

The State of Iowa
Consolidated Plan for Housing & Community Development

CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT
(CAPER)

Program Year 2019

March 13, 2020



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.

The State of Iowa and its communities made significant progress in program year 2019 in carrying out the affordable housing strategies and priorities identified in the Consolidated Plan. This is the fifth and final year of the current Consolidated Plan cycle that will end with the 2019 program year. It should be noted that the achievements referenced below tend to be in the highest of the lower-income categories (51 to 80 percent of median family income). Consolidated Plan goals were not established according to income category, so it is impossible to make direct comparisons between goals and accomplishments by income category. The greatest frustration IEDA and IFA continue to face is the overall shortage of funds in relation to the existing needs. Citing figures from the Consolidated Plan, persons involved with affordable housing in Iowa point out the State is able to serve only a small percentage of the probable total number of households in need. This suggests that in addition to attempts to increase the availability of public funds for affordable housing from any and all sources, the State must work harder to leverage private funding resources, and to better target types of assistance and recipients.

Note: For ESG Rapid Rehousing (TBRA) in Tables 1 and 2 below, the HMIS data produces the number of persons served. To estimate households served per the instructions in the tables, the total of persons served was divided by 2.5.

NOTE: TABLE 1 for HOME - Under Creation & Preservation of Affordable Homeownership, Affordable Housing, line item "Direct Financial Assistance to Homebuyers" didn't appear when the CAPER was generated so we are noting here that the Actual number for that item is 9. The number 9 for this line item has also been included in TABLE 2.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Continue Support Svcs- Homeless Persons	Homeless	HOPWA: \$40000 / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1101	110.10%	150	197	131.33%
Continue Supportive Svcs- Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	680	90.67%	150	197	131.33%
Creation & preservation of aff rental hsg- CDBG DR	Affordable Housing	CDBG: \$ / HOPWA: \$340000	Rental units constructed	Household Housing Unit	655	607	92.67%	0	0	0.00%
Creation & preservation of aff rental hsg- CDBG DR	Affordable Housing	CDBG: \$ / HOPWA: \$340000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0	48	46	95.83%
Creation & preservation of aff rental hsg- CDBG DR	Affordable Housing	CDBG: \$ / HOPWA: \$340000	Homelessness Prevention	Persons Assisted	0	0	0	100	121	121.00%

Creation & preservation of affordable rental hsg	Affordable Housing Public Housing	HOME: \$ / HTF: \$2700000 / Housing Trust Fund: \$	Rental units constructed	Household Housing Unit	71	104	146.48%	30	30	100.00%
Creation & preservation of affordable rental hsg	Affordable Housing Public Housing	HOME: \$ / HTF: \$2700000 / Housing Trust Fund: \$	Rental units rehabilitated	Household Housing Unit	55	63	114.55%	0	0	0.00%
Creation & preservation of affordable rental hsg	Affordable Housing Public Housing	HOME: \$ / HTF: \$2700000 / Housing Trust Fund: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1875	3938	210.03%	477	714	149.69%
Creation-Preservation of Affordable Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	17	0	0	17	0.00%
Creation-Preservation of Affordable Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	665	634	95.34%	133	104	78.20%

Creation-Preservation of Affordable Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	100	53	53.00%	0	0	0.00%
Expand/Continue Non-housing Community Dev Sup Srvc	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	38911	7,782.20%	100	0	0.00%
Foster Economic Development	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0.00%
Foster Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	800	492	61.50%	160	0	0.00%
Improve & Maintain Water & Sewer Systems	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200000	223134	111.57%	40000	42985	107.46%

Improve and Maintain Community Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50000	39554	79.11%	10000	1097	10.97%
Improve and Maintain Community Facilities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0.00%
Preserve Short & Long-term Homeless Facilities&HSG	Affordable Housing Homeless	ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	200	434	217.00%
Preserve Short & Long-term Homeless Facilities&HSG	Affordable Housing Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5250	6851	130.50%	0	0	0.00%
Preserve Short & Long-term Homeless Facilities&HSG	Affordable Housing Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	21500	28157	130.96%	0	0	0.00%
Preserve Short & Long-term Homeless Facilities&HSG	Affordable Housing Homeless	ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	5500	0	0.00%	0	0	0.00%

Preserve Short & Long-term Spc Need Facilities&HSG	Affordable Housing Non-Homeless Special Needs	HOPWA: \$ / ESG: \$2350000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	240	248	103.33%	1050	1041	99.14%
Preserve Short & Long-term Spc Need Facilities&HSG	Affordable Housing Non-Homeless Special Needs	HOPWA: \$ / ESG: \$2350000	Homeless Person Overnight Shelter	Persons Assisted	0	0	0	4300	6657	154.81%
Preserve Short & Long-term Spc Need Facilities&HSG	Affordable Housing Non-Homeless Special Needs	HOPWA: \$ / ESG: \$2350000	Homelessness Prevention	Persons Assisted	500	615	123.00%	1100	2964	269.45%
Revitalize Divested Downtown Districts	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	400	623	155.75%	80	29	36.25%
Revitalize Divested Downtown Districts	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0	0	0	0	0.00%

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.

For 2019, CDBG accomplishments exceeded the anticipated estimates for some annual goals. For those that the goal numbers were not reached it is mostly due to applications received, as is the case with the Economic Development goal or when the funded projects close. Unfortunately, we have not funded many businesses that expanded job opportunities to LMI individuals. IEDA is committed to seeking out businesses that will apply for this funding. The Goal listed as 'Expand/Continue Non-housing Community Development' is our "threats" category. This funding is used only with emergencies and this number is dependant on how many we close in a given year. Over the last few years IEDA has funded several storm water reduction projects for the 'Improve and Maintain Community Facilities'. Funding these projects has allowed us to exceed the projected goal for this category. In 2019, 180 units of CDBG-DR rental housing was completed.

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	HOPWA	ESG	HTF
White	39,578	791	132	8,204	21
Black or African American	1,330	752	158	4,096	2
Asian	432	0	6	96	0
American Indian or American Native	193	16	1	213	1
Native Hawaiian or Other Pacific Islander	39	4	0	48	0
Total	41,572	1,563	297	12,657	24
Hispanic	3,515	88	18	1,082	0
Not Hispanic	38,057	1,475	279	11,575	24

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The categories listed above are not all inclusive of what IEDA collects. In those cases, IEDA added the numbers to the category that was most similar.

The race categories listed above are also not inclusive of what IFA and IDIS collects for race for beneficiaries on the HOME and HTF completion screens. IFA added the numbers to the category that was most similar.

For HOPWA, HMIS includes additional categories, including Black or African American and White, Other Multi-Racial, and Client Refused, but these categories are excluded here, this results in a total number served that differs slightly from other HOPWA CAPER results reported elsewhere. Also note, numbers include both clients and beneficiaries, as required elsewhere for HUD HOPWA reporting.

For ESG, the categories above for race do not include Multiple Races, Client Doesn't Know/Client Refused, and Data Not Collected. For Ethnicity, the totals above do not include Client Doesn't Know/Client Refused and Data Not Collected. For these categories, numbers were added into the largest overall categories of White and Non-Hispanic, respectively.

Note: the table only states "families assisted," but the data is reporting on both families and persons.

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	24,025,574	19,133,588
HOME	public - federal	7,888,101	4,533,879
HOPWA	public - federal	634,838	486,682
ESG	public - federal	2,655,662	2,714,181
HTF	public - federal	3,000,000	1,358,063
Other	public - federal	0	

Table 3 - Resources Made Available

Narrative

The state ran the PR-07 report to fill in the amount expended during program year 2019. This included ALL draws from ALL open program years submitted in IDIS in PY 2019. IDIS will not accept cents, so HOME, HTF, and CDBG numbers were rounded to the nearest dollar.

For CDBG-DR (Disaster Relief), no additional funds were made available in PY 2019. CDBG-DR funds are not included in the CAPER, they are reported separately in Quarterly Performance Reports (QPRs). The State of Iowa's CDBG-DR QPRs can be found on IEDA's website. <https://www.iowaeconomicdevelopment.com/Community/DisasterFunding>

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The State does not distribute funds geographically. However, during our competitive processes HUD funds are distributed evenly across the state. The State makes investments in a number of metropolitan and non-metropolitan counties. While several major urban areas appear to have a concentration of projects, many rural areas also received awards. These areas often are smaller communities experiencing economic growth, with a shortage of affordable housing for low-income residents.

The state of Iowa does not have any specific geographic target area priorities, but does encourage investments to be targeted in several areas of high level of need for all CPD grant programs. The maps attached below show the geographical distribution of 2019 awards for all programs.

For Community Development Block Grants (CDBG), Iowa encourages jurisdictions to target non-housing community development funds in areas where at least 51% of the residents have incomes at or below 80% of the Area Median Income.

For HOME Investment Partnerships Program (HOME), Iowa does not set specific geographic target areas for HOME projects, however, it does provide points in its application scoring for developments or projects located in cities designated as Great Places through the Iowa Great Places program. These investments leverage other federal, state and local investments to encourage holistic planning and community development. Points are also awarded to projects located in "high opportunity areas" and "very high opportunity areas" to ensure that low-income individuals are afforded the opportunity to live in areas where higher wage jobs are present.

For Emergency Solutions Grants (ESG), Iowa does not set specific geographic target areas for ESG activities, but it does incentivize regional collaboration through the development of Coordinated Services Regions for homelessness assistance.

HOME & HTF Geographic Distribution-CY2019 Completed Activities can be found here: <https://www.iowaeconomicdevelopment.com/our-agency-detail-resources/6501>

Local interest and initiative in developing and carrying out programs and projects control the geographic distribution of the State's investments in affordable housing and non-housing community development. In an effort to distribute awards statewide, the State conducted outreach activities, including ongoing contacts and meetings with regional groups, such as Council of Governments and Community Action Agencies. The method of distribution selects projects and proposals targeted at meeting priority local needs and during implementation steps are taken to affirmatively further fair housing.

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.

Due to decreasing federal funding over the previous several years, the State is able to serve only a small percentage of the probable total number of households in need. This suggests that in addition to attempts to increase the availability of public funds for affordable housing from any and all sources, the State must work harder to leverage private funding resources, and to better target types of assistance and recipients.

HOME Match funds were more than three times above the match liability required for the current Federal fiscal year. The State of Iowa makes every effort to leverage CDBG, HOME, HTF, ESG and HOPWA funds with non-federal funding resources, including many of the programs identified below. HOME funds have leveraged various amounts and varying types of private and non-federal public funds. Rental projects typically tend to be better leveraged than owner-occupied rehabilitation or homeownership assistance projects. ESG also requires a one-to-one match. IFA passes on this requirement to the subgrantees.

The ESG program is matched through a contribution of state Shelter Assistance Fund dollars to meet 25% of the required one-to-one match, with the remaining 75% from matching contributions from subgrantee agencies.

Federal Weatherization Funds: The Iowa Department of Human Rights (DHR) received \$13,769,728 for FY 2019 from federal sources (the U.S. Department of Energy and U.S. Department of Health and Human Services) for housing weatherization for low-income persons. These funds are distributed to Community Action Agencies, which administer the local weatherization programs.

Federal Mortgage Revenue Bond and Tax Exempt Multi-Family Bond Programs: The Iowa Finance Authority (IFA) issued tax-exempt bonds of approximately \$148 million in 2019. These proceeds were used to fund new single-family production and an entry cost assistance program. IFA didn't issue any multifamily revenue bonds in 2019

Clean Water State Revolving Fund: The U.S. Environmental Protection Agency annually provides capitalization grants for the Clean Water State Revolving Fund (CWSRF), a revolving fund for sewage treatment system improvements, as part of the Clean Water Act. Those grants are combined with a state match and interest and principal paid on existing loans to create a revolving loan pool. The Iowa CWSRF is jointly administered by IFA and the Iowa Department of Natural Resources (DNR). In FY 2019, \$258 million in loans were closed for municipal wastewater infrastructure improvement projects.

Drinking Water State Revolving Fund: The U.S. Environmental Protection Agency annually provides

capitalization grants for the Drinking Water State Revolving Fund (DWSRF), a revolving fund for drinking water treatment system improvements, as part of the Safe Drinking Water Act. Those grants are combined with a state match and interest and principal paid on existing loans to create a revolving loan pool. The Iowa DWSRF is jointly administered by IFA and the Iowa DNR. In FY 2019, \$55 million in loans were closed for municipal drinking water infrastructure improvement projects.

HCBS Rent Subsidy: IFA provides subsidies to persons who have received a home and community-based waiver services under the Medicaid program and individuals who are eligible for the federal Money Follows the Person grant program, if they are eligible for rental assistance under this program. IFA expended over \$600,000 in CY 2019.

Low-Income Housing Tax Credits: IFA administers the LIHTC program in Iowa. LIHTC is available to investors for affordable rental projects. In 2019, \$8.67 million in 9% tax credits were awarded by IFA, creating or preserving 600 units for low income households. IFA did not allocate any 4% tax credits.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	25,222,973
2. Match contributed during current Federal fiscal year	1,391,557
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	26,614,530
4. Match liability for current Federal fiscal year	402,772
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	26,211,759

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
15-HM-368	07/13/2018	15,000	0	0	0	0	0	15,000
15-HM-585	07/26/2019	41,643	0	0	0	0	0	41,643
15-HM-585(2)	08/30/2019	25,000	0	0	0	0	0	25,000
15-HT-419	05/04/2017	550,000	0	0	0	0	0	550,000
15-HT-419(2)	11/05/2018	0	0	50,000	0	0	0	50,000
15-HT-419(3)	11/30/2018	0	465,000	0	0	0	0	465,000
15-HT-419(4)	01/01/2019	0	134,226	0	0	0	0	134,226
16-HM-924	09/01/2017	0	63,300	0	0	0	0	63,300
16-HM-924(2)	07/06/2018	4,587	0	0	0	0	0	4,587
17-HM-513	07/09/2019	0	0	0	0	32,401	0	32,401
17-HM-515	01/16/2017	8,000	0	0	0	0	0	8,000
17-HM-515(2)	12/07/2017	0	0	0	0	0	2,400	2,400

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning 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 \$
2,103,517	2,374,873	1,727,894	968,590	2,750,496

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	966,290	483,145	0	50,000	140,000	293,145
Number	32	16	0	1	3	12
Sub-Contracts						
Number	4	2	0	0	0	2
Dollar Amount	260,400	130,200	0	0	0	130,200
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	483,145	90,000	393,145			
Number	16	2	14			
Sub-Contracts						
Number	2	0	2			
Dollar Amount	130,200	0	130,200			

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

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		17	1,911,500			
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

Table 10 – Relocation and Real Property Acquisition

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	297	256
Number of Non-Homeless households to be provided affordable housing units	283	325
Number of Special-Needs households to be provided affordable housing units	60	276
Total	640	857

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	477	714
Number of households supported through The Production of New Units	30	30
Number of households supported through Rehab of Existing Units	133	104
Number of households supported through Acquisition of Existing Units	0	9
Total	640	857

Table 12 – Number of Households Supported

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

Due to decreasing federal funding over the previous several years, the State is able to serve only a small percentage of the probable total number of households in need. This suggests that in addition to attempts to increase the availability of public funds for affordable housing from any and all sources, the State must work harder to leverage private funding resources, and to better target types of assistance and recipients.

HOME Match funds were over three times the match liability required for the current Federal fiscal year. The State of Iowa makes every effort to leverage CDBG, HOME, ESG and HOPWA funds with non-federal funding resources, including many of the programs identified below. HOME funds have leveraged various amounts and varying types of private and non-federal public funds. Rental projects

typically tend to be better leveraged than owner-occupied rehabilitation or homeownership assistance projects. ESG also requires a one-to-one match. IFA passes on this requirement to the subgrantees.

The ESG program is matched through a contribution of state Shelter Assistance Fund dollars to meet 25% of the required one-to-one match, with the remaining 75% from matching contributions from subgrantee agencies.

For the CDBG program, grant funds are provided to communities to rehabilitate existing owner-occupied housing. Our goal was 133 units to be completed and the actual was 96. In the first table the 96 assisted was broken up between non-homeless and special needs. The difference between the goal and the accomplishment is due to fluctuations from one year to the next for completions. For instance, in 2015 IEDA completed 142 and in 2016 IEDA completed 122, in 2017 IEDA completed 93, in 2018 IEDA completed 99, whereas in 2019 96 were completed.

In CY2019, HOME funds were awarded to support rental new construction, rehabilitation, and acquisition rehabilitation units as well as home buyer acquisition, home buyer acquisition and rehabilitation, and tenant based rental assistance programs. . HTF funds were awarded to support rental new construction units. Similarly, as above, differences between goals and accomplishments are due to fluctuations from one year to the next for completions. These activities should be completed in the next couple of years.

Discuss how these outcomes will impact future annual action plans.

Considering the fluctuations in completion dates (due to weather, and other acceptable variables), the CDBG program is expected to be on track to meet established housing goals in future annual action plans.

Considering the fluctuations in completion dates (due to weather, and other acceptable variables), the HOME & HTF programs are expected to be on track to meet established housing goals in future annual action plans.

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

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	20	626	24
Low-income	26	85	
Moderate-income	50	26	
Total	96	737	24

Table 13 – Number of Households Served

Narrative Information

The immediate issues remain that low-income, extremely low-income, homeless, and special needs households will continue to struggle with securing safe, sanitary, and affordable housing because of low or inadequate incomes and the limited availability of such housing.

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

The Emergency Solutions Grants (ESG) program provides a limited amount of funding in support of street outreach to unsheltered persons. In Iowa, the cold winters and other factors result in an unsheltered population that is relatively small compared to more urban areas and areas with more temperate climates. A larger share of supportive services through ESG are offered through shelters, described below. To reach those who are living unsheltered in Iowa, homeless providers and outreach teams work together to identify and engage such persons. Partners include food programs, community libraries, community action programs, daycares, business owners, concerned residents, local law enforcement, medical providers, hospitals, churches and regional programs serving rural areas. Some of those partnerships include homeless programs for veterans and domestic violence/sexual assault providers. This system lowers point of access barriers and offers an array of options to unsheltered individuals and families in Iowa. Outreach and assessment are also core components of Coordinated Entry, which is being implemented on a regionalized basis throughout Iowa, and which communities across the state continue to refine.

Addressing the emergency shelter and transitional housing needs of homeless persons

The state addresses the emergency shelter and transitional housing needs of homeless persons through both the Emergency Solutions Grants (ESG) program and the state Shelter Assistance Fund (SAF). The state (through the grantee, Iowa Finance Authority) works closely with the Iowa Council on Homelessness/Balance of State Continuum of Care to plan both. The state includes members of the Iowa Council on Homelessness on its ESG and SAF grant application review committees. The SAF program provides approximately \$1 million per year to support operations and essential services for emergency and transitional shelters. Approximately half of the ESG grant per year supports emergency and transitional shelters. Many of the shelters receiving funds are dedicated to special populations, including survivors of domestic violence, youth, veterans, persons with disabilities, and persons recovering from substance abuse. In times of extreme weather, usually in the winter, most communities in Iowa offer temporary additional overflow shelters. Throughout the year, shelters are focused on meeting immediate safety needs, and most offer progressively more intensive wrap-around supportive services to help participants exit to more stable housing.

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

In keeping with federal priorities, the state has focused its limited ESG dollars to help families and individuals experiencing homelessness, largely through Rapid Rehousing and Shelter. This allows fewer resources for Homelessness Prevention. The agencies that continue to offer Homelessness Prevention tend to be those serving more rural areas, where families and individuals are more likely to be doubled-up rather than literally homeless, because of the absence of shelters. Legal aid continues to be an important component of prevention, as does short-term rental assistance.

Regarding discharge of persons from public institutions, the state coordinates with a range of partners, depending on the type of institution. For example, Iowa law mandates that the case permanency plan for all children in foster care must include a written transition plan for youth aged 16 years and older. Iowa law also extends foster care until the age of 21, during which time youth must participate in an education program or work full time. The Iowa Finance Authority administers the Aftercare Rent Subsidy Program, which includes a monthly rent stipend plus education on renter rights and responsibilities.

For discharge from health care institutions, if someone was homeless prior to admission, health care clinics such as the University of Iowa have social workers that work with patients before discharge to develop housing plans. When applicable, the Projects for Assistance in Transitioning from Homelessness (PATH) Program assists private hospital mental health units to place people into transitional or supportive housing. The VA routinely assists with placement into adult family living situations, long term care facilities, or permanent supportive housing.

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

Projects are encouraged to fully collaborate with local partners, including rapid rehousing and affordable housing providers, to quickly move individuals and families off the streets and out of emergency shelters to stable housing. The state and the Balance of State CoC both design their grant applications (ESG, SAF, and the CoC Program) to incentivize programs to implement a housing first approach. All CoCs in Iowa have approved the use of the VI-SPDAT to assess chronic homelessness and length of time homeless. This assists providers in identifying persons with the most severe needs that need to be served first.

The state utilizes HMIS data to track the average length of time individuals and families remain homeless. Iowa's plan to rapidly rehouse every family that becomes homeless within 30 days of

becoming homeless on the street or entering shelter is supported through the housing first model, expanding Rapid Rehousing and Permanent Supportive Housing models through CoC program reallocation, and developing Coordinated Services Regions for homeless services planning and Coordinated Entry implementation.

To prevent returns to homelessness, many providers work with participants for up to six months after securing permanent housing to assist participants to retain housing, secure and maintain employment, and assist households to engage services within the broader community. Provider agencies also assist participants in obtaining mainstream benefits and increasing income through employment and non-employment sources. Some partner agencies have become Medicaid-certified and therefore are able to provide case management and life skills services long-term for participants with disabilities.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The State does not operate any public housing units; therefore, the Consolidated Plan did not commit to any specific actions related to public housing initiatives. However, the State does work with local public housing agencies (PHAs) and is interested in efforts to increase residents involvement in public housing management and provide them with expanded homeownership opportunities.

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

The State does not operate any public housing units; therefore, the Consolidated Plan did not commit to any specific actions related to public housing initiatives. However, although the State does not currently provide subsidies or incentives for homeownership specifically for public housing authorities' residents, the State does work with local public housing agencies and is interested in efforts to increase resident involvement in public housing management and provide them with expanded homeownership opportunities. In CY2019, IFA awarded \$285,910.00 in HOME funds to PHAs for Tenant-Based Rental Assistance (TBRA) funding to supplement the availability of rental assistance, and to shorten the waiting lists for the Housing Choice Voucher (HCV) program operated by Iowa's PHAs.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in Iowa.

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)

The Consolidated Plan did not commit the State to any specific actions to remove or reduce negative effects of public policy. However, to be proactive, the State continuously monitors public policy and is watchful for issues that may relate to affordable housing and community development. Generally, policies that negatively affect development in more urban areas are not prevalent in Iowa. The State is fortunate that growth controls, excessive regulations, inordinate developer fees, rent control and other potentially negative public policies are not critical problems in Iowa.

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

The primary obstacles to meeting underserved needs are lack of financial and human resources, and a growing gap between housing costs and incomes. The state will continue to use its resources carefully and strategically as evidenced in the Consolidated Plan to reduce the effects of the cost/income gap.

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

Through the Iowa Department of Public Health (IDPH), the State received federal funding during FY 2019 for various lead poisoning prevention programs. The IDPH Bureau of Lead Poisoning Prevention administers several programs with those funds, including a Childhood Lead Poisoning Prevention Program, Lead-Based Paint Activities Training and Certification Program, Pre-Renovation Notification Program, and Adult Blood Lead Epidemiology and Surveillance Program. IDPH also awards funds on a formula basis to local boards of health for childhood lead poisoning prevention services.

IEDA is in compliance with HUD's "Lead Safe Housing" regulations for all pre-1978 housing receiving assistance including our Housing Fund Administrative Rules, our Housing Fund Management Guide, contracts, forms, and owner-occupied administration plans.

The IEDA has encouraged our recipients and their administrators (housing practitioners) to become certified lead professionals (e.g., Lead Based Paint Inspectors/Risk Assessors or Visual Risk Assessors/Sampling Technicians, etc.) to work with the Lead-Safe Housing legislation. We have also encouraged local training of contractors in "safe work practices".

IFA assures compliance with the HUD Lead Safe Housing Rule in the HOME-funded TBRA, homebuyer, and rental rehabilitation projects. Applicants, subrecipients and development staff are made aware of the lead safe housing requirement at all application training events, award conferences and in project management guides. Upon application to the program, the subrecipient or developer must identify the

appropriately state licensed lead professional who will be responsible for the individual activities should they receive funding. In cases where these services must be procured, IFA will require that the appropriate state licensed lead professional is identified prior to processing activity draws. IFA evaluates compliance through the project manager's monitoring of project files and from observations at on-site draw and project monitoring visits. When an issue is identified, IFA works with the IDPH to advise the owner how to comply with the state and federal laws.

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

To facilitate state wide economic development and create jobs, the State, using bi-partisan support in the State Legislature in 2011, and through the IEDA, has set bold economic development goals for the coming years: Create 200,000 private-sector jobs, raise family incomes by 25%, cut the cost of state government by 15%, reestablish Iowa's world class education system, and make Iowa the "Healthiest State." The State, in partnership with non-profit agencies and businesses, can influence the chances of moving families and individuals up and out of poverty by supporting local and regional efforts to create new jobs and improve family incomes. State and regional projects and initiatives that will impact the employment and economic levels of employees and residents, such as financial assistance for entrepreneurial and small businesses, tax incentives, site location assistance, infrastructure improvements to water and sewer systems, community facilities, and downtown commercial rehabilitation, will create a positive economic environment.

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

Although the Consolidated Plan did not commit the State to any specific actions in the year 2019 to improve its institutional structure, the state is committed to improving it. One of the biggest gaps in the institutional delivery system is the large territory that must be covered by a limited number of staff members. The foundation of institutional structure that supports affordable housing, and community and economic development is the excellent working relationship and coordination of activities between the IEDA and the IFA. That relationship, combined with the Iowa Association of Regional Councils (IARC) creates a state wide collaborative effort to design and implement affordable housing, and community and economic development programs. The Iowa Association of Regional Councils is the trade association for the 17 Councils of Governments (COGs) in Iowa. Since 1988, IARC has brought leaders and communities together to promote economic growth, improve public sector services, and solve regional issues for the future of Iowa.

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

Public agencies, for-profit, and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. However, the lack of financial resources for development, operations, and support services is a huge gap to overcome.

Addressing these gaps will be a high priority for Iowa. The State will continue to work to provide stronger coordination between agencies and local organizations. IEDA provides regular workshops and technical assistance for current and potential applicants for CDBG funds, including extensive resources available on their web site at: <http://www.iowaeconomicdevelopment.com/Community>

IFA provides similar technical assistance and web resources at <http://www.iowafinanceauthority.gov/>

Additionally, IFA coordinates bi-monthly meetings with the Iowa Council on Homelessness.

The State welcomes new partners, and will continue to proactively work with other agencies and for-profit and non-profit private organizations to ensure that efficient and effective programs are developed and managed. To the extent that redundancy is reduced, and streamlining is increased, the State and other jurisdictions will all better serve Iowa's communities.

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

The State is committed to fair housing. IEDA and IFA demonstrate the State's commitment to fair housing through its policies, procedures and practices. These are conveyed through workshops, contractual language, management guide instructions and technical assistance. IEDA's *CDBG Management Guide*, which is distributed to program recipients, contains sections on fair housing and affirmative marketing. The sections provide guidance for achieving goals.

IFA provides a HOME Program Guide to Rental, Homebuyer, and TBRA recipients which provides guidance on civil rights and fair housing. HOME recipients and developers must submit an Affirmative Fair Housing Marketing Plan, so IFA developed an Outreach Guide to assist them in completing their AFHM Plans. This guide provides links to HUD regulations, publishing standards and forms. The guide also describes the difference between general and special outreach marketing efforts. In addition, it provides ideas for community contacts in Iowa that may be available to reach targeted populations more effectively.

IFA's monitoring of HOME recipients in 2019 continued to encourage direct advertising to reach identified targeted groups in Affirmative Fair Marketing efforts. The recipients prepared general and direct advertising to market homes and apartments and were asked to document these efforts. The recipients were responsible for clearly identifying the targeted group(s) using the most current census data available. Advertising methods used included typical advertising methods like area newspapers and social media, then recipients were asked to demonstrate direct methods of advertising that are known to reach specific targeted underserved populations. Recipients are encouraged to advertise locally or regionally to increase the likelihood to attract targeted populations and to find advertising sources or methods known to reach specific minority populations. Consideration is also given to translating ads in a language used by a targeted group(s) or alternative formats such as braille, large

print or audio tapes.

IEDA project managers provide technical assistance to recipients in the area of fair housing. Additionally, through project monitoring, IEDA reviews each recipient's fair housing performance. If noncompliance with fair housing policies and procedures is indicated, further action is taken. IEDA did not identify any cases of noncompliance in 2019. One IEDA project manager is assigned fair housing as a specialty area. That individual is listed with the HUD Fair Housing Information Clearinghouse and serves as a resource person on fair housing issues.

Analysis of Impediments to Fair Housing Choice

Iowa Economic Development Authority (IEDA) and Iowa Finance Authority (IFA) have a number of policies to promote Fair Housing in the State. IFA requires HOME, National Housing Trust Fund (NHTF), and Low Income Housing Tax Credit (LIHTC) recipients to develop an Affirmative Fair Housing Marketing Plan. These plans must meet certain criteria including: Direct efforts might be minority or specialized publications i.e. magazine, newspaper, radio or television or building relationships with organizations, churches, agencies or businesses who work directly with an underserved population. Consider the use of alternate advertising formats i.e. by translation to a language used by a minority population; providing alternate formats i.e. braille, large print, audio tapes, electronic methods, etc. Periodically review the special marketing efforts and evaluate successes and failures. Determine how to expand on the successes or make changes on areas needing improvement. All programs are following the requirements at HUD Subpart M, CFR24 Part 200.620. LIHTC allocations can also reference the Iowa LIHTC Qualified Allocation Plan (QAP) for the year the allocation was made. At a minimum, the AFHMP for multifamily rental projects should be reviewed every five years by pulling current demographics, comparing them with current resident percentages then describing successes and/or failures with community contacts and marketing methods. Then successes should be described or a new plan with changes should be provided. For HOME Tenant Based Rental Assistance or Homebuyer Programs a new plan is required for each new contract. The Iowa Finance Authority requires all properties to target Persons with Disabilities, regardless of percentages listed. There is also a State Affirmative Fair Housing Marketing Guide.

Table V.2
Fair Housing Issues, Contributing Factors, and Recommended Actions
 State of Iowa

Fair Housing Issues/ Impediments	Contributing Factors	Recommended Action to be Taken	Responsible Agency
Segregation	Moderate levels of segregation for black and Hispanic households	Promote the development of affordable housing units in high opportunity areas	IFA & IEDA
Disparities in Access to Opportunity	Access to proficient schools	Promote the development of affordable housing units in low poverty areas and areas with proficient schools	IFA & IEDA
	Access to low poverty areas		
	Lack of access to services for persons with disabilities	Continue to work with the Olmstead Task Force to reduce barrier to affordable housing for persons with disabilities	
Disproportionate Housing Needs	Black and Hispanic households tends to have higher rates of cost burdens	Continue to preserve affordable housing options through owner-occupied and rental rehabilitation and expand affordable housing options throughout the State. Review programs on an annual basis.	IEDA & IFA
Publically supported housing	Insufficient accessible affordable housing	Continue to require projects under LIHTC, HOME, and NHTF to establish Affirmative Fair Marketing Plans (AFHMP) that reduce barriers to housing	IFA
Disability and Access	Insufficient accessible affordable housing	Continue to work with the Olmstead Task Force to reduce barrier to affordable housing for persons with disabilities. Explore the option of creating a program to provide home loan opportunities targeted to people with disabilities. Encourage a percentage of new LIHTC and HOME units are accessible in areas with higher access to needed services. Continue use of LIHTC's Qualified Action Plan (QAP) Olmstead Goals.	IFA
	Failure to make reasonable accommodation		
Fair Housing Enforcement and Outreach	Failure to make reasonable accommodation	Continue to work with Iowa Civil Rights Commission (ICRC) to provide trainings, CDBG grantee requirements on an annual basis. Promote outreach and education related to credit for prospective homebuyers. Include enhanced financial literacy for senior high school students	IEDA
	Insufficient fair housing education		
	Insufficient understanding of credit		
	Discriminatory patterns in lending		
	Discriminatory terms and conditions		

AI: Recommendations

IEDA and IFA Coordination with Civil Rights Commission

IEDA and IFA coordinated efforts this year with the Iowa Civil Rights Commission staff members in fair housing and affirmative marketing initiatives throughout the year. This included fair housing presentations and education, and outreach through events and distributed fair housing materials. From February 1, 2019 to January 31, 2020, the Iowa Civil Rights Commission staff provided 47 fair housing education opportunities. They also distributed 1,217 pieces of material and met directly with approximately 9,960 individuals. The materials distributed included information on the state and federal fair housing laws and construction accessibility standards. During the same period, the Iowa Civil Rights Commission staff received 1,431 housing calls and intakes. They also received 160 new housing complaints to investigate and probable cause was found in 5 cases with litigation review on 7 cases. Of those 7 cases: 3 await trial, 2 were settled, 2 had decisions favorable to the Iowa Civil Rights Commission.

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

IEDA and IFA continue to monitor progress in reaching goals identified in the Consolidated Plan. The State will encourage eligible entities around the state to submit applications in areas of greatest need as identified in the Consolidated Plan and emphasized in the annual action plan. Through annual application workshops and technical assistance visits to areas around the state, we can emphasize available resources to meet housing and non-housing needs. Each year, we have an opportunity to review our progress and change our programs to better assist individuals in Iowa.

Please see attached text for more information about monitoring individual programs.

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.

IEDA and IFA made a draft of this report available for public review and comment. A notice of availability was published in the Des Moines Register on or before March 13, 2020. The draft report was also placed on the IEDA and IFA websites, with a related announcement, on March 10, 2020. Public comments were invited through 4:30 PM on March 30, 2020. Additionally, IEDA and IFA hosted a public hearing in Des Moines at IEDA & IFA's offices from 3:30 – 4:30 on March 18, 2020.

Citizen participation was solicited and comment opportunity was available on the department website, www.iowaeconomicdevelopment.com as well as the IFA website, www.iowafinanceauthority.gov

In addition, IFA used Twitter and email newsletters targeting the homeless and HOME constituencies to raise awareness of the opportunity to review and comment on the performance report. The report will be discussed at the March Iowa Association of Regional Council of Governments (IARC) board meeting. IARC's members have a direct relationship with cities and counties in their regions. Their constituents were encouraged to review the plan and comment before March 30th using IEDA's website.

HOME and HTF Programs

IFA monitors HOME and HTF activities from allocation throughout their affordability/compliance period. IFA continues to minimize the number of activities that exceed the 120-day deadline for inactivity following the last draw, and also maintains a high occupancy rate of completed units. The use and enhancement of IFA's HOME program software system enables IFA to continue to improve its

monitoring techniques. The allocation team sends initial and final close-out letters to the recipient once the HOME funds have been expended. The letters specify the long-term compliance requirements such as the affordability period, the number of high/low rent units, and if the units are fixed or floating and provides the contact name in IFA's compliance team. The compliance team then performs long-term compliance requirements such as inspections, rent approvals and review of annual owner certifications and testing of tenant data in their monitoring software. A HOME/HTF rental compliance manual is provided to recipients. IFA is responsible for determining the adequacy of performance of the projects under their contracts and for taking appropriate action when performance is inadequate or problems arise. It ensures that HOME and HTF projects are in accordance with their program requirements. Refer to CR-50 for additional information on HOME and HTF monitoring and inspections.

ESG Program

The Iowa Finance Authority adheres to the Federal ESG regulations in its requirement of each subgrantee to establish and consistently apply written standards for providing ESG assistance within each subgrantee's program. One way IFA ensures that subgrantees follow written standards for providing assistance is through desk and on-site monitoring. ESG subgrantees generally receive a monitoring approximately once every three years. Approximately one third of ESG subgrantee agencies received a monitoring visit during the 2019 calendar year, and one of the areas monitored is each agency's establishment and implementation of written standards. The required minimum for written standards includes the following: 1) Evaluating individual and family eligibility for assistance under ESG; 2) Targeting and providing essential services related to street outreach; 3) Admission, diversion, referral and discharge by emergency shelters; 4) Assessing, prioritizing, and reassessing individual and family needs for essential services related to emergency shelter; 5) Coordination among service providers; 6) Determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which will receive rapid rehousing assistance; 7) Determining the amount of rent and utilities costs each participant must pay; 8) Determining the length of time of assistance; and 9) Determining the type, amount, and duration of housing stabilization and/or relocation services.

HOPWA Program

HOPWA sponsors are monitored for compliance with each reimbursement request sent in for payment. In addition to expense documentation, sponsors send in information about clients assisted during the period under review. For new TBRA applicants, sponsors send in full eligibility information for IFA review. For STRMU recipients, sponsors send in information sufficient for IFA to review ongoing compliance with the annual limitations on assistance.

CDBG Program

IEDA has had responsibility for the CDBG program since 1982, and has developed thorough and effective monitoring procedures for the program. These include compliance reviews of applications, monitoring during project implementation with progress reports from recipients and on-site visits once construction has begun. There is also a formal procedure for closing projects involving documentation to be submitted by recipients, auditors (if applicable), and verification by special trained staff. It is IEDA's standard policy that every CDBG grant recipient shall be monitored on-site at least once prior to grant closeout. There are no exceptions to this policy.

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.

The Consolidated Plan established the following non-housing community development needs as "high" priorities: public works, public facilities and services, and economic development. Historically, local interest and initiative have driven Iowa's CDBG program. Specifically, IEDA has tried to be responsive to the priorities and needs expressed by applicants, rather than imposing state-established priorities on local governments.

There are no changes to the state's program objectives. This is the fifth year of the new consolidated planning cycle and as can be seen by the results of 2019 the goals are aligning well with outcomes.

The state of Iowa received approval from HUD in June 2015 for establishment of a Section 108 loan guarantee program. In September 2015, HUD notified IEDA of the opportunity to secure additional funds for the state's 108 program. As of 12/31/17, IEDA had not received any applications for Section 108 funds. The state's 108 allocation expired on 12/31/2017. Due to lack of interest in the program, IEDA has decided not to request additional extensions from HUD and has ended its Section 108 program.

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

No

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.

With over 630 HOME, HTF and LIHTC projects containing over 25,000 units in more than 2,400 buildings across Iowa, IFA has designed a monitoring plan that allows us to effectively and economically fulfill our monitoring responsibilities to both HUD and the Internal Revenue Service. As more and more properties use a variety of funding sources, IFA strives to use the strictest regulations when there is a conflict; this determination also allows us to be more consistent between properties regardless of the program. IFA utilizes a web-portal to allow direct and efficient communication between property owners and managers, IFA and SBCT.

IFA's process is broken down into two components:

1. Physical Inspections - Physical inspections will be performed by our contractor, Safe Building Compliance & Technology (SBCT). SBCT was selected as our inspection partner to provide their services statewide.
2. File Reviews and Project Level Compliance – This will be conducted by IFA staff; each of our five full-time compliance officers is assigned projects to oversee the monitoring process.

The inspection report at this link details the HOME 166 properties that were inspected with over 2,700 total HOME units in the properties. Only one HTF project has started its affordability period and this property is scheduled to be monitored in Spring of 2020. HOME Inspections Report found here: <https://www.iowaeconomicdevelopment.com/our-agency-detail-resources/6501>

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

IFA provides a HOME Program Guide to Rental, Homebuyer, and TBRA recipients which provides guidance on civil rights and fair housing. IFA developed an Affirmative Fair Housing Marketing Guide to assist recipients and developers in completing their AFHM Plans. This guide describes the meaning of affirmative marketing and the goals of the plan. It also provides links to HUD regulations, publishing standards and forms; instructions on completing plan worksheets; highlights some common mistakes; and provides guidance on how to evaluate your plan at least every five years. Each Affirmative Fair Housing Marketing Plan has to address the following:

- Information about the recipient/owner/agent of HOME-assisted housing.
- Gather demographics to determine targeted marketing activity for populations who may need special outreach in the housing market area.
- Identify community contacts who can describe how they interact with and reach selected groups, dates of contact, and how they have agreed to assist with the plan.
- Identify and document methods of advertising used to reach targeted populations (i.e., newspaper, websites, brochures, etc.), list languages in which ads will be provided, alternative formats used (i.e. large print, braille, etc.), and identify methods used to reach majority populations.
- Identify how they will make available to the public fair housing posters, affirmative fair housing marketing plans. Location and content of project site signs, if applicable.
- Describe how they will evaluate current marketing activities effectiveness and how future marketing decisions and plan updates will be managed.
- Identify who will be responsible for training and assessment of staff to acquire knowledge on Fair Housing Act and Policies and implementation of the Affirmative Fair Housing Marketing Plan.
- To include additional information, if needed, to explain efforts made to market to those least likely to apply in the housing market area.
- HOME recipients are required to target persons with disabilities regardless of percentages found in the housing market area.

HOME recipients in 2019 were asked to provide Affirmative Fair Housing Marketing Plans that were complete and demonstrated the opportunity for effective implementation to meet Affirmative Fair Housing Marketing goals. Recipients were encouraged to document extra effort taken to directly market to underserved populations so they could effectively evaluate their outreach efforts. Advertising included traditional and non-traditional methods. Staff encouraged recipients to seek alternate marketing formats in other languages, large print, or braille. Recipients were also asked to seek out local community contacts in addition to regional or state wide contacts to increase likelihood of attracting targeted populations. Marketing was found to include but were not limited to:

- Churches
- Community Agencies
- Regional or State Agencies
- Advocacy Groups
- Publications directed to a targeted group(s)

Special obligation to market to persons with disabilities (Section 504)

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

Total Program Income (PI, HP & PA) Expended on Activities in CY2019 per PR07: \$1,727,894.01

Total Program Income Expended on Completed Activities in CY2019: \$1,806,283.38 This program income includes ALL program income expended on activities that were completed during CY2019 regardless of what year the program income was expended. A link to this information can be found here: PI Usage-CY2019 Completed Activities found here <https://www.iowaeconomicdevelopment.com/our-agency-detail-resources/6501>

Rental with Tax Credits: \$256,520.56 in program income draws expended to 1 project representing 1 IDIS activity.

Tenant-Based Rental Assistance: \$1,192,782.82 in program income draws expended to 6 projects representing 6 IDIS activities.

Homebuyer: \$356,980.00 in program income draws expended to 2 projects representing 12 IDIS activities.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

IFA administers the Low Income Housing Tax Credit (LIHTC) program. The 2019 Qualified Allocation Plan also set-aside 7% of the available tax credits for rehabilitating projects that had an existing rent subsidy contract through USDA or HUD. In CY2019, IFA did not combine HOME funds with Low Income Housing Tax Credits.

The State Housing Trust Fund (SHTF) provides more than \$6 million to help ensure decent, safe, and affordable housing for low-income Iowans through two important programs. The Local Housing Trust Fund (LHTF) Program receives the vast majority of the annual SHTF allocation to provide grants for organizations certified by IFA as a LHTF. LHTFs serve all 99 Iowa counties and must provide a minimum 25% match for every dollar received from the State. The grant funds are used for initiatives such as preserving aging housing stock, subsidizing local rental and down payment assistance programs, providing low-interest loans or grants to assist with home rehabilitation, financing construction of new single-family housing, and supporting housing for persons with disabilities and homeless assistance programs. The remaining SHTF funding goes to the Project-Based Housing Program, which aids in the development of affordable single-family and multifamily housing, including Habitat for Humanity home builds. Since its inception in 2003, the SHTF has provided \$84.3 million in affordable housing assistance to benefit more than 29,000 Iowa households.

IFA also administers a state-funded HCBS Rental Subsidy Program that provides rent subsidy for those individuals who receive an HCBS Medicaid waiver. The rent subsidy allows these individuals to remain in

their homes rather than needing to live in an institution. The program provides over \$600,000 in rental subsidies annually.

Finally, IFA provides administrative services to HUD to monitor performance of owners and management agents participating in project-based Housing Assistance Payments (HAP) Contracts under Section 8 of the United States Housing Act of 1937. IFA currently provides services to 205 Iowa rental properties that provide housing to 11,742 individuals and families in 68 Iowa counties.

CR-55 - HOPWA 91.520(e)

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

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100	121
Tenant-based rental assistance	48	46
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

CR-56 - HTF 91.520(h)

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

In accordance with IFA's HTF Allocation Plan, IFA awarded \$2,700,000 to one HTF project in CY2019 which was associated with the 2018 HTF Grant funds. One project funded with the 2016 HTF grant funds was completed in 2019 with the 24 units noted below.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	24	0	0	24	0	24
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	IOWA
Organizational DUNS Number	808348981
EIN/TIN Number	010606429
Identify the Field Office	OMAHA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Sioux City/Dakota, Woodbury Counties CoC

ESG Contact Name

Prefix	Ms
First Name	Amber
Middle Name	0
Last Name	Lewis
Suffix	0
Title	Homeless Programs Manager

ESG Contact Address

Street Address 1	1963 Bell Avenue, #200
Street Address 2	0
City	Des Moines
State	IA
ZIP Code	-
Phone Number	5154520425
Extension	0
Fax Number	5157254901
Email Address	Amber.Lewis@iowafinance.com

ESG Secondary Contact

Prefix	Mr
First Name	Brian
Last Name	Sullivan
Suffix	0
Title	Chief Programs Officer
Phone Number	5154520430
Extension	0

Email Address

brian.sullivan@iowafinance.com

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2019

Program Year End Date 12/31/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: MUSCATINE'S CENTER

City: Muscatine

State: IA

Zip Code: 52761, 0011

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 64746

Subrecipient or Contractor Name: UPPER DES MOINES OPPORTUNITY

City: GRAETTINGER

State: IA

Zip Code: 51342,

DUNS Number:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 158400

Subrecipient or Contractor Name: HOME OPPORTUNITIES MADE EASY, INC. (a/k/a HOME, INC)

City: Des Moines

State: IA

Zip Code: 50314, 2527

DUNS Number: 091387852

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 45500

Subrecipient or Contractor Name: WAYPOINT SERVICES

City: Cedar Rapids

State: IA

Zip Code: 52401, 1601

DUNS Number: 788103757

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 179000

Subrecipient or Contractor Name: FAMILY CRISIS CENTERS OF NW IOWA

City: Sioux Center

State: IA

Zip Code: 51250, 0295

DUNS Number: 030365225

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 68132

Subrecipient or Contractor Name: IOWA LEGAL AID

City: Des Moines

State: IA

Zip Code: 50314, 2527

DUNS Number: 087122222

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 80900

Subrecipient or Contractor Name: ASSAULT CARE CENTER

City: Ames

State: IA

Zip Code: 50014, 1429

DUNS Number: 181005620

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 100456

Subrecipient or Contractor Name: CHILDREN & FAMILIES OF IOWA

City: Des Moines

State: IA

Zip Code: 50314, 2329

DUNS Number: 040608754

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 29085

Subrecipient or Contractor Name: DOMESTIC VIOLENCE INTERVENTION PROGRAM

City: Iowa City

State: IA

Zip Code: 52244, 3170

DUNS Number: 614880438

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 84752

Subrecipient or Contractor Name: FAMILY RESOURCES, INC

City: Davenport

State: IA

Zip Code: 52803, 2012

DUNS Number: 078086246

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 70276

Subrecipient or Contractor Name: NIAD CENTER FOR HUMAN DEVELOPMENT

City: Mason City

State: IA

Zip Code: 50402, 0656

DUNS Number: 623479102

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 76500

Subrecipient or Contractor Name: SHELTER HOUSE
City: Iowa City
State: IA
Zip Code: 52240, 4401
DUNS Number: 827151770
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 73136

Subrecipient or Contractor Name: WILLIS DADY EMERGENCY SHELTER
City: Cedar Rapids
State: IA
Zip Code: 52403, 4020
DUNS Number: 806859187
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 128824

Subrecipient or Contractor Name: YWCA CLINTON
City: Clinton
State: IA
Zip Code: 52733, 2051
DUNS Number: 159279793
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 130500

Subrecipient or Contractor Name: COMMUNITY ACTION AGENCY OF SIOUXLAND
City: Sioux City
State: IA
Zip Code: 51106, 1129
DUNS Number: 153551320
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 54751

Subrecipient or Contractor Name: COMMUNITY ACTION OF SOUTHEAST IOWA

City: Burlington

State: IA

Zip Code: 52601, 2002

DUNS Number: 094782687

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 52000

Subrecipient or Contractor Name: HAWKEYE AREA COMMUNITY ACTION PROGRAM, INC

City: Hiawatha

State: IA

Zip Code: 52233, 1102

DUNS Number: 039311399

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 139500

Subrecipient or Contractor Name: WEST DES MOINES HUMAN SERVICES

City: West Des Moines

State: IA

Zip Code: 50265, 4632

DUNS Number: 618734032

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 38750

Subrecipient or Contractor Name: HEARTLAND FAMILY SERVICE

City: Council Bluffs

State: IA

Zip Code: 51501, 1170

DUNS Number: 020178331

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 178224

Subrecipient or Contractor Name: Crisis Intervention & Advocacy Center

City: Adel

State: IA

Zip Code: 50003, 0040

DUNS Number: 806377032

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 104059

Subrecipient or Contractor Name: Youth & Shelter Services

City: Ames

State: IA

Zip Code: 50010, 6226

DUNS Number: 056505589

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 58167

Subrecipient or Contractor Name: Cedar Valley Friends of the Family

City: Waverly

State: IA

Zip Code: 50677, 0784

DUNS Number: 845062777

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 122553

Subrecipient or Contractor Name: Central Iowa Shelter and Srevices

City: Des Moines

State: IA

Zip Code: 50309, 3618

DUNS Number: 112047071

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 86858

Subrecipient or Contractor Name: City of Sioux City

City: Sioux City

State: IA

Zip Code: 51102, 0447

DUNS Number: 142763579

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 38250

Subrecipient or Contractor Name: The Salvation Army

City: Davenport

State: IA

Zip Code: 52803, 5127

DUNS Number: 113642370

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 80250

Subrecipient or Contractor Name: East Central Development Corporation

City: Dubuque

State: IA

Zip Code: 52002, 9673

DUNS Number: 080098308

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 164600

Subrecipient or Contractor Name: Shelter Housing Corp. d/b/a Emergency Residence Project

City: Ames

State: IA

Zip Code: 50010, 6720

DUNS Number: 180846099

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 66647

Subrecipient or Contractor Name: Institute for Community Alliances

City: Des Moines

State: IA

Zip Code: 50314, 2527

DUNS Number: 149341732

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 55000

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	249,269
Total Number of bed-nights provided	254,257
Capacity Utilization	102.00%

Table 24 – Shelter Capacity

Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Applicants for ESG funds report on performance standards developed in consultation with the CoC, including the following: 1) (all programs) numbers served and percentage served that were literally homeless at entry; 2) (Rapid Rehousing programs) length of time from enrollment to housing, move-in error rate, and exit destination error rate; 3) (Rapid Rehousing programs) percentage of clients served that exited to permanent housing; 4) (Shelter programs) length of time in shelter, exits to permanent housing, and exit destination error rate; 5) (Street Outreach programs) percentage of program participant leavers that exited to the streets or unknown; and 6) (Homelessness Prevention programs) percentage of participants that remained permanently housed. Applicants also reported data completeness and data timeliness. For the Shelter Utilization measure here, the data in CR-70 comes from a total of 683 year-round beds from ESG-funded agencies.

CR-75 – Expenditures

ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	101,192	119,238	200,013
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	20,662	21,414	58,878
Expenditures for Housing Relocation & Stabilization Services - Services	138,538	134,638	183,535
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	260,392	275,290	442,416

Table 25 – ESG Expenditures for Homelessness Prevention

ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	287,833	536,341	642,335
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	149,252	228,390	207,487
Expenditures for Housing Relocation & Stabilization Services - Services	214,644	419,507	552,660
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	651,729	1,184,238	1,402,482

Table 26 – ESG Expenditures for Rapid Re-Housing

ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	380,784	220,511	84,271
Operations	774,682	505,633	127,333
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	1,155,466	726,144	211,604

Table 27 – ESG Expenditures for Emergency Shelter

Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	29,608	33,246	80,937
HMIS	75,216	96,916	112,158
Administration	155,343	144,690	144,631

Table 28 - Other Grant Expenditures

Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019
	2,327,754	2,460,524	2,394,228

Table 29 - Total ESG Funds Expended

Match Source

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	31,015
Other Federal Funds	176,465	384,179	517,467
State Government	899,689	890,958	709,692
Local Government	9,195	138,620	99,840
Private Funds	546,315	470,227	409,501
Other	647,024	516,024	662,484
Fees	0	0	0
Program Income	23,500	60,516	0
Total Match Amount	2,302,188	2,460,524	2,429,999

Table 30 - Other Funds Expended on Eligible ESG Activities

Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
	4,629,942	4,921,048	4,824,227

Table 31 - Total Amount of Funds Expended on ESG Activities