bedrooms 2 & 3, 2431- expire fire extinguisher, 2429- exterior outlet missing cover, 2429- garage is not a habitable space, unpaid fees	resolved	HOME	12
2607 Indigo Ct	1/23/2024	2/23/2024	unpaid fees	resolved	HOME	12
2613 Indigo Ct	1/23/2024	2/27/2024	fire extinguisher discharged, hall bathroom fan inoperative, GFCI defective left of kitchen sink and in main bathroom, unpaid fees	resolved	HOME	12
2670 Indigo Ct	1/23/2024	2/27/2024	all 4 smoke alarms out of date, fire extinguisher is out of date, interior carpet at transition from living room is in disrepair, unpaid fees	resolved	HOME	12
2680 Indigo Ct	1/23/2024	2/27/2024	kitchen door to exterior not closing properly, unpaid fees	resolved	HOME	12
939 Longfellow Pl	2/7/2024	3/7/2024	939- fire extinguisher out of date, 941- CO detector missing, missing downspout by garage, loose siding near patio, unpaid fees	resolved	HOME	6
963 Longfellow Pl	2/7/2024	3/7/2024	963- all 4 smoke alarms missing, 963 & 965- fire extinguishers out of date, 965- missing weather cover on exterior patio outlet, unpaid fees	resolved	HOME	6
857 Longfellow Pl	2/7/2024	3/7/2024	963- all 4 smoke alarms missing, 963 & 965-missing outdoor outlet weather covers, unpaid fees	resolved	HOME	6
941 Longfellow Ct	5/31/2024	7/9/2024	unpaid fees	resolved	HOME	6
965 Longfellow Ct	2/7/2024	3/7/2024	963- all 4 smoke alarms missing, 963 & 965- fire extinguishers out of date, 965- missing weather cover on exterior patio outlet, unpaid fees		HOME	6
859 Longfellow Ct	2/7/2024	3/7/2024	859- fire extinguisher out of date, light in disrepair outside entry door, 857 & 859 missing outdoor weather covers, unpaid fees	resolved	HOME	6

1310 Foster Rd	4/28/2024	5/31/2024	101- back bedroom window does not fully close, air leaks around duct work causing dirt and mildew in back wall, 102- refrigerator door seal bad on bottom, exterior trim near walkway by parking lot needs repaired and painted	resolved	HOME	10
1241 Moses Bloom Ln	6/7/2023	7/11/2023	unpaid fees	resolved	HOME	7
1221 Moses Bloom Ln	6/6/2023	7/6/2024	fire extinguisher out of date, unpaid fees	resolved	HOME	7
1201 Moses Bloom Ln	5/23/2023	7/6/2023	upstairs first room on right smoke alarm missing, unpaid fees	resolved	HOME	7
1287-1289 Swisher	4/27/2023	5/23/2023	radon test, flooring by water heater and dishwasher in disrepair, unpaid fees	resolved	HOME	7
1267-1269 Swisher	4/27/2023	5/23/2023	1267- fire extinguisher out of date, 1269- flooring in hall in disrepair, unpaid fees	resolved	HOME	7
436 Southgate Ave	4/21/2023	7/11/2023	305- all bedroom smoke alarms need to be reattached, 303- bathtub dripping, 301- kitchen sink dripping, missing aerator	resolved	CDBG/HOME	12
1229 Shannon Dr	2/27/2024	3/20/2024	smoke alarms missing/inoperable in 105, 209, 213, 218, 330, no CO detector in 105, 218, 330, 329, fire extinguisher discharged in 104, 214, GFCIs bad left of sink in 209,204, missing outlet switches and light fixtures in 105,218, 330	resolved	HOME	30
1259 Shannon Dr	4/20/2023	6/21/2023	front entry to sidewalk has large uneven seams, unpaid fees	resolved	HOME	30

APPENDIX C
HOME Match

100% Valuation of Property in 2024	
2424 Catskill	\$248,430
	\$ 248,430

Year	Taxable Year	Estimated 100% Valuation*	State Rollback Factor	Taxable Value	Levy Rate	Taxes Payable
1	2024	248,430	0.546501	135,767.24	0.039661	5,384.61
2	2025	253,399	0.546501	138,482.59	0.039661	5,492.30
3	2026	258,467	0.546501	141,252.24	0.039661	5,602.15
4	2027	263,636	0.546501	144,077.28	0.039661	5,714.19
5	2028	268,909	0.546501	146,958.83	0.039661	5,828.47
6	2029	274,287	0.546501	149,898.01	0.039661	5,945.04
7	2030	279,773	0.546501	152,895.97	0.039661	6,063.94
8	2031	285,368	0.546501	155,953.89	0.039661	6,185.22
9	2032	291,075	0.546501	159,072.96	0.039661	6,308.93
10	2033	296,897	0.546501	162,254.42	0.039661	6,435.11
11	2034	302,835	0.546501	165,499.51	0.039661	6,563.81
12	2035	308,891	0.546501	168,809.50	0.039661	6,695.08
13	2036	315,069	0.546501	172,185.69	0.039661	6,828.99
14	2037	321,371	0.546501	175,629.41	0.039661	6,965.57
15	2038	327,798	0.546501	179,141.99	0.039661	7,104.88
						93,118.29

Net Present Value of Taxes Forgone**:	\$67,189.30
--	--------------------

*Assuming a 2% annual increase in valuations.

** Based on 5-year Treasury, July 22, 2024. Source: www.treasury.gov.

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

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

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

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IOWA CITY, IA

Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
1998	25.0%	\$519,691.32	\$457,712.85	\$114,428.21
1999	25.0%	\$354,261.01	\$305,001.57	\$76,250.39
2000	25.0%	\$330,874.31	\$297,188.36	\$74,297.09
2001	25.0%	\$595,237.20	\$534,144.73	\$133,536.18
2002	25.0%	\$753,328.47	\$705,341.86	\$176,335.46
2003	25.0%	\$1,166,094.72	\$1,106,560.14	\$276,640.03
2004	25.0%	\$407,784.62	\$325,046.45	\$81,261.61
2005	25.0%	\$387,571.02	\$305,215.70	\$76,303.92
2006	25.0%	\$658,922.14	\$580,794.29	\$145,198.57
2007	25.0%	\$885,098.03	\$795,588.39	\$198,897.09
2008	25.0%	\$655,588.93	\$531,501.61	\$132,875.40
2009	25.0%	\$816,290.34	\$703,296.35	\$175,824.08
2010	25.0%	\$342,250.35	\$212,157.81	\$53,039.45
2011	25.0%	\$879,859.19	\$775,859.51	\$193,964.87
2012	25.0%	\$550,841.19	\$450,855.59	\$112,713.89
2013	25.0%	\$592,641.19	\$534,794.87	\$133,698.71
2014	25.0%	\$557,700.21	\$510,731.26	\$127,682.81

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2015	25.0%	\$328,261.60	\$299,907.35	\$74,976.83
2016	12.5%	\$341,964.12	\$292,649.09	\$36,581.13
2017	12.5%	\$415,701.20	\$345,064.90	\$43,133.11
2018	12.5%	\$424,481.20	\$381,009.21	\$47,626.15
2019	12.5%	\$331,344.03	\$276,863.00	\$34,607.87
2020	12.5%	\$733,953.38	\$621,049.69	\$77,631.21
2021	12.5%	\$141,034.71	\$40,055.28	\$5,006.91
2022	12.5%	\$70,740.22	\$0.00	\$0.00
2023	12.5%	\$906,388.81	\$825,601.75	\$103,200.21

APPENDIX D
CDBG PR26 Report



PART I: SUMMARY OF CDBG RESOURCES		IDIS	Notes
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR		707,830.19	
02 ENTITLEMENT GRANT		731,382.00	
03 SURPLUS URBAN RENEWAL		0.00	
04 SECTION 108 GUARANTEED LOAN FUNDS		0.00	
05 CURRENT YEAR PROGRAM INCOME		147,972.09	The City received \$146,737.14 of CDBG PI in FY24. Required adjustments in IDIS include the following: \$147,972.09 (IDIS reported PI) - \$1,329.46 (FY23 PI received in July 2023) = \$146,642.63 \$146,642.63 + \$144.74 (FY24 PI received in July 2024) = \$146,787.37 \$146,787.37 - \$50.23 (PI reported from a client's loan payment that later came back as insufficient funds) = \$146,737.14
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)		0.00	
06 FUNDS RETURNED TO THE LINE-OF-CREDIT		56,919.63	Origin year test repayment - FFY2019 CDBG grant. Activity #781.
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT		0.00	
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE		(1,234.95)	See line 5 note. The City received \$146,737.14 of CDBG PI in FY24. Required adjustments in IDIS include the following: \$147,972.09 (IDIS reported PI) - \$1,329.46 (FY23 PI received in July 2023) = \$146,642.63 \$146,642.63 + \$144.74 (FY24 PI received in July 2024) = \$146,787.37 \$146,787.37 - \$50.23 (PI reported from a client's loan payment that later came back as insufficient funds) = \$146,737.14
08 TOTAL AVAILABLE (SUM, LINES 01-07)		1,642,868.96	
PART II: SUMMARY OF CDBG EXPENDITURES			
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION		765,301.40	
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT		0.00	
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)		765,301.40	
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		106,415.34	\$163,334.94 CDBG admin expended on #826.
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS		0.00	
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES		56,919.63	Repayment of \$56,919.63 was credited to activity #781 (FY22 CDBG admin) expended in 2022. \$163,334.94 total expended on admin during FY24.
15 TOTAL EXPENDITURES (SUM, LINES 11-14)		928,636.37	
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)		714,282.82	
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD			
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS		0.00	
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING		0.00	
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES		765,301.40	
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT		0.00	
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)		765,301.40	
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)		100.00%	
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS			
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION		PY: 2023/FY24	
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		0.00	
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS		0.00	
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)		0.00%	
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS			
27 DISBURSED IN IDIS FOR PUBLIC SERVICES		124,000.00	
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00	
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00	
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS		0.00	
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)		124,000.00	
32 ENTITLEMENT GRANT		731,382.00	
33 PRIOR YEAR PROGRAM INCOME		124,293.50	
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP		1,329.46	Total prior year CDBG PI = \$125,622.96. As noted in FY23 PR26, \$1,329.46 was recorded in July 2023 and included in FY23 PI.
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)		857,004.96	
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)		14.47%	
PART V: PLANNING AND ADMINISTRATION (PA) CAP			
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		106,415.34	\$163,334.94 total expended on admin during FY24.
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		0.00	
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00	
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS		56,919.63	Repayment of \$56,919.63 was credited to activity #781 (FY22 CDBG admin) completed in 2022. \$163,334.94 total expended on admin during FY24.
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)		163,334.97	\$163,334.94 CDBG admin expended on #826.
42 ENTITLEMENT GRANT		731,382.00	
43 CURRENT YEAR PROGRAM INCOME		147,972.09	
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP		(1,184.72)	See line 5 and line 7 note. The City received \$146,737.14 of CDBG PI in FY24. Required adjustments in IDIS include the following: \$147,972.09 (IDIS reported PI) - \$1,329.46 (FY23 PI received in July 2023) = \$146,642.63 \$146,642.63 + \$144.74 (FY24 PI received in July 2024) = \$146,787.37 \$146,787.37 - \$50.23 (PI reported from a client's loan payment that later came back as insufficient funds) = \$146,737.14
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)		878,169.37	
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)		18.60%	Under 20% cap.

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

No data returned for this view. This might be because the applied filter excludes all data.

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

No data returned for this view. This might be because the applied filter excludes all data.

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

Plan	IDIS	IDIS	Voucher	Activity Name	PA	NATIONAL	Drawn Amount
2021	2	792	6816987	FY22 Shelter House - HVAC Improvements (Public Facilities)	03C	LMC	\$11,712.60
2021	2	792	6891796	FY22 Shelter House - HVAC Improvements (Public Facilities)	03C	LMC	\$17,401.55

2021	2	792	6912929	FY22 Shelter House - HVAC Improvements (Public Facilities)	03C LMC			\$22,500.00
2022	2	807	6867573	FY23 DVIP - Public Facility Construction	03C LMC			\$285.29
2022	2	807	6908743	FY23 DVIP - Public Facility Construction	03C LMC			\$249,091.65
03C Matrix Code								
\$300,991.09								
2022	2	806	6834202	FY23 Free Medical Clinic - Public Facility Improvements	03P LMC			\$75,000.00
03P Matrix Code								
\$75,000.00								
2023	1	829	6881748	FY24 DVIP Aid to Agencies (Public Services)	05G LMC			\$29,435.57
2023	1	829	6891796	FY24 DVIP Aid to Agencies (Public Services)	05G LMC			\$10,801.35
2023	1	829	6912929	FY24 DVIP Aid to Agencies (Public Services)	05G LMC			\$19,763.08
05G Matrix Code								
\$60,000.00								
2023	1	830	6834202	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$6,877.46
2023	1	830	6842331	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$3,848.78
2023	1	830	6849964	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$9,054.85
2023	1	830	6861315	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$7,327.75
2023	1	830	6867573	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$5,000.62
2023	1	830	6881748	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$3,902.66
2023	1	830	6891460	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$6,160.35
2023	1	830	6902168	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$6,188.31
2023	1	830	6908743	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$6,130.66
2023	1	830	6912929	FY24 NCJC Aid to Agencies (Public Services)	05Z LMC			\$9,508.56
05Z Matrix Code								
\$64,000.00								
2021	5	839	6891460	FY22 Greenstate/Hills Partnership Program #6 - 921 Dearborn	13B LMH			\$24,999.00
13B Matrix Code								
\$24,999.00								
2023	4	827	6816987	FY24 CDBG Rehab	14A LMH			\$643.45
2023	4	827	6817023	FY24 CDBG Rehab	14A LMH			\$8,351.28
2023	4	827	6825101	FY24 CDBG Rehab	14A LMH			\$18,971.28
2023	4	827	6834202	FY24 CDBG Rehab	14A LMH			\$34,342.83
2023	4	827	6842329	FY24 CDBG Rehab	14A LMH			\$7,146.11
2023	4	827	6849964	FY24 CDBG Rehab	14A LMH			\$5,904.96
2023	4	827	6861315	FY24 CDBG Rehab	14A LMH			\$18,356.12
2023	4	827	6867573	FY24 CDBG Rehab	14A LMH			\$3,967.16
2023	4	827	6881748	FY24 CDBG Rehab	14A LMH			\$5,724.21
2023	4	827	6891460	FY24 CDBG Rehab	14A LMH			\$5,056.00
2023	4	827	6891796	FY24 CDBG Rehab	14A LMH			\$49,182.23
2023	4	827	6908743	FY24 CDBG Rehab	14A LMH			\$30,721.08
2023	4	827	6912929	FY24 CDBG Rehab	14A LMH			\$20,983.55
2023	4	827	6924728	FY24 CDBG Rehab	14A LMH			\$7,941.05
14A Matrix Code								
\$217,291.31								
2021	7	809	6849964	FY22 ICOR Boxing - SBRP	18C LMC			\$5,000.00
2023	7	831	6861315	FY24 4Cs Technical Assistance	18C LMC			\$4,331.60
2023	7	831	6881748	FY24 4Cs Technical Assistance	18C LMC			\$3,991.60
2023	7	831	6891796	FY24 4Cs Technical Assistance	18C LMC			\$3,386.40
2023	7	831	6902168	FY24 4Cs Technical Assistance	18C LMC			\$2,454.80
2023	7	831	6908743	FY24 4Cs Technical Assistance	18C LMC			\$1,679.60
2023	7	831	6924728	FY24 4Cs Technical Assistance	18C LMC			\$2,176.00
18C Matrix Code								
\$23,020.00								
Total								
\$765,301.40								

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

Plan	YR	YR	Voucher	Activity to	Activity Name	Program	Fund	Mat	National	Drawn Amount
Year	Start	End	Number	Prevent		Code	Code	Code	Objective	
2023	1	829	No	No	FY24 DVIP Aid to Agencies (Public Services)	B23	EN	05G	LMC	\$2,925.84
2023	1	829	6881748	No	FY24 DVIP Aid to Agencies (Public Services)	B23	PI	05G	LMC	\$26,509.73
2023	1	829	6891796	No	FY24 DVIP Aid to Agencies (Public Services)	B23	EN	05G	LMC	\$10,801.35
2023	1	829	6912929	No	FY24 DVIP Aid to Agencies (Public Services)	B23	EN	05G	LMC	\$19,763.08
05G Matrix Code										
\$60,000.00										
2023	1	830	6834202	No	FY24 NCJC Aid to Agencies (Public Services)	B23	EN	05Z	LMC	\$6,877.46
2023	1	830	6842331	No	FY24 NCJC Aid to Agencies (Public Services)	B23	PI	05Z	LMC	\$3,848.78
2023	1	830	6849964	No	FY24 NCJC Aid to Agencies (Public Services)	B23	EN	05Z	LMC	\$3,441.66
2023	1	830	6849964	No	FY24 NCJC Aid to Agencies (Public Services)	B23	PI	05Z	LMC	\$5,613.19
2023	1	830	6861315	No	FY24 NCJC Aid to Agencies (Public Services)	B23	EN	05Z	LMC	\$3,559.36
2023	1	830	6861315	No	FY24 NCJC Aid to Agencies (Public Services)	B23	PI	05Z	LMC	\$3,768.39
2023	1	830	6867573	No	FY24 NCJC Aid to Agencies (Public Services)	B23	PI	05Z	LMC	\$5,000.62
2023	1	830	6881748	No	FY24 NCJC Aid to Agencies (Public Services)	B23	EN	05Z	LMC	\$3,902.66
2023	1	830	6891460	No	FY24 NCJC Aid to Agencies (Public Services)	B23	EN	05Z	LMC	\$6,160.35
2023	1	830	6902168	No	FY24 NCJC Aid to Agencies (Public Services)	B23	EN	05Z	LMC	\$6,072.50
2023	1	830	6902168	No	FY24 NCJC Aid to Agencies (Public Services)	B23	PI	05Z	LMC	\$115.81
2023	1	830	6908743	No	FY24 NCJC Aid to Agencies (Public Services)	B23	EN	05Z	LMC	\$2,362.50
2023	1	830	6908743	No	FY24 NCJC Aid to Agencies (Public Services)	B23	PI	05Z	LMC	\$3,768.16
2023	1	830	6912929	No	FY24 NCJC Aid to Agencies (Public Services)	B23	EN	05Z	LMC	\$9,508.56
05Z Matrix Code										
\$64,000.00										
No Activity to prevent, prepare for, and respond to Coronavirus										
\$124,000.00										
Total										
\$124,000.00										

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

Plan	YR	YR	Voucher	Activity Name	Program	National	Drawn Amount
Year	Start	End	Number		Code	Objective	
2021	8	781	6908674	FY22 CDBG Administration	21A		(\$56,919.63)
2023	8	826	6816987	FY24 CDBG Admin	21A		\$6,120.50
2023	8	826	6825101	FY24 CDBG Admin	21A		\$10,706.95
2023	8	826	6834202	FY24 CDBG Admin	21A		\$15,311.04
2023	8	826	6842329	FY24 CDBG Admin	21A		\$9,158.95
2023	8	826	6849964	FY24 CDBG Admin	21A		\$8,872.71
2023	8	826	6861315	FY24 CDBG Admin	21A		\$11,132.93
2023	8	826	6867573	FY24 CDBG Admin	21A		\$9,372.67
2023	8	826	6881748	FY24 CDBG Admin	21A		\$10,100.38
2023	8	826	6891460	FY24 CDBG Admin	21A		\$7,645.40
2023	8	826	6891796	FY24 CDBG Admin	21A		\$10,645.16
2023	8	826	6902168	FY24 CDBG Admin	21A		\$842.72
2023	8	826	6908743	FY24 CDBG Admin	21A		\$23,549.57
2023	8	826	6912929	FY24 CDBG Admin	21A		\$10,433.28
2023	8	826	6924728	FY24 CDBG Admin	21A		\$28,442.71
21A Matrix Code							
\$106,415.34							
Total							
\$106,415.34							

APPENDIX E
Public Participation

Summary of Comments Received

City of Iowa City – FY24 CAPER

- Public comment period held from September 5, 2024 to September 20, 2024.
- A meeting of the Housing and Community Development Commission was held September 16, 2024.
- No comments received prior to public meeting – no staff response required.
- Report was approved 6-0 at the September 16, 2024 Housing and Community Development Commission meeting. Recorded meetings for City board and commissions are [available online](#). Meeting minutes and packets are also [archived online](#).
- Comments received during the meeting, as well as staff responses, are available in the draft meeting minutes attached.

HOME Maximum Per Unit Subsidy

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

FY24 (FFY23) CAPER PUBLIC COMMENT PERIOD

Notice of Public Meeting and Public Comment Period

The City of Iowa City, as directed by the U.S. Department of Housing and Urban Development (HUD) completed a performance report for federal fiscal year 2023 (City FY24) as part of Iowa City’s 2021-2025 Consolidated Plan, City Steps 2025. The Consolidated Annual Performance and Evaluation Report (CAPER) includes information on the projects and activities undertaken by the City with Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds as well as project accomplishments.

A public meeting on the draft CAPER is scheduled with the Iowa City Housing and Community Development Commission on September 16, 2024, at 6:30 P.M. in Emma J. Harvat Hall located within City Hall (410 E. Washington Street). Attendees must use the Washington Street entrance. Persons with disabilities, special needs, or language barriers are encouraged to contact Brianna Thul (319-356-5240) at least seven business days prior to the meeting to request special accommodations or translators.

Copies of the draft CAPER are available in accordance with the City’s adopted Citizen Participation Plan. The Citizen Participation Plan and the CAPER are available to the public for review online at www.icgov.org/actionplan. 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 also 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.

Additional information is available by calling 319-356-5240. A fifteen-day (15) public comment period commences with the publication of this notice on September 5, 2024. Through the close of business on September 20, 2024, written questions or comments regarding the draft CAPER may be directed to Brianna Thul, 410 East Washington Street, Iowa City, Iowa, 52240 or via email at bthul@iowa-city.org.

[Click here to view the draft FY24 \(FFY23\) CAPER](#)

CONSOLIDATED PLAN (CITY STEPS)	+
ANNUAL ACTION PLANS	+
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORTS	+
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION INFORMATION	+
ENVIRONMENTAL REVIEWS	+

Press-Citizen

Publication Name:

Press-Citizen

Publication URL:

Publication City and State:

Iowa City, IA

Publication County:

Johnson

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

202409061512307151853**3331819960**

Notice URL:

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Notice Publish Date:

Friday, September 06, 2024

Notice Content

NOTICE OF PUBLIC MEETING AND PUBLIC COMMENT PERIOD The City of Iowa City, as directed by the U.S. Department of Housing and Urban Development (HUD) completed a performance report for federal fiscal year 2023 (City FY24) as part of Iowa City's 2021-2025 Consolidated Plan, City Steps 2025. The Consolidated Annual Performance and Evaluation Report (CAPER) includes information on the projects and activities undertaken by the City with Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds as well as project accomplishments. A public meeting on the draft CAPER is scheduled with the Iowa City Housing and Community Development Commission on September 16, 2024, at 6:30 P.M. in Emma J. Harvat Hall located within City Hall (410 E. Washington Street). Attendees must use the Washington Street entrance. Persons with disabilities, special needs, or language barriers are encouraged to contact Brianna Thul (319-356-5240) at least seven business days prior to the meeting to request special accommodations or translators. Copies of the draft CAPER are available in accordance with the City's adopted Citizen Participation Plan. The Citizen Participation Plan and the CAPER are available to the public for review online at www.icgov.org/actionplan. 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 also 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. Additional information is available by calling 319-356-5240. A fifteen-day (15) public comment period commences with the publication of this notice on September 5, 2024. Through the close of business on September 20, 2024, written questions or comments regarding the draft CAPER may be directed to Brianna Thul, 410 East Washington Street, Iowa City, Iowa, 52240 or via email at bthul@iowa-city.org.

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**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
SEPTEMBER 16, 2024 – 6:30 PM
FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

MEMBERS PRESENT: Maryann Dennis, George Kivarkis, Karol Krotz, Kiran Patel, James Pierce, Kyle Vogel

MEMBERS ABSENT: Daouda Balde, Horacio Borgen, Denise Szecsei

STAFF PRESENT: Erika Kubly, Brianna Thul

OTHERS PRESENT:

RECOMMENDATIONS TO CITY COUNCIL:

None.

CALL MEETING TO ORDER:

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

WELCOME NEW MEMBERS:

Daouda Balde was not present.

CONSIDERATION OF MEETING MINUTES: AUGUST 19, 2024:

Patel moved to approve the minutes of August 19, 2024. Dennis seconded the motion. A vote was taken and the minutes were approved 6-0.

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

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

Thul stated this is the annual report that they do at the end of every fiscal year, The City's fiscal year starts in July and runs through June and this is for fiscal year 24. This annual report goes to HUD and explains all the things that the City did with grant funds in the last year. There are a couple different grant opportunities that come through this Commission – the CDBG and the HOME funds tie directly to this CAPER. There are also some local grant funds that come to the commission through the Aid to Agencies program, but those are not as relevant in this report. The focus is really on the federal funds that HUD gives the City. The CAPER is also related to the Consolidated Plan, the five-year plan that they've been working on. That is the plan that states what the priorities are and what they want to achieve in that five-year time frame. Finally, there is the Action Plan which includes the specific projects that HCDC recommends funding. The CAPER is the last step in that process and reports if they met the goals, they making progress, etc. The CAPER is due to HUD within 90 days of the end of the City's fiscal year so this typically comes to the Commission in September for review.

Thul noted the document is long and it's in a very specific HUD format so some of the tables aren't the most user friendly. At the end of the report, there is a section called Appendix A where staff has added tables to help explain what is being accomplished.

Thul next reviewed the impact of the federally funded activities in FY24. There was the new entrance at the Free Medical Clinic. Before this project, the agency was only able to provide services at their base level because they had an elevator that was not functional, and stairs to access the second floor. They needed an accessible entrance on the second floor as there was no way to provide services up there. They were able to use the CDBG funds at Free Medical Clinic to add an accessible entrance on the second floor which really expanded some of the areas that they could provide services. The City also provided down payment assistance to 12 households in the last fiscal year and over 2000 people were assisted with public services funding. That includes the portion of the Legacy Aid to Agencies funding that comes through the CDBG 15%. The rest of the Aid to Agencies funding comes from local sources. The 2000 beneficiaries would be only looking at the federal portion of that. 23 owner occupied units and one renter occupied unit were rehabbed in the last fiscal year. A couple units were rehabbed and sold through the City's South District Program. That is a program where the City acquires duplex units, uses local funds to rehab them, and then uses federal HOME funds to provide down payment assistance to income eligible buyers. Thul also noted about 50% of the beneficiaries receiving down payment assistance through the various programs in FY24 were BIPOC households (Black, Indigenous, and people of color). One of the goals of the down payment assistance programs is targeted towards trying to close the racial homeowner gap in Iowa City.

Other highlights from FY24 included positive community engagement in the consolidated planning process. The City also passed the CDBG timeliness test with HUD in May which is always a big stressor if there are projects behind schedule. Commissioners are aware that staff occasionally bring things to the Commission for review when there are projects that trigger the Unsuccessful and Delayed Projects Policy. Meeting this test is a big deal, especially now with ARPA funds, CDBG-CV, and HOME-ARP. There are a lot of cities that are struggling with timely spending. It's really important that they stay on track with projects to remain in compliance. HUD has the ability to reduce the next grant allocation by the amount that hasn't been spent. Iowa City was also awarded \$3.75 million in PRO Housing funds in FY24. Kubly added that there were only 20 cities in the country that were awarded and Iowa City was one of those top 20 and received \$3.75 million. Thul noted that's generated some interest in some of the other work the City is doing related to affordable housing and Kubly has been busy giving presentations to different groups nationally. Thul continued that the City received HUD approval of the HOME-ARP Allocation Plan which was a very long process that Sam Turnbull was able to navigate successfully. Part of that funding will be allocated towards the DVIP shelter construction project that is underway. The City also secured new community development software and started the implementation process, the original software is from the 1990s and will be very helpful once fully implemented.

Thul noted that there were also challenges during FY24. Staff capacity continues to be a challenge with administering of all new and existing programs while also managing other projects like the consolidated planning process for City Steps 2030, the five-year plan and things like the Aid to Agencies process. In There was a subcommittee to review the Aid to Agencies process that formed in January 2023 and went until April 2024 to recommend changes to the application and process. Following the subcommittee, staff worked with the other joint funding entities including United Way, Johnson County, and other participating cities to get that application altered through United Way. That was a long process to get where they are today.

Dennis asked about the PRO Housing grant that the City received, does that include admin funds for the City. Kubly confirmed it does, they can use 10% for that and are looking at adding hopefully a couple positions.

Related to that, Thul noted they are looking at increasing costs across the board. Construction, labor, the cost of insurance - all those things add up and make it challenging to have projects that pencil out. It takes a deeper federal subsidy to offset costs.

Thul continued with an update on City Steps 2030. Staff have been very busy working with a consultant, M & L from Pennsylvania, to get feedback from the community. They did a series of meetings, three public meetings and seven or eight stakeholder sessions that brought in nonprofit leaders, people that work in economic development, housing providers, and all different sorts of perspectives to talk about housing and community development needs in Iowa City. Staff is still working through this process but have gotten some really great participation so far. Outside of these meetings, they've also been one-on-one interviews, the housing survey, and working towards a shelter survey of shelter residents to get their perspective on these issues.

Kubly added the timeline for the Consolidated Plan is they expect to have a draft by the end of the year, ahead of the CDBG and HOME allocation cycle.

Kubly presented highlights from FY24 using local funding. \$640,000 was expended through the Aid to Agencies programs, 21 Legacy agencies and four Emerging - that's in addition to the CDBG public services. Iowa City has a locally funded general rehab and improvement program, called GRIP, which is an owner occupied rehab program that helped six households and the City gets about \$200,000 each year for that. The City spent \$70,000 on security deposit assistance and partnered with CommUnity with that and helped 74 households this year. \$36,000 was expended through the Healthy Homes program, and that went to improve indoor air for 40 households. Every year the City invests about \$700,000 in affordable housing funds to be administered through the Housing Trust Fund of Johnson County, and one of those projects that they funded was transitional housing for youth with UAY and the Housing Fellowship.

Staff also wanted to highlight the ARPA projects, the City received \$18 million in ARPA funds and are doing a housing stability pilot project with Shelter House. Seven households enrolled in risk mitigation and 129 records have been expunged at the expungement clinics. The City funded CommUnity's mobile crisis outreach and they have an average of 26-minute response time and have responded to about 1500 mobile crisis calls. Another big project is inclusive economic development. The City gave a big grant to Dream Center and they broke ground on the rehab of their facility on Southgate. The City funded a total of six inclusive economic development programs. Neighborhood Centers got capital improvement funds through ARPA and are purchasing two buildings in the Towncrest neighborhood to expand their work in the community. Just today, the City closed on three townhome units that will be owned and managed by the Iowa City Housing Authority to provide affordable rental units. They also partnered with the University of Iowa Labor Center in FY24 for a pre-apprenticeship program which helped 28 individuals. Finally, there is the Child Care Wage Enhancement Program which increased wages at six childcare centers by \$2 an hour.

Krotz asked for more information regarding the Shelter House and the expungement of records. Kubly explained they partnered with Iowa Legal Aid to get people's records cleared so that it doesn't affect their job searches and ability to rent.

Thul stated the next step in this process is to bring the CAPER to HCDC for review and any comments before submitting to HUD. HUD has 45 days to review following the submission.

Dennis asked about administering all of these programs mentioned - how many staff at the City works on these? Kubly gave a staffing overview. For grant administration it is Kubly, Thul and Sam Turnbull the City's Grants Specialist. There is a part time staff who does down payment assistance and two and a half staff that do the owner-occupied rehab programs like the South District program. Then all the property management goes through the Housing Authority, but there is not a lot of staff for that either.

Vogel had a few questions, first on page 39 there's one of the properties that says the rental inspection was in 2022 and it wasn't due again till 2026 and there's some mention that these two properties aren't on the same schedule. He noted that's a really long period, four years, and just wanted to make sure that was not a typo. Kubly noted that they are typically an annual or two-year schedule. Thul will review and correct before submitting. Vogel noted there's a section that talks about number of people assisted but then that table doesn't actually have the number of people assisted it has activities listed. Thul explained

this report is related to Section 3. The goal of Section 3 is basically to provide job opportunities to people that are low to moderate income. It's race and gender neutral and they track labor hours and report the activities and labor hours in the CAPER rather than the individual people assisted. If it is an activity that is completed in the fiscal year it would be reported in the associated CAPER.

Vogel asked if Appendix B, which is really long and lists all the properties and the inspections. Are all of those City owned properties? Thul explained these are all the federally assisted units that are not owned by the City. The City doesn't often do any home rental projects directly and most often work with subrecipients or nonprofit housing providers on projects. HUD asks for this information to make sure the City is getting there for inspections and that things are meeting housing standards to make sure the units are safe.

Vogel noted this report is nice and it is a way to see the tangible results of decisions this Commission has made in the past.

Thul stated the next step would be for the Commission to vote to approve the CAPER and then they'll submit it to HUD.

Krotz moved to approve the CAPER report with the typo corrected. Pierce second the motion, a vote was taken and it passed 6-0.

STAFF & COMMISSION UPDATES:

Thul noted an update to the Legacy Aid to Agencies process. As mentioned earlier, they went through the subcommittee process and then through the review with the joint funders. The application officially opened September 9th after HCDC reviewed the updated application at the last meeting. The application window is September 9 through 5pm on October 15. After 5pm on October 15, Thul will be sharing those applications with the Commission. There's usually about 20 applications to review and staff can share the information in print or electronically depending on your preference, just let her know. She also wanted to share that United Way is hosting three training sessions for applicants which is positive. Iowa City will participate in the first one with the other joint funders and then United Way is also doing some technical training on like how to fill complete the budget section and the technical parts of the software they use to help applicants.

Krotz asked how that information regarding the training sessions will be conveyed to the applicants. Thul stated each of the joint funders has different criteria and applicants. United Way for example will do a press release. For Iowa City, it's only certain agencies with Legacy status that are eligible to apply so staff directly communicate that information to the agencies that are eligible and it is also posted on the website. The training sessions will be hosted on Zoom and United Way plans to record the session in case anybody can't attend. Pierce asked about applicants in the past that felt like they didn't know how to fill out the application. Thul responded that there are really two parts to that. The first is extra training on the application changes which will be helpful and the second is that staff are making sure they are very transparent with applicants about the scoring criteria that was approved by the HCDC. The scoring criteria has been posted online and directly sent to the applicants.

Vogel asked if anybody from the City attended the Iowa Housing Conference the first week in September. Kubby replied that they did have two staff in their division attend and heard it was positive. Thul added that she heard permanent supportive housing was a focal point.

ADJOURNMENT:

Patel moved to adjourn, Dennis seconded the motion and a vote was taken and the motion passed 6-0.

**Housing and Community
 Development Commission
 Attendance Record 2023-2024**

Name	Terms Exp.	7/20	9/21	10/19	11/16	3/21	4/18	5/16	6/13	8/19	9/16
Balde, Daouda	6/30/27	--	--	--	--	--	--	--	--	O/E	O/E
Dennis, Maryann	6/30/25	X	O/E	X	X	X	X	X	X	X	X
Kivarkis, George	6/30/27	--	--	--	--	--	--	--	--	X	X
Krotz, Karol	6/30/27	X	X	X	X	O/E	O/E	X	X	O/E	X
Vogel, Kyle	6/30/26	X	X	O/E	X	X	X	O/E	O/E	X	X
Patel, Kiran	6/30/26	X	X	O/E	X	O/E	O/E	X	X	X	X
Pierce, James	6/30/26	X	X	X	X	O/E	X	X	X	O/E	X
Szecsei, Denise	6/30/25	--	--	--	X	X	X	X	O/E	X	O/E
Borgen, Horacio	6/30/25	--	--	--	--	O/E	O/E	X	X	X	O/E

- Resigned from Commission

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



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CITY OF IOWA CITY