

The State of Iowa
Consolidated Plan for Housing & Community Development

ANNUAL PERFORMANCE PLAN: 2013

**CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT
Annual Performance Report — Program Year 2013**

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PER Forms for Years 2001-2006..... electronic attachment

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STATE OF IOWA CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT Annual Performance Report—Program Year 2013

Introduction

This document is the State of Iowa's Annual Performance Report (APR) for the period beginning January 1, 2013 and ending December 31, 2013 (Program Year 2013). This report is intended to fulfill the U.S. Department of Housing and Urban Development (HUD) requirements that require the state to annually review and report the progress made in carrying out its Consolidated Plan for Housing and Community Development.

This report, and the supplemental documentation included with it, replaces several year-end reports submitted individually in the past. These separate reports were:

- The Community Development Block Grant (CDBG) Performance and Evaluation Report (PER);
- The HOME Investment Partnership Annual Performance Report (APR); and
- The Comprehensive Housing Affordability Strategy (CHAS) Annual Performance Report (APR)

The State of Iowa, in this document, has chosen to report under the Consolidated Plan format while incorporating all required elements of the PER and APRs.

The Iowa Economic Development Authority (IEDA), previously named the Iowa Department of Economic Development, and the Iowa Finance Authority (IFA) are responsible for developing and carrying out the State of Iowa's Consolidated Plan. IEDA serves as the lead agency for this Annual Performance Report. This report was prepared in accordance with 24 CFR Part 91.520.

Citizen Participation

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 Tuesday, February 25, 2014. The report was also placed on the IEDA and IFA website, with a related announcement, on Tuesday, February 25, 2014. Public comments were invited through 4:30 PM on Friday, March 28, 2014. In addition IEDA and IFA hosted a public hearing in Des Moines at IEDA's office from 3:30 – 5:00 on Wednesday, March 12, 2014.

Citizen participation was also 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 was also discussed at the March Iowa Association of Regional Council of Governments (IARCC) board meeting. IARCC's members have a direct relationship with Cities and Counties in their regions. They encouraged their constituents to review the plan and comment before March 28th using IEDA's website.

Despite these efforts, no comments were received.

Executive Summary:

In 2013, the state of Iowa received a total of \$30,267,049 from the U.S. Department of Housing and Urban Development (HUD) to administer the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

The state received an allocation of \$21,858,155 for the CDBG program. At least 70 percent of CDBG funds allocated to local governments will be used for activities that principally benefit low- and moderate-income persons. For these purposes, low- and moderate-income (LMI) persons are defined as having incomes at or below 80 percent of the area median income defined by HUD annually in March. As identified in our Consolidated Plan for years 2010 – 2014, our priority housing and community development needs that are addressed with CDBG funds are owner-occupied housing for elderly and LMI individuals, infrastructure for LMI communities, public services like day care centers and sheltered workshops who serve LMI individuals, and economic development activities to retain or create jobs that will employ LMI individuals.

HUD allocated \$5,693,611 to the State for the HOME program. These funds along with program income and deobligated funds from previous years allowed IFA to allocated \$11,085,330 in Calendar Year 2013. Approximately 11 percent of HOME funds were allocated to rental projects in the form of development subsidy. These projects also received federal low-income housing tax credits. Nearly 48 percent of the funds were allocated to tenant-based rental assistance activities. The remaining funds were allocated to homebuyer, rental without tax credits and CHDO operating activities. IFA held two funding rounds which developed and rehabilitated 34 rental units, assisted 82 homebuyers, and provided 1,010 households with rental, security deposit or utility assistance.

In 2013, the Statewide Emergency Solutions Grant (ESG) program continued its second year under the new Interim regulations launched at the beginning of 2012, with subgrantees continuing to develop new program models under the Rapid Rehousing component in particular. A total of 25 nonprofit agencies across the state received competitive allocations to offer a variety of ESG services and assistance. The funding situation for the 2013 program year was unusual. First, there was a one-time influx of additional funding made available through the 2011 Phase II funds in the amount of \$858,607. Second, there was a historically high FY 2012 allocation of \$2,732,295 which the state split in use between the 2012 and 2013 program years in order to shift to a better future cash-flow schedule.

For the Housing Opportunities for Persons with AIDS (HOPWA) program in calendar year 2013, the State drew \$409,416 in FY 2012 formula funding from HUD. The State subgranted these funds to five sponsor agencies that together serve all 99 counties in Iowa. These are the same five agencies that the State has worked with for several years on the HOPWA program. The FY 2013 funds will support the 2014 calendar year grant program, just as the 2012 funds supported the 2013 calendar year grant program.

PART A: Summary of Resources and Programmatic Accomplishments

1. Resources Made Available to the State

In 2013, the following federal resources were made available to the State for housing activities:

Iowa Community Development Block Grant (CDBG) Program

IEDA administers the state CDBG program, which is funded by HUD. The State sets aside 25 percent of CDBG funds for owner-occupied housing rehabilitation. CDBG funds are available on a competitive application basis to all counties and to cities with populations less than 50,000. In 2013, \$5,464,538 was available for housing rehabilitation through the CDBG program.

HOME Investment Partnerships Program

First funded in 1992, HOME is a federal program dedicated to affordable housing for low-income persons. IFA administers the State HOME program in Iowa, which is available statewide. Local governments, Community Housing Development Organizations (CHDOs), for-profit entities and nonprofit organizations are eligible through an annual competition for HOME funds. HUD allocated \$5,693,611 to IFA for the 2013 State HOME program.

Emergency Solutions Grant (ESG) Program

HUD allocated \$858,607 in federal FY 2011 Phase II ESG funds, which were used almost entirely during the 2013 program year, plus \$2,732,295 in federal FY 2012 funds, which were split between the 2012 and 2013 program years. The ESG program helps individuals and families experiencing a housing crisis and/or homelessness to be quickly rehoused and stabilized. It is available through annual competition among local governments and eligible nonprofit service providers.

Housing Opportunities for Persons with Aids (HOPWA)

The State of Iowa received \$409,416 from HUD for the HOPWA program in federal FY 2012 funds, which supported the 2013 program year. These are formula funds, and the State works with five subgrantees across the state that together serve all 99 counties in Iowa.

Low Income Housing Tax Credits

IFA administers the Low Income Housing Tax Credit program in Iowa. It is available to investors for affordable rental housing projects. In 2013, \$7,770,626 in 9% tax credits were awarded by IFA, creating or preserving 723 units for low income individuals. In addition, \$ 1,147,914 in non-competitive 4% tax credits were awarded by IFA, creating 148 units.

Federal Weatherization Funds

The Iowa Department of Human Rights (DHR) received \$11,250,142 in FFY 2013 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

Due to the bond market IFA no longer fund mortgages with bond proceeds. IFA instead issues Mortgage Credit Certificates. We issued MCCs to 870 home buyers with a tax credit value of \$46,480,846 in 2013.

In 2013, the following federal resources were available to the State for non-housing community development activities:

Iowa CDBG Program

Seventy-two percent of the State CDBG program is available for non-housing community development activities that principally benefit low- and moderate-income persons. CDBG funds are available on a competitive application basis to all counties and to cities with populations less than 50,000. In 2013, \$15,637,871 was available through the CDBG program for all non-housing community development activities. Of this, \$4,371,631 was set aside for economic development and job training programs. A special set-aside to meet emergency or special opportunities had a reserve amount of \$1,092,907. The remaining funds were available for the annual competition for public works, public/community facilities, and public services.

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 2013, over \$164,000,000 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 2013, over \$35,000,000 in loans were closed for municipal drinking water infrastructure improvement projects.

2. Investment of Available Resources

Following is a discussion of actual investments in affordable housing for low- and moderate-income (LMI) persons and community development during 2013. Investments generally refer to funds the State awarded to a recipient, and some of the figures are based on estimates. This discussion is organized by the general priorities for housing and community development identified in the Consolidated Plan. The tables for each category show the breakdown of the investment and number of units by activity.

This year for CDBG, HOME, ESG, and HOPWA the state's objectives and outcomes were to create decent housing, suitable living environments, and economic opportunities that address availability, accessibility, affordability, and sustainability for the following specific performance indicators as discussed in the Consolidated Plan:

- Homeless – 888 persons served (ESG & HOPWA)
- Owner-Occupied houses – 235 houses rehabilitated (CDBG) for LMI households
- Housing – 110 homes purchased (HOME) for LMI households
- Rental – 300 units developed or rehabilitated (HOME) for elderly, LMI, or with special needs
- Rental – 30 households given tenant based rental assistance (HOME) for elderly, LMI, or with special needs
- Child Care – 8 facilities improved or constructed (CDBG) for LMI individuals
- Assistance to the disabled – 2 facilities or 250 persons (CDBG)
- Infrastructure – 30 water, sewer, or storm water upgrade projects (CDBG) for LMI communities
- Business – 800 jobs retained or created (CDBG) for LMI individuals

These goals and objectives have been translated into accomplishments for 2013. The following two tables represent the state's performance and supporting narrative.

Elderly Renter Households

The HOME Program invested \$400,000 to produce 3 affordable rental units for the elderly.

HOME Program (elderly)	\$400,000	3 units
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LMI Renter Households

The HOME Program invested \$9,142,905 to provide 1,044 affordable rental units for renter households.

HOME TBRA	\$5,296,131	1,010 units
HOME Program (new construction)	\$790,000	6 units
HOME Program Rental Rehabilitation	\$3,056,774	28 units

All other LMI Renters (special needs/disabled)

The HOME Program invested \$3,311,206 to provide 733 affordable rental units for special needs/disabled renters.

HOME Program (Special Needs/disabled)	\$3,311,206	733 units
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Existing LMI Homeowners

The State invested \$5,252,812 to assist existing low-income homeowners.

CDBG Program (rehabilitation)	\$ 5,252,812	142 units
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LMI Homebuyers (with and without children)

The State invested \$139,511,437 to help 2,347 low to moderate-income families purchase/rehabilitate homes.

HOME Program	\$1,892,425	82 units
Iowa Finance Authority (Homebuyer Loans)	\$135,515,645	1,402 units
Iowa Finance Authority (Down Payment Assistance)	\$2,103,367	863 units

Homeless Individuals and Families

The State invested \$2,931,263 to help homeless individuals and families through emergency and transitional shelter operations, street outreach, essential services, homelessness prevention, and rapid rehousing activities. These activities were supported by two sources of funds: federal ESG dollars and the state Shelter Assistance Fund. The source of funds is as follows:

Emergency Solutions Grant Program	\$2,000,487
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Shelter Assistance Fund	\$930,776
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Non-housing Community Development

The table below summarizes that data for Program Year 2013, funding for the listed projects may have come from past years de-obligated or un-obligated funding.

Centers/Facilities	4	\$2,136,500
Water Projects	13	\$4,143,295
Sewer Projects	19	\$6,641,700
Façade Improvements	13	\$6,198,500
Administration (non-housing)	51	\$915,500
Street, Storm, Sidewalk	2	\$620,000

3. Performance Measures – 2013

The following table summarizes the state’s performance in 2013 using the nationwide Outcome Performance Measurements:

Table 2C Summary of Specific Objectives							
Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
DH-1 Availability/Accessibility of Decent Housing							
DH-1.1	Provide shelter and transitional housing to the homeless.	ESG	Number of homeless persons served.	2010	888	10,964	1,234%
				2011	888	11,648	1312%
		HOPWA		2012	888	5,839	658%
				2013	888	4,416	497%
		2014		888	0	0	
MULTI-YEAR GOAL					4,440	0	0
DH-2 Affordability of Decent Housing							
DH-2.1	Provide affordable, decent housing with owner-occupied rehabilitation	CDBG	Owner-Occupied houses rehabilitated.	2010	235	271	115%
				2011	235	196	83%
				2012	235	254	108%
				2013	235	191	81%
		2014		235	0	0	
MULTI-YEAR GOAL					1,175	0	0
DH-2 Affordability of Decent Housing							
DH-2.2	Provide affordable, decent housing through assistance to households seeking homeownership.	HOME	Homes purchased with assistance	2010	110	94	85%
				2011	110	92	84%
				2012	110	80	73%
				2013	110	82	74%
		2014		110	0	0	
MULTI-YEAR GOAL					550	0	0%
DH-2 Affordability of Decent Housing							
DH-2.3	Provide affordable, decent housing through assistance for rental units.	HOME	Units developed or rehabilitated for renters	2010	300	117	39%
				2011	300	115	38%
				2012	300	58	19%
				2013	300	34	11%
		2014		300	0	0	
MULTI-YEAR GOAL					1,500	0	0
DH-2 Affordability of Decent Housing							
DH-2.4	Provide affordable, decent housing through	HOME	Households given rental assistance	2010	30	30	100%

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective Specific Objectives	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
	assistance to tenants for rental housing.			2011	30	75	250%
				2012	30	263	867%
				2013	30	1,010	3,366%
				2014	30	0	0
				MULTI-YEAR GOAL		150	0
DH-3	Sustainability of Decent Housing						
DH-3.1				2010	0	0	0
				2011	0	0	0
				2012	0	0	0
				2013	0	0	0
				2014	0	0	0
			MULTI-YEAR GOAL		0	0	0.00%
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1.1	Provide assistance to Day Care facilities to make a suitable living environment available and accessible.	CDBG	Day Care Facilities Assisted	2010	6	4	66%
				2011	6	4	66%
				2012	6	1	6%
				2013	6	2	33%
				2014	6	0	0
				MULTI-YEAR GOAL		30	0
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1.2	Provide assistance to other public facilities to make a suitable living environment available and accessible.	CDBG	Facilities Assisted	2010	2	2	100%
				2011	2	3	150%
				2012	2	13	650%
				2013	2	12	600%
				2014	2	0	0
				MULTI-YEAR GOAL		10	0
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1.3	Provide assistance to facilities serving the disabled to make a suitable living environment available and accessible.	CDBG	Persons with disabilities served	2010	250	178	71%
				2011	250	420	168%
				2012	250	453	180%
				2013	250	207	83%
				2014	250	0	0
				MULTI-YEAR GOAL		1,250	0
SL-2	Affordability of Suitable Living Environment						
SL-2.1				2010	0	0	0
				2011	0	0	0

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives			2012	2013	2014	
				2012	0	0	0
				2013	0	0	0
				2014	0	0	0
			MULTI-YEAR GOAL		0	0	0.00%
SL-3	Sustainability of Suitable Living Environment						
SL-3.1	Provide assistance to Day Care facilities to make a suitable living environment sustainable.	CDBG	Day Care Facilities Assisted	2010	1	1	100%
				2011	1	3	300%
				2012	1	1	100%
				2013	1	2	200%
				2014	1	0	0
				MULTI-YEAR GOAL			5
SL-3	Sustainability of Suitable Living Environment						
SL-3.2	Provide assistance to communities to upgrade water and sewer facilities in order to make a suitable living environment sustainable.	CDBG	Number of water/sewer systems upgraded	2010	25	34	136%
				2011	25	63	252%
				2012	25	38	152%
				2013	25	29	116%
				2014	25	0	0
				MULTI-YEAR GOAL			125
	Specific Objectives						
EO-1	Availability/Accessibility of Economic Opportunity						
EO-1.1	Assistance to businesses to create or retain jobs	CDBG	Jobs created/retained	2010	800	595	74%
				2011	800	1,336	167%
				2012	800	1,072	134%
				2013	800	31	40%
				2014	800	0	0
				MULTI-YEAR GOAL			4,000
EO-1	Availability/Accessibility of Economic Opportunity						
EO-1.2	Day care facility to allow accessibility of Economic Opportunity	CDBG	Day Care Facilities Assisted	2010	1	0	0
				2011	1	0	0
				2012	1	0	0
				2013	1	0	0
				2014	1	0	0
				MULTI-YEAR GOAL			5
EO-2	Affordability of Economic Opportunity						
EO-2.1				2010	0	0	0
				2011	0	0	0

Table 2C Summary of Specific Objectives

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Program Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives			2012	2013	2014	
				2012	0	0	0
				2013	0	0	0
				2014	0	0	0
			MULTI-YEAR GOAL		0	0	0.00%
EO-3	Sustainability of Economic Opportunity						
EO-3.1	Sustain Economic Opportunities through the upgrading of water/sewer systems.	CDBG	Number of water/sewer systems upgraded.	2010	5	0	0
				2006	5	0	0
				2011	5	0	0
				2012	5	0	0
				2013	5	0	0
				MULTI-YEAR GOAL		25	0
CR-1	Community Revitalization						
CR-1.1				2010	0	0	
				2011	0	0	
				2012	0	0	
				2013	0	0	
				2014	0	0	
				MULTI-YEAR GOAL		0	0
O-1	Other						
O-1.1				2010	0	0	
				2011	0	0	
				2012	0	0	
				2013	0	0	
				2014	0	0	
				MULTI-YEAR GOAL		0	0

4. Narrative Discussion of Performance

The State of Iowa and its communities made significant progress in FY 13 in carrying out the affordable housing strategies and priorities identified in the Consolidated Plan. It should be noted that the achievements referenced above 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 & 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. We expect that this will be a growing issue as the state and federal government struggle to address growing deficits and meet other public policy goals including economic growth and job creation. For the CDBG program, some changes in program rules and procedures were made in recent years in attempts to better target available funding. The State's financial underwriting efforts generally have reduced the public subsidy amount from funds requested, substituting greater private participation in projects than initially proposed by the applicant. Additional funding sources to support affordable housing are desperately needed.

In 2012, IFA completed a comprehensive statewide housing study which included an analysis of Iowa's current housing stock and the results of public forums on housing needs. The study also included detailed regional housing conditions and demographic trends for use by local housing and planning officials. The study was commissioned by the Iowa Finance Authority and completed by RDG Planning & Design and Gruen Gruen + Associates. The full study is available at www.IowaFinanceAuthority.gov.

The study detailed the most critical housing priorities over the next five years as workforce housing, affordable senior housing, accommodating preferences of elderly to age in place and the preservation of affordable multifamily units. The median monthly cost of a rental unit in Iowa, as a percentage of income, grew from 14 to 16 percent over the decade. Again, this is not an experience unique to Iowa, but a widening gap between incomes and housing costs does present challenges - particularly as it relates to housing new and younger members of the workforce who, more often than not, occupy existing units of the housing stock.

This widening gap between income and housing cost led IFA to emphasis rental assistance programs to assist individuals immediately. IFA assisted over 1,000 households with rental assistance in 2013 compared to 260 in 2012. Tenant-based rental assistance programs are one way to help bridge the gap in a quick and effective manner.

The number of persons served with ESG this year continued to be significantly higher than the 888 projected during the last Consolidated Plan. A total of 4,416 clients served with ESG were recorded in the HMIS system. The difference is attributable in part to significant changes in the

ESG program during recent years, including the very different new federal ESG Interim Rule in 2012.

The State does not expect the basic priorities and objectives established in its 5-year strategy to change significantly in the future. However, IEDA has made some changes in the way it carries out its strategy, especially to provide a greater emphasis on “green” development and sustainability. Some of these changes that affect the rating systems for CDBG awards have been described in the past Action Plans. The demand for federally funded Child Care centers does not seem to be as prevalent in recent years as it has in the past. The State CDBG program has been investing in quality Child Care center construction for over 10 years and the effects could be that the need has been met. In the next consolidated plan (2015 – 2016) due in November of 2014 the State will research to see if our goals as they relate to this objective need to be re-evaluated.

The State continues to support job creation and retention. In the last few years there has been a decline in demand for CDBG supported job creation and retention. The State can fund expansion of operations by way of construction and the purchase of machinery and equipment as well as the extension of public works infrastructure to businesses. In 2012, the Department contracted with Cloudburst consulting firm to thoroughly review the states rules, policies, and procedures to the EDSA/PFSA funds to determine what changes need to be made that will result in the funds being fully utilized to create 800 jobs annually. In 2013, IEDA continued this effort by hiring staff and re-writing procedures and re-financing marketing efforts for the program.

IEDA has been able to provide CDBG funding using the urgent need national objective to help communities deal with health and safety issues related to poor quality drinking water, the effects of natural disasters, and sometimes even economic impacts from plant closures. This funding is a critical resource for Iowa’s communities who are faced with uncertainty due to environmental and economic conditions beyond their control. In addition, Iowa is deeply involved in the administration of CDBG Disaster funding relating to the flooding in the spring of 2008, and in administering Neighborhood Stabilization Program funding statewide. These programs will add significantly to the State’s total housing units built and rehabilitated during the 2009, 2010, 2011, 2012, 2013, and 2014 Program Years, and possibly even longer.

5. Monitoring:

IEDA & 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. Every year we have an opportunity to review our progress and change our programs to better assist individuals in Iowa.

There is also a formal monitoring component to funded projects. The purpose of formal monitoring is to provide technical assistance, determine the status of grant funded activities, review the recipient’s grant management system, and evaluate compliance with state and federal rules and regulations.

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.

1. Off-Site Monitoring

Off-site monitoring, or sometimes referred to as desk monitoring, does not substitute on-site monitoring. Off-site monitoring is conducted on an ongoing basis and includes general review of project activities and communications to determine if the project is on track and the rules and regulations are being followed. Reviewing draw requests to evaluate project progress, running reports on financial activity or inactivity of the grant recipient, evaluating steps taken by the recipient to ensure compliance with environmental reviews, and day to day correspondence with personnel involved with the grant project are just a few examples of ongoing, off-site monitoring activities. The Housing program also receives quarterly performance reports. These are reviewed on an on-going basis for recipient compliance.

2. On-Site Monitoring

As a general rule, onsite monitoring visits shall be conducted in accordance with the following CDBG drawdown thresholds:

Water & Sewer Fund	50%	CDBG funds drawn
Community Facilities	50%	CDBG funds drawn
Opportunities & Threats	30%	CDBG funds drawn
Housing	50%	CDBG funds drawn
Downtown Revitalization	50%	CDBG funds drawn

Once a project has met this threshold, the project manager should begin making plans to monitor the project. These thresholds were established in order to make certain the project was at a state of readiness so that a majority of the monitoring performance measure would be underway or completed.

If a grant recipient submits a large draw request that increases the percentage of CDBG funds drawn well beyond threshold outlined above, the Program Manager shall conduct a monitoring visit as soon as possible, but no later than three weeks following the draw request that exceeds the above threshold.

On site monitoring shall be conducted as needed at the Program Manager's discretion prior to reaching the above thresholds. Examples of when monitoring may need to be conducted outside of standard policy include, but is not limited to, working with a new grant administrator, projects that are expected to be completed expeditiously, recipient had areas of

non-compliance while working on previous grant award, or areas of concern arise as part of the off-site monitoring activities.

3. On-Site Monitoring Review Process

When conducting on-site monitoring visits, Program Managers shall make every attempt to monitor at the grant recipients office, most often this is City Hall. The Chief Elected Official and the City Administrator/City Clerk shall be invited, along with the grant administrator.

Program Managers shall complete the CDBG Monitoring Checklist worksheet during each monitoring visit. Every attempt shall be made while on-site to answer every question on this worksheet. Specific areas of review include, as appropriate, but not limited to:

- National Objective
- Citizen Participation
- Environmental
- Financial Management
- Procurement
- Contract Management (Administration)
- Contract Management (Architectural/Engineering)
- Contract Management (Professional Services)
- Contract Management (Construction)
- Labor Standards
- Civil Rights (Section 3, EEO, Fair Housing, MBE/WBE)
- Acquisition and Relocation
- Property Management
- File Management

Program Managers shall reserve time following a comprehensive on-site review to go over any deficiencies discovered during the monitoring visit with the Chief Elected Official and grant administrator. The Program Manager shall provide advice for corrective action. Following this wrap-up meeting, there should be no surprises when the grant recipient receives the follow-up letter. During the on-site review the project will also be visually inspected.

4. Monitoring Follow-Up

A formal follow-up letter shall be sent following every on-site monitoring visit. Program Managers shall send this letter no later than ten (10) business days following an on-site review. Included in the follow-up letter shall be a list of activities the recipient is doing well, areas for improvement, as well as corrective action needed.

Any deficiencies included in the follow-up letter shall provide information on how to cure any such deficiencies. Typically, recipients shall have 30 calendar days to cure deficiencies or face non-compliance status.

5. Recipient Non-Compliance

If repeated attempts by the Program Manager to cure areas of non-compliance are unsuccessful, the Program Manager shall work with the Team Leader to formally notify the grant recipient that corrective action is necessary, or face penalties, which could include, but not limited to, delay of payment of remaining funds, ability to secure future IEDA grants, or repayment of existing grant funds.

If there is still no action taken on behalf of the grant recipient to cure the outstanding deficiencies, the Division Coordinator and Division Administrator shall determine the consequences for such inaction. The consequences shall be based on the severity of the deficiency, the state and federal rules and regulations governing the area(s) of non-compliance, the impacts to the community, and consequences to IEDA. The grant recipient shall be notified of the decision by the Division Administrator by official letter.

The grant recipient shall have the ability to appeal the decision by the Division Administrator to the Director of the Iowa Economic Development Authority. The Director shall have the authority to reverse any previous decision and make the final decision on the penalty, if any, to be enforced.

IEDA reviews the CDBG timely expenditure reports provided by HUD monthly. Although states do not have a required expended to unexpended ratio, Iowa works very hard to diligently expend funds. The State encourages recipients to start the environmental review process for projects immediately after award to insure a timely release of funds. Project managers frequently check in with project recipients to insure compliance with program requirements and to encourage progress.

HOME Program

IFA continues to minimize the number of activities that exceed the 120-day deadline for inactivity following the last draw. The continued development and enhancement of IFA's HOME program software system has improved IFA's monitoring techniques.

IFA continues to maintain a high occupancy rate of completed HOME units. The State of Iowa has a 100 percent occupancy rate which is above the national average of 99.34 percent (according to the 9/30/13 Snapshot of Home Performance Report).

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 provide the contact name in IFA's compliance team. A copy of HUD's HOME rental compliance manual (from the CPD resource center) is also provided to recipients.

IFA is responsible for ensuring that HOME funded projects are in accordance with all program requirements. 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. IFA is working with a private inspection firm to provide even more expertise and

services to the rental projects and increase the safety for the tenants during the compliance period. Safe Building Compliance and Technology (SBCT) examines the mechanical systems to ensure they are working properly and determine if they meet all of the current building code requirements. SBCT also provides an estimated “useful life” on systems and major structural components.

With over 600 HOME and LIHTC projects containing over 22,000 units, 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:

- Physical Inspections - Physical inspections will be performed by our contractor, Safe Building Compliance & Technology (SBCT). SBCT was selected as our inspection partner in August 2012 as a result of an RFP process and will be providing their services statewide over the next three years. However, if a project is in its first year of long-term compliance, IFA’s Asset Manager will do the first inspection to raise awareness of the responsibilities required of a project and to affirm IFA’s commitment to the project’s success.
- File Reviews and Project Level Compliance – This will be conducted by IFA staff; each of our four full-time compliance officers is assigned a geographic region to oversee the monitoring process. Additionally, a part-time compliance officer will be available to float between regions as needed.

IEDA & IFA will 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, subrecipient and developer new award training sessions, and technical assistance visits to areas around the state we can emphasize available resources to meet housing and non-housing needs. Every year we have an opportunity to review our progress and change our programs to better assist individuals in Iowa.

6. Geographic Distribution and Location of Investments

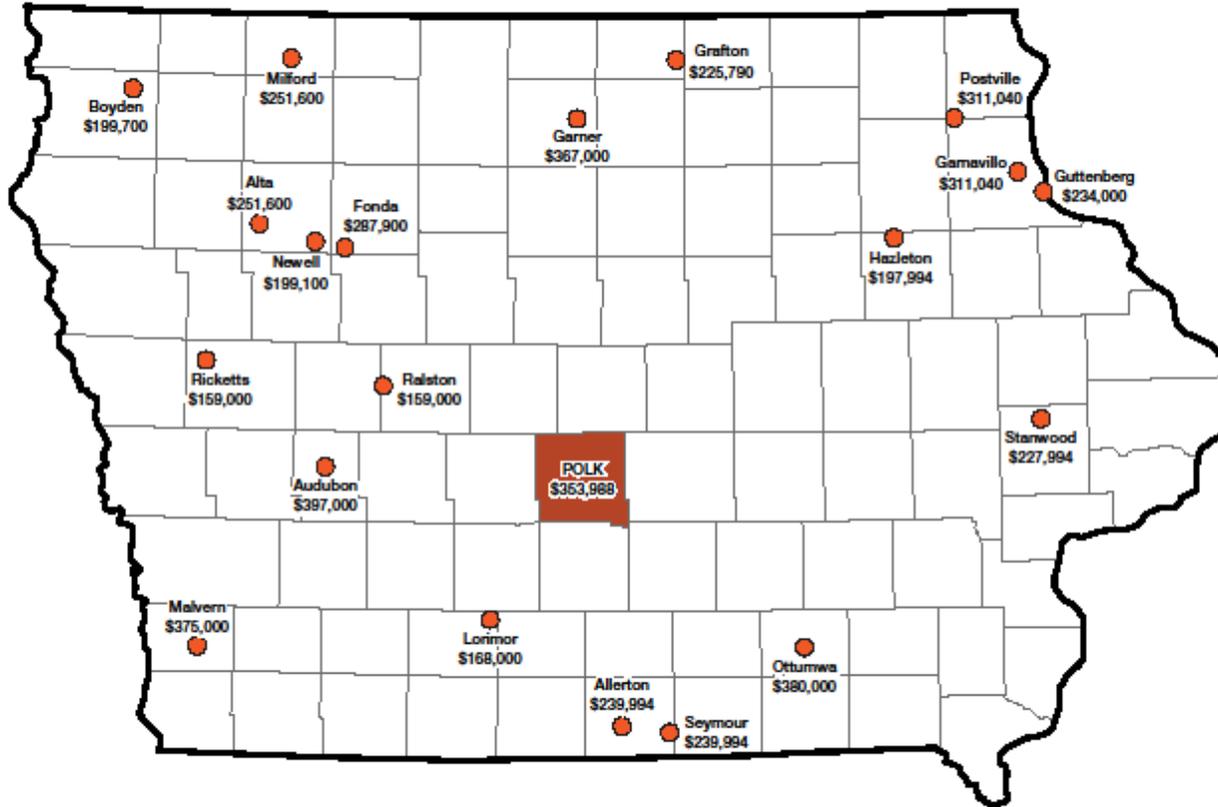
The maps on the following pages show the geographic distribution of the State's investment of available resources. The first map shows the distribution of CY 2013 housing awards made through the HOME program. The second map shows the CDBG Owner-Occupied rehabilitation program. The third map shows the distribution of FY 13 awards made through the ESG and HOPWA programs. The fourth map shows the distribution of CDBG awards for non-housing community development projects during FY 13. The fourth map shows the distribution of resources in areas of minority concentration.

The maps show the State making 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 CDBG competitive programs are shown on the attached map. Awards that are made on an as needed basis or part of a non-competitive award process are not shown on the attached maps. Examples such awards include the economic development awards, downtown revitalization awards, and opportunity and threats awards.

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 Councils of Governments and Community Action Agencies.

2013 CDBG HOUSING AWARDS

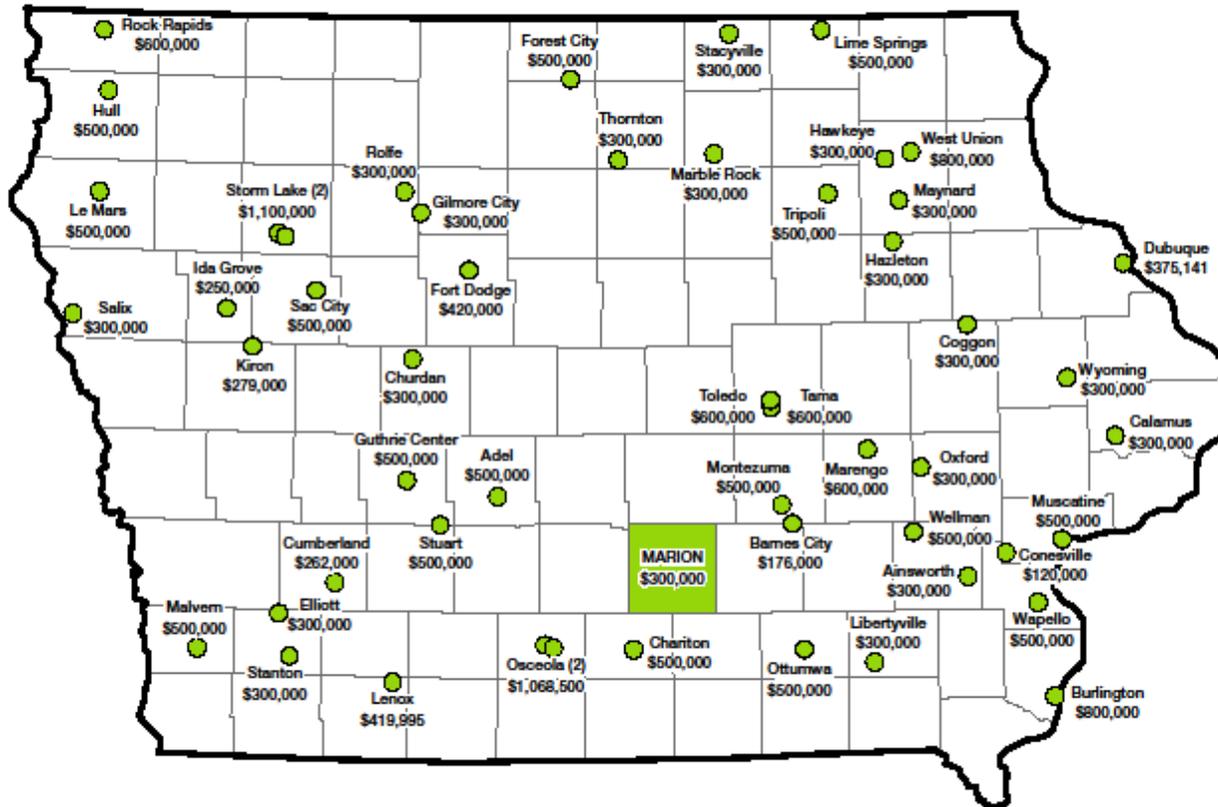


LEGEND

- CDBG Housing Community
- CDBG Housing County



2013 CDBG NON-HOUSING AWARDS

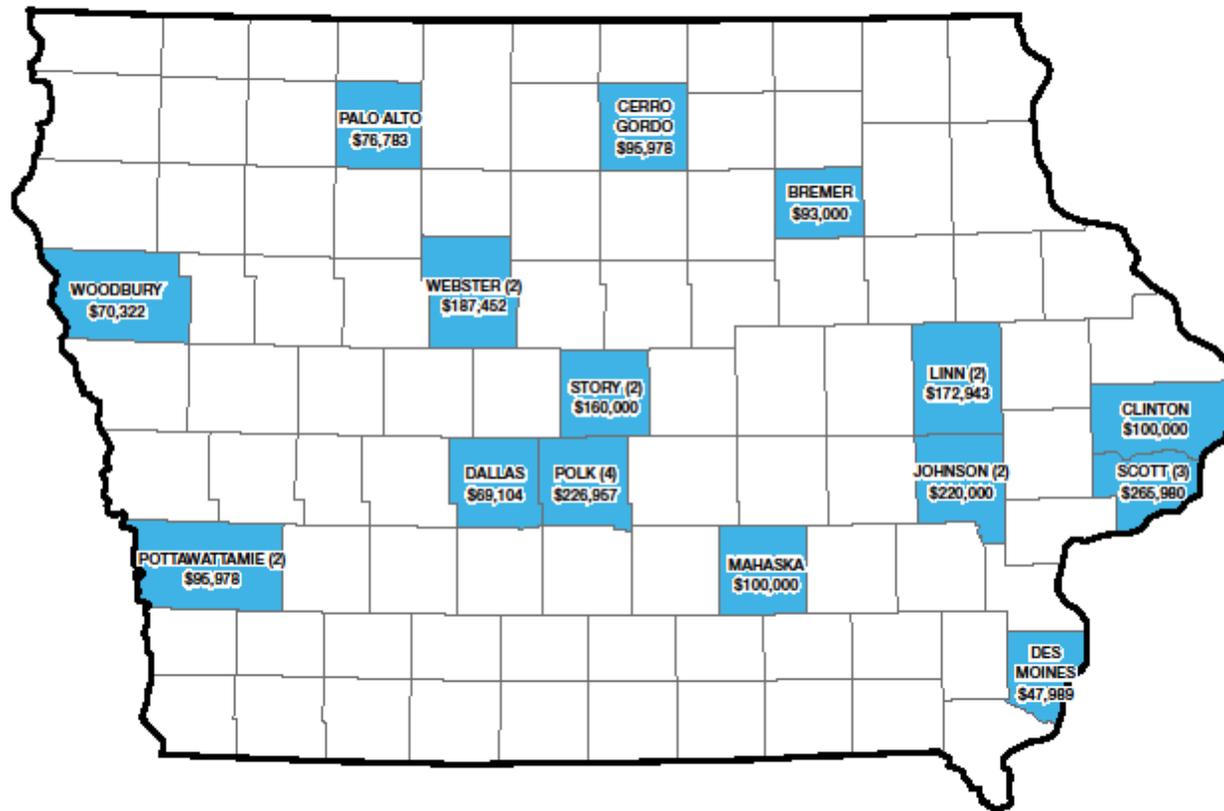


LEGEND

- CDBG WS & CF Community
- CDBG WS & CF County



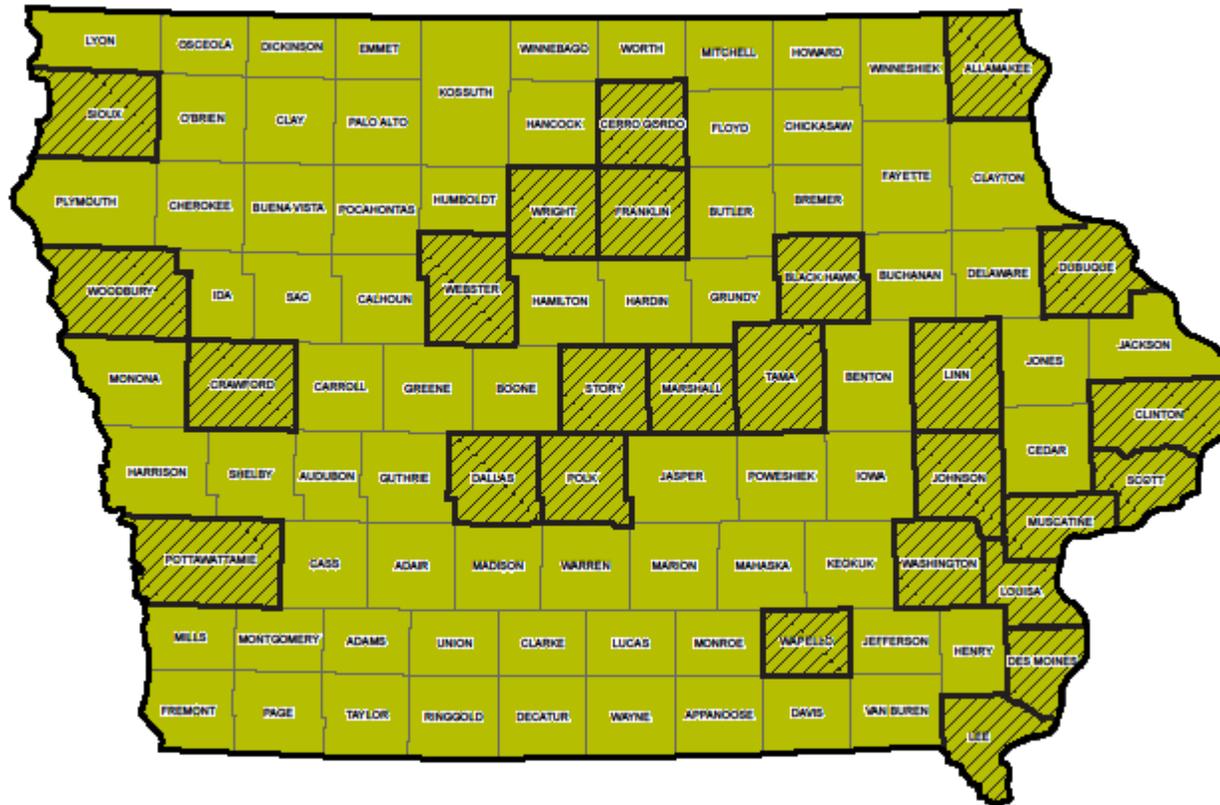
2013 ESG FUNDING AWARDS



LEGEND

 ESG Funding Awards County

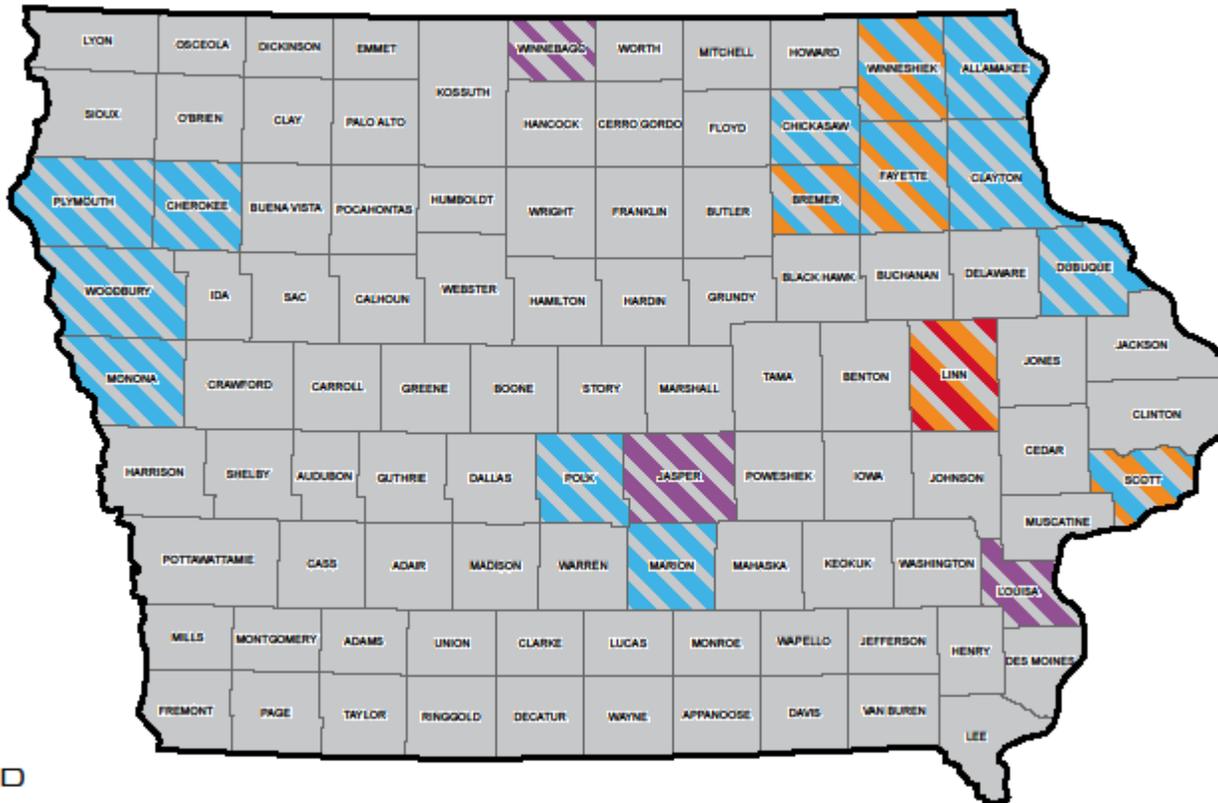
MINORITY COUNTIES WITH ACTIVITIES FUNDED 2013



LEGEND

-  Minority Population Concentration
-  CDBG, HOME, HOPWA & ESG Activities Funded

2013 HOME AWARDS



LEGEND

- TBRA (All 99 Counties) State Total: **\$5,296,131**
- Homebuyer (Subrecipient) State Total: **\$1,892,425**
- Rental with LIHTC State Total: **\$1,260,332**
- Rental without LIHTC State Total: **\$2,586,442**
- CHDO Operating: **\$50,000**

7. Families and Persons Assisted

CHAS Annual Performance Report Table 1 on page 33 shows the specific data on the State's housing accomplishments in 2013 in providing assistance to low- and very low-income households, renters, owners, homeless persons and persons with special needs. These data are based on HOME and CDBG-funded projects completed within the reporting period. Specific data on persons assisted through non-housing community development projects (i.e., CDBG-funded projects) can be found in the PER data sheets in the appendix to this document.

Documentation of Assistance Provided

The State collects data concerning assistance provided to each household (or person) from funded entities. Recipients of federal funds through the State are responsible for maintaining documentation of assistance necessary to support the data.

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8. Actions Taken to Affirmatively Further Fair Housing

The State is committed to fair housing. IEDA & 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. Recipients pattern their fair housing efforts from the guide, which includes these recommendations:

- Publicize that the local government will assist persons experiencing discrimination in housing. Such assistance can be in the form of facilitating the filing of a complaint with HUD or the Iowa Civil Rights Commission.
- Develop and adopt a fair housing ordinance and identify the methods of enforcement.
- Provide housing counseling services which assist minorities and women seeking housing outside areas of concentration.
- Work with local real estate brokers to form a Voluntary Area-wide Marketing Agreement.
- Work with local banks to end "redlining" practices and to post "equal lending opportunity" advertisements.
- Use "equal housing opportunity" slogan and logo on city/county letterhead and brochures.
- Sponsor fair housing seminars and campaigns.
- Work with minority and women leaders in the area to promote housing development and increase minority and female participation.
- Help local housing developers develop outreach programs to attract minorities and females.

- Review zoning ordinance and comprehensive plans to insure they promote spatial deconcentration of assisted housing units.
- Make city-owned property located outside areas of concentration available to developers at no or nominal costs for construction of assisted units particularly for large family units.
- Develop an Area-wide Housing Opportunity Plan.
- Support fair share housing allocation plans.
- Create a local housing authority.
- Conduct studies to ensure that minority and female housing needs are adequately defined.
- Adopt a code enforcement ordinance that will compel landlords to keep their units in safe and sanitary condition.
- Publicly advertise that the city is a “fair housing city” (See the sample “Public Notice”).
- Work with local real estate brokers and mortgage lenders in reviewing mortgage credit analysis and underwriting criteria.
- Provide fair housing counseling programs that include information on fair housing rights and the availability of housing in a variety of locations, emphasizing housing choice.
- Modify local ordinances and land use measures in pursuit of housing opportunity.
- Support training and education programs for real estate agents, housing managers, city officials and others to increase knowledge of techniques for promoting economically and racially integrated housing. They may also carry out promotional activities to initiate housing proposals in areas outside those with a high proportion of lower-income persons.

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. Each Affirmative Fair Housing Marketing Plan has to address the following:

- Methods to inform the public, owners and potential tenants about their fair housing rights.
- Description of how the recipient/owner will affirmatively market HOME-assisted housing.
- Description of how the recipient/owner will provide special outreach to persons not likely to apply for assistance.
- Maintenance of records documenting actions to affirmatively market housing.
- Description of how affirmative marketing efforts will be assessed and corrective actions taken when needed.
-
- Updated guidance on how to write an Affirmative Marketing Plan has been distributed to HOME funded projects and placed on the IFA website. IFA staff provides

recommendations and technical assistance to projects so that the Affirmative Marketing Plans submitted are meaningful and provide the apartment manager with a better understanding of his/her responsibility under the law. Several educational opportunities have been provided including applicant training sessions, post-award orientation to the HOME program, and break-out sessions at the HousingIowa conference on finding sources for affirmative marketing outreach, and fair housing.

-
- Affirmative marketing activities must be part of the ongoing administration of rental projects throughout the term of affordability, and the monitoring compliance team confirms that affirmative marketing activities are ongoing.
-

IFA's monitoring of HOME recipients in 2013 found several examples of outreach in Affirmative Fair Marketing efforts. Special correspondence by the recipient was prepared to market homes and apartments by sending notices and documenting efforts made to market offerings provided. The recipient was responsible for clearly identifying targeted group(s). Advertising included typical advertising methods as well as non-traditional outreach methods which the recipient was required to document. A recent addition to marketing efforts is advertising on foreign language radio and newspapers in areas of significant ethnic concentration. The plan required the recipient to identify targeted groups through marketing to sources below which include but are 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)

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 2011. 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.

IEDA 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.

Totals for the Entire Year of 2013

1. Education and Outreach
 - a. Total Number of Fair Housing Presentations/Outreach Events: 27
 - b. Total Number of Publications Distributed: 16,000
 - c. Total Number of People Reached: 13,458
2. Fair Housing Testing
 - a. Total Tests by the Iowa Civil Rights Commission: 446

- b. Total Tests Revealing Possible Discrimination: 46
 - c. Total Commission-Initiated Complaints: 42
3. Fair Housing Filings and Closures
- a. Housing Complaints Filed: 124
 - b. Housing Complaints Resolved: 123

Some of the events across Iowa included:

- Many private owner/manager trainings
- Wapello Co Landlord Association
- Central Iowa Apartment Alliance
- Iowa State Fair
- YMCA Supportive Housing
- Iowa Association of Realtors
- Newbury Management Co
- Department of Human Rights
- Dept. of Human Rights
- Marshalltown Landlord Association
- Des Moines Police Academy
- Warren Properties Inc.
- Iowa City Association of Realtors
- Davis Brown Law Firm
- Iowa Apartment Alliance
- “Be the Change” ICRC Symposium

Another aspect was the testing component where testing on discrimination in Iowa was conducted. This involved testing by reviewing hundreds of rental ads in various print and online publications, looking for possible discriminatory advertising.

The Iowa Civil Rights Commission conducts tests to determine if housing providers treat or will treat potential applicants for housing differently based on a protected personal characteristic, such as race, national origin, familial status, or disability. During 2013 the ICRC planned and conducted 446 tests. In 46 of those tests, they found evidence of discrimination. In 42 of the 46 tests, ICRC filed Commission-initiated complaints.

By the end of 2013, 124 housing complaints have been filed and 123 housing complaints were resolved. In 88 of those 123 closures, ICRC was able to prove discrimination at a judicial proceeding or was able to facilitate settlement.

An IFA staff person works with the Olmstead Task Force as a housing consultant, and assists the Task Force in identifying ways that the state can reduce barriers to accessible and affordable housing for people with disabilities. IEDA, like all state agencies, has an assigned representative to the Olmstead Task Force, and meet on a quarterly basis.

-

Households & Persons
Assisted with Housing

Comprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Name of State													FY:	
State of Iowa													1/1/2013 - 12/31/2013	
Assistance Provided by Income Group	Renters					Owners				Homeless *		Non-Homeless Special Needs (L)	Total (M)	Total Section 215 (N)
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Existing Homeowners (F)	1st-Time Homebuyers		Total Homeowners (I)	Individuals (J)	Families (K)			
							with Children (G)	All Others (H)						
1. Very Low-Income (0 to 30% of MFI)**						23	4	3	30	1,808	2,869		4,707	
2. Very Low-Income (31 to 50% of MFI)**						53	9	5	67				67	
3. Other Low-Income (51 to 80% of MFI)**	46	44	7	35	132	96	26	23	145				277	
4. Total Low-Income (lines 1+2+3)	46	44	7	35	132	172	39	31	242	1,808	2,869	0	5,051	0

* Homeless Families and individuals assisted with transitional or permanent housing.

** Or based on HUD adjusted income limits, if applicable.

5. Racial/Ethnic Composition of line 4, column (M) Total Low Income:		
1.	Hispanic	371
Non-Hispanic		
2.	White	3,184
3.	Black	1,294
4.	Native American	134
5.	Asian & Pacific Islander	40
6.	Other	28
7.	Total (must equal Total on line 4, column (M))	5,051

9. Assessment of Other Actions

Minority- and Women-owned Business Outreach

The State requires recipients to solicit participation of minority- and women-owned business enterprises (MBE/WBEs) in contracting under the CDBG and HOME programs. Recipients are to include qualified MBE/WBEs on solicitation lists and to solicit their participation whenever they are potential sources. The State has an ongoing program of identifying and targeting MBE/WBEs. A component of this effort is the targeted small business certification program operated by the Iowa Department of Inspections and Appeals (DIA). The listing of certified Targeted Small Businesses is available on DIA's website, www.state.ia.us/government/dia. IEDA's records of contracting in the CDBG program show recipients contracted with 13 MBE/WBEs in 2012 for contracts in excess of \$10,000 per contract. IFA's records of contracting in the HOME program show recipients contracted with 11 MBE/WBE's in CY 2013 for contracts totaling \$2,094,316.

Public Policies

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.

Institutional Structure

The Consolidated Plan did not commit the State to any specific actions in the year 2013 to improve its institutional structure for carrying out the housing strategy.

IFA has an ongoing relationship with other housing providers to coordinate funding decisions and service delivery.

Intergovernmental Cooperation

IEDA and IFA are committed to intergovernmental cooperation and continuously seek ways to improve its effectiveness.

Another detailed Housing Study was in 2012. This Report is available on the IFA website.

Examples of recent state intergovernmental cooperation included the following:

- Participation in quarterly meetings with local utility management organizations and state and federal agency representatives providing financial assistance to communities without public water and/or sewer systems to discuss funding resources and best practices.
- Joint review of CDBG applications with other agencies, including the Department of Natural Resources, the State Empowerment Board staff, and the USDA - Rural Development.
- Demonstration program between IFA and USDA-Rural Development to preserve existing affordable properties.
- The establishment of the statewide Iowa Council on Homelessness, initially created by Executive Order in November, 2003, and codified in 2009 as a 38-member governor-

appointed advisory board; the board continues to advise the State in regards to the needs of the homeless population.

- IEDA, USDA-RD and DNR-SRF continue to utilize a methodology to determine the appropriate lead agency for 106 review on jointly funded projects;
- Continued to utilize a Programmatic Memorandum of Understanding with the State Historic Preservation Office (SHPO) that allows fewer projects to require SHPO review, thereby increasing the timeliness of project environmental reviews;
- IEDA and DNR continue to use a relatively new review process whereby DNR reviews water/sewer projects for engineering/technical completeness prior to the decision-making on requests for CDBG assistance. This should improve the CDBG project's readiness-to-proceed after the decision to fund a project has been made;
- The Iowa Finance Authority provides zero percent, 3 year loans for the planning and design of water/sewer projects. This will help cities undertaking water and sewer projects to be ready to proceed when they apply for CDBG funding of these projects;
- Joint application workshops with all providers of financial assistance for water and wastewater projects (Iowa Dept. of Natural Resources, United States Dept. of Agriculture, Iowa Finance Authority, and Watershed Improvement Review Board.
- Lean Six Sigma event conducted with representatives from other state and federal agencies, nonprofit organizations and other division partners to incorporate green best practices into community development division programs;
- Coordination with Iowa Finance Authority on the use of state grant funds for wastewater projects intended to meet new state water quality standards.

Green Initiatives

IEDA's Community Development Division is helping Iowa communities thrive by becoming more economically, environmentally and socially sustainable and healthy with a high quality of life. This is being done through use of CDBG funding to leverage other state and federal program assistance in concert with a strategic division alignment of operations and programming targeting development and revitalization that uses sustainable community practices to ensure long-term economic growth for Iowa communities. This integrated approach to sustainable community development is branded as the Iowa Green Streets Initiative and is consistent with the federal Partnership for Sustainable Communities' six livability principles.

Examples of recent division efforts to support thriving safe, healthy and sustainable communities include:

- Funding 13 additional façade master plan projects bringing the total to 30 Iowa communities improving the appearance and performance of more than 550 building facades;
- Delivering sustainable design consultations and pre-construction trainings to 4 community facility projects to improve the long-term sustainability of the projects and the overall health, safety, comfort and cost for low and moderate income residents;
- Non-CDBG funded: administering the Iowa Clean Cities Coalition to build strong, self-sustaining partnerships with industry, stakeholders, fleets, fuel suppliers, and business partners with the goal of decreasing petroleum use;
- Non-CDBG funded: Supporting development of a 27-minute documentary on IEDA's green pilot demonstration community, West Union, Iowa;

- Hosting a community energy efficiency and renewable energy workshop for more than 75 people from all across Iowa;
- Developing a whitepaper on the CDBG supported West Union district geothermal heating and cooling system;
- Sending one staff member to week-long HUD Green Training;
- Assisting 6 communities in 2013 to identify economic development opportunities through completion of a customized market analysis;
- Non-CDBG funded: Assisting 7 of Iowa's operating local historic opera houses by offering training and one-on-one technical assistance to become sustainable long-term through more efficient operations;
- Supplying technical assistance to small business and nonprofit property owners to improve building energy performance;
- Non-CDBG funded: Providing funding to several communities to support additional upper-story housing opportunities in town centers thus supporting the downtown commercial hub of those communities and maximizing existing infrastructure;
- Non-CDBG funded: Integrating the Iowa Energy Office Energy Team into the Community Development Division of IEDA;
- Non-CDBG funded: Gathering stakeholders and program deliverers together to research ways to "green up" single-family, owner-occupied home rehabilitation, streamline program delivery, and impact more homes;
- Initiating planning of the next three big green initiatives of the Community Development Division in 2014 — downtown upper-story housing redevelopment, zero stormwater runoff demonstration community, and an energy independent demonstration community;
- Non-CDBG funded: Providing funding for 3 of the first watershed management authorities in Iowa to target and install flood mitigation practices in the watersheds with highly sophisticated monitoring of project impact by the Iowa Flood Center;
- Non-CDBG funded: Providing funding to 3 watershed management authorities making way for flood mitigation and water quality planning to happen at a watershed level instead of the conventional local community boundary approach to planning;
- Coordinating a tour of and program about IEDA's model green demonstration community Woodbine, Iowa, for Main Street Iowa community members across Iowa;
- Non-CDBG funded: Working with the Iowa Department of Agriculture and Land Stewardship and Kirkwood Community College to provide a hands-on design and installation opportunity for green infrastructure students to install a large rain garden on a new community facility vocational rehabilitation center project;
- Non-CDBG funded: Presenting sustainable community best practices information and examples at numerous conferences and workshops such as the Iowa chapter of the American Planning Association, The County Zoning Officials of Iowa annual conference, Des Moines Green Infrastructure Workshop, Iowa Water Conference, Council of State Community Development Agencies Midwest Conference, International Low Impact Development Symposium, and EPA Region VII staff green infrastructure workshop;
- Increasing field visits to community officials to share with them the various state and federal resources available for improving the quality of life in their community.

See <http://www.iowaeconomicdevelopment.com/CommunityDevelopment/green> for more information on IEDA's green initiatives.

Low Income Housing Tax Credit

IFA administers the Low Income Housing Tax Credit program. The joint review of HOME applications helps coordinate the tax credit program with other federal housing programs. This coordination ensures that the tax credits are used to the maximum advantage.

Public Housing Initiatives

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 and is interested in efforts to increase residents' involvement in public housing management and provide them with expanded homeownership opportunities.

Environmental Review

In order to improve the Section 106 review process, IEDA staff has completed the following:

- IEDA and SHPO staffs are developing a Programmatic Agreements for undertakings involving ground disturbance and involving architectural/historic resources not only for CDBG funds, but also for CDBG Disaster and NSP funds.
- IFA along with the SHPO staff have adopted a Programmatic Agreement. The Programmatic Agreement covers the HOME program for the Iowa Finance Authority.

Long-Term Monitoring of HOME-Assisted Projects

IFA assumed responsibility for the long-term monitoring requirements for HOME-assisted projects in July of 2010. Our last performance audit in 2013, found that the compliance team had completed 100 percent of the inspections in a timely manner. As the agency also responsible for monitoring Section 42 projects, we will be able, going forward, to ensure that HOME compliance is completed in a timely fashion and the most restrictive requirements are enforced on projects that contain both HOME and Low Income Housing Tax Credit funds.

Lead-Based Paint Hazard Reduction

Through the Iowa Department of Public Health (IDPH), the State received federal funding during FY 2013 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. The activities of these programs included the following:

- Assuring that children are tested for lead poisoning.
- Maintaining and analyzing a state and local databases of the results from blood lead testing of children and adults.
- Creation of a new web-based database that will hold all results from blood lead testing of children and adults including case management of individuals with elevated blood lead levels
- Educating and training health care providers, parents, and housing and environmental officials.
- Devising methods to make housing lead-safe before children are poisoned.

- Providing medical and environmental management services for lead-poisoned children.
- Lead professional training oversight and certification. Many lead professionals have been trained and/or certified since the program’s inception. This now includes statewide registration of lead-safe renovators.
- Implementing an EPA-authorized program requiring notification regarding lead-based paint prior to renovation, remodeling, and repainting.
- Working with IEDA, entitlement communities, public housing authorities, and weatherization programs for the implementation of the new HUD regulations requiring control of lead-based paint hazards in HUD-assisted housing.

IEDA has revised its housing programs to ensure compliance with HUD’s “Lead Safe Housing” regulations for all pre-1978 housing receiving assistance. This has entailed revisions to our Housing Fund Administrative Rules, our Housing Fund Management Guide, contracts, forms (including the creation of forms) and a model Owner-Occupied Rehabilitation Administrative Plan (updated annually). IFA has adopted the IEDA guidance and forms on lead safe housing.

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”. The IEDA has held numerous training sessions regarding this new legislation for those potentially affected by it and intends to hold additional training sessions in the future.

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.

Technical Assistance:

IEDA will use one (1) percent of the allocation for specialized technical assistance programming and/or regional planning and development, or additional administrative activities. In 2012, IEDA used a portion of its specialized technical assistance funds for the following activities.

Measuring the Behavioral and Attitudinal Impacts of CDBG investments: In 2014, post-project implementation data will be analyzed and a report issued to conclude a multi-year research project to measure the impact of the Community Development Block Grant program investments in Iowa’s two green pilot communities of West Union and Woodbine. Research is being conducted to discover the impact CDBG investment in the two towns is having on community attitudes, behaviors, the local economy and the environment with the intent of informing the

Iowa Economic Development Authority and local governments on the most effective place and manner to invest CDBG funds for future projects.

Community Facility and Stormwater Project Design Consultations: To continue Iowa's efforts to build local capacity for designing and constructing community facility and community stormwater projects that are high performing, sustainable, durable, healthy and safe, a multidisciplinary team of design professionals skilled in high performance design and construction practices will provide design consultation services to intended future CDBG project applicants. In addition, training opportunities will be made available to the project contractors and main subcontractors on high performance building practices and meeting the Iowa Green Streets Criteria.

Historic Theater Technical Assistance: In partnership with the USDA Rural Community Development Initiative, the IEDA in 2014 will be providing technical assistance to the communities and nonprofit organizations managing seven of Iowa's historic theaters to improve the overall economic performance through a series of workshops to motivate them to apply for CDBG economic development funds.

Community Market Analysis: Also in conjunction with the USDA Rural Community Development Initiative, several Main Street Iowa communities will benefit from CDBG technical assistance funding by receiving targeted training on how to develop and complete a community market analysis identifying niche opportunities for economic development in the community. The communities will have a completed market analysis and implementation plan at the end of the project as well as a process for updating the market analysis in the future.

Small Communities Downtown Workshop: Approximately 200 individuals from 80 Iowa communities attended the 26th Annual Iowa Downtown Summit held August 21-22, 2012 in Keokuk, Iowa. The day and a half conference is the only statewide conference held in Iowa focused on historic commercial district revitalization. Prominent and knowledgeable downtown and commercial development experts from Iowa and across the United States provided educational content focused on best practices. Participants received valuable insight, advice and training to help enhance the local efforts of addressing historic commercial district vibrancy and competitiveness relevant to rural, mid-sized and urban communities.

Conference sessions focused on the cost effectiveness of historic preservation as an economic generator; smart growth as an important development tool; strategies to rebuild downtown as a result of the recent recession; and developing financial incentives to attract new investment and commerce into blighted downtown districts. Nationally recognized speakers included Governor Parris Glendening of Smart Growth America; Robert Yapp, Preservation Consultant, and Hilary Greenberg of Greenberg Development Services.

PART B: COMMUNITY DEVELOPMENT BLOCK GRANT

This section addresses the State's use of CDBG and assesses how the use of funds relates to the priorities and objectives identified in the Consolidated Plan.

As outlined in Title I of the Housing and Community Development Act, the primary goal of the CDBG program is “the development of viable communities, by providing decent housing and suitable living environment and expanding economic opportunities, principally for persons of low and moderate incomes.” In addition to the national program goals and objectives outlined by this Act, the State designs its CDBG program to do the following:

- to be flexible enough to address community priorities;
- to ensure neutrality and fairness in the treatment of all applications;
- to promote the proper maintenance of owner-occupied housing;
- to assist communities to preserve and develop, in a sustainable manner, basic infrastructure;
- to support economic development activities that principally benefit low- and moderate-income persons through job training and job creation.

All incorporated cities and all counties in the State, except those designated as HUD entitlement areas, are eligible to apply for and receive funds under this program. Those activities outlined as eligible under Title I, Section 105, of the Housing and Community Development Act of 1974, as amended, are considered eligible under Iowa's CDBG program. Eligible activities include public facilities (such as streets, water and sewer facilities, and community buildings), public services, housing rehabilitation, economic development and job training. State administrative rules for the program contain a complete listing of eligible activities. At least 70 percent of CDBG funds allocated to local governments will be used for activities that principally benefit low- and moderate-income persons. For these purposes, low- and moderate-income persons means they have incomes at or below 80 percent of the area median income defined by HUD annually in March.

Applications for funds under any of the CDBG programs will satisfy two primary requirements of CDBG funds:

- The proposed activities shall be eligible, as authorized by Title I, Section 105 of the Housing and Community Development Act of 1974 and as further defined in 24 CFR 570, as revised April 1, 1997 and;
- The Proposed activities shall address at least one of the following three objectives:
 1. Primarily benefit low- and moderate-income persons. To address this objective, 51 percent or more persons benefiting from a proposed activity must have incomes at or below 80 percent of the area median income.
 2. Aid in the prevention or elimination of slums and blight. To address this objective, the application must document the extent or seriousness of deterioration in the area to be assisted, showing a clear adverse effect on the well-being of the area or community and illustrating that the proposed activity will alleviate or eliminate the conditions causing the deterioration.
 3. Meet an urgent community development need. To address this objective, the applicant must certify that the proposed activity is designed to alleviate existing conditions that pose a serious and immediate threat to the health or welfare of the community and that are recent in origin or that recently became urgent; that the applicant is unable to finance the activity without CDBG assistance and that other sources of funding are not available. A condition shall be considered recent if it

developed or became urgent within 18 months prior to submission of the application for CDBG funds.

Priority needs were identified at the start of this activities section. The state has allocated its CDBG allocation into different set-asides to meet those priorities. A comparison between the needs identified and the set aside are outlined below:

Housing:

- Existing low-and moderate-income homeowners – maintenance issues addressed with energy efficient strategies considered: Housing set-aside. Goal for 2013 was to rehabilitate 235 units. Actual was 191 or 81% of our goal.

Community needs:

- Infrastructure – water and sewer: Water & Sewer Set-aside. Goal was to build or improve 25 systems. Actual was 27 or 108% of our goal.
- Rural water construction, sanitary sewer installation, street improvements, and flood & drainage projects: Water & Sewer Set-aside. Goal was to build or improve 2 systems. Actual was 9 or 450% of our goal.
- Day care and work training for disabled persons: Community Facilities & Services Set-aside. Goal was to assist 8 facilities/250 persons with disabilities. Actual was 4 facilities/207 persons with disabilities.
- Workforce development: Job Creation and Development set-aside. Goal was to create or retain 800 jobs. Actual was 43 or 5% of our goal.

1. Assessment of the Relationship Between Use of Funds and State Priorities

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.

2. Changes in Program Objectives

Beginning with FY '09 funding, the State provided funding for sustainable community activities which are activities to develop viable communities while preserving precious environmental resources. The State will also provide funding for projects that assist in the revitalization of downtown areas. In 2012, the IEDA funded 8 façade rehabilitation projects for a total of \$4,000,000 from prior year de-obligated monies.

3. Benefit to Low- and Moderate-income Persons

Of the project activities contracted utilizing Program Year 2013 CDBG funds to date. The specific breakdown of allocations is as follows:

- | | |
|--|--------------|
| ▪ Benefit to LMI Persons: | \$14,683,160 |
| ▪ Prevent or Eliminate Slum and Blight | \$ 0 |

- Meet Urgent Community Development Needs \$ 375,141
- Local Administration \$794,630

4. Compliance with Civil Rights Laws

Summary of the State’s Reviews of Recipient Civil Rights Performance

The State demonstrates its commitment to civil rights through its policies, procedures and practices. These are conveyed to each recipient city, county and business through workshop participation, contractual language, management guide instructions and technical assistance. Through project monitoring, IEDA reviews each recipient’s civil rights performance.

IEDA designates a staff member to oversee the civil rights compliance program. When a grant is awarded, the recipient is informed it must comply with IEDA civil rights requirements. Normal monitoring procedures include the review of civil rights compliance of each grant recipient. If noncompliance is indicated, further actions are taken. No instances of noncompliance were noted in 2013.

Equal Employment Opportunity Commission EEO-4

The Iowa Department of Personnel maintains EEOC EEO-4 form data for IEDA.

Training of State Staff, Recipients and Administrators

In 2013, CDBG program managers took part in a HUD taught Davis-Bacon refresher course offered in West Des Moines. The one day training went through the basics of Davis-Bacon compliance as well as monitoring practices.

The state annual offers a recipient training workshop for all grantees. Typically the grantee (city or county) staff as well as their grant administrator attend the training. The training is conducted by state staff and includes a chance for everyone to meet each other face to face, peers to discuss important topics, and grantees to understand the responsibilities that come with accepting a CDBG award. The day includes workshop topics in procurement, environmental review, contracting, Davis bacon, civil rights, section 3, reporting, drawing funds, and close-out requirements as well as other important procedural and regulatory issues.

PART C: HOME

This section addresses several compliance issues related to the HOME program.

IFA assumed responsibility for long-term compliance duties in July 2010 and since that time we have ensured that all projects still in their affordability period are being properly monitored.

1. Private Sector Participation

IFA has a long standing relationship with private sector developers, financial institutions, and syndicators and investors from the tax credit industry. IFA conducts two funding rounds. Applicants are required to fill out an electronic application. Projects are judged by a number of risk-based assessment factors including the capacity of the applicant to administer HOME funds. Public comment is sought and received prior to the adoption of state rules, and IFA provides numerous training sessions on the HOME application process, compliance issues, and cross-cutting measures.

Private developers provide significant capacity in the Iowa market, constructing and rehabilitating multi-family rental and single family homeownership properties. At various times, a private developer will partner with a non-profit organization, providing needed expertise in the development and property management of affordable properties, while building the nonprofit's capacity to serve low income households.

All HOME funds that are provided to developers are in the form of a no interest loan. Repayment of the loan is expected in order to increase the amount of program income available to support additional affordable housing needs.

2. CHDOs

In CY 2013, 28.7 percent of the State's HOME funds were awarded to CHDOs. Iowa currently has nine certified CHDOs. Since assuming administrative responsibilities for the HOME program, IFA has initiated the following changes in working with CHDOs:

1. Assigned IFA's Housing Iowa Development Specialist as the lead in managing CHDO relationships.
2. Created a new pre-application and CHDO Certification process.
3. Implemented a process for annual CHDO Recertification.
4. Developed a new CHDO Certification Checklist and procedures to ensure each HOME funding award to a CHDO is appropriately screened for CHDO Set-Aside eligibility in compliance with HOME requirements.
5. Offered a maximum \$50,000 operating expense grant for each CHDO receiving a CHDO Set-Aside award in the HOME funding round.
6. Adopted a policy to allow for retention of CHDO proceeds subject to IFA approval of the CHDO's reuse plan submission.

3. Tenant Assistance/Relocation

Any governmental agency that receives HOME funds from the State must comply with Section 104(d) of the Housing and Community Development Act, as amended (the associated Rules are

at 24 CFR Parts 42, 91, 92, and 570.) Compliance with these requirements would include the preparation and adoption of a Residential Anti-Displacement and Relocation Plan (RARAP) that identifies the steps the recipient will take to minimize displacement.

The following are sample actions recommended by IFA that could be part of the RARAP:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Rehabilitate rental units in such a way as to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in the neighborhood.
- Adopt policies that provide reasonable protection for tenants faced with conversion to a condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce the impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.

Separate from the above requirements on governmental agencies, any HOME project that involves displacement of tenants must comply with the policies and procedures set forth in 49 CFR Part 24 (which implement the Uniform Relocation Act.)

For Program Year 2013, no households or businesses were permanently displaced. There were 22 households requiring temporary relocation assistance. The determination and calculation of relocation benefits for all of the projects was conducted under approved relocation plans submitted to IFA during the application and early planning stages.

PART D: ESG

This section addresses the State's use of ESG and assesses how the use of funds relates to the priorities and objectives identified in the Consolidated Plan.

ESG Program Assessment of Five-Year Objectives - 2013

The State's overall strategy is to promote a continuum of housing and services for Iowa's homeless population. Together with ESG, continuous progress is being made on accomplishing our goals:

- The state Shelter Assistance Fund (SAF) is funded through a percentage of the Real Estate Transfer Tax. Prior to 2012, the program was administered jointly with the ESG program. The new federal ESG Interim Rule in early 2012 contained significant enough changes that the programs no longer shared enough in common to be administered jointly. IFA separated the programs beginning in 2012 and continued separate administration in 2013. The SAF program primarily supports the costs of operations and essential services provided by homeless shelters and domestic violence shelters. Nonprofit agencies and units of local government, including local public housing authorities, are eligible to apply; however, entities cannot receive both ESG and SAF during the same time period.
- Funding was sought and obtained through the Balance of State's 2012 HUD Continuum of Care (CoC) Program Consolidated Application, with the Iowa Finance Authority serving as approved Collaborative Applicant. Funding was approved for 30 renewal projects and one new project. The CoC Program provides permanent supportive housing, transitional housing, and supportive services aimed at helping the homeless to transition to and maintain permanent housing and independent living. The new project funded in 2012 was for a permanent supportive housing project in Iowa City, Shelter House's Fairweather Lodge program, which is designed to serve homeless adults with serious mental illness.
- The Iowa Council on Homelessness is a state-codified advisory board of 38 governor-appointed members that meet to evaluate homelessness data and trends and to develop a coordinated service delivery system to prevent and alleviate homelessness. The council also makes recommendations on state agency resources that could be more efficiently coordinated to prevent and alleviate homelessness. It also functions as the decision-making body for the Iowa Balance of State Continuum of Care, including reviewing and helping coordinate the annual federal Continuum of Care Consolidated Application.
- A current initiative of the Iowa Council on Homelessness, supported by state appropriation, is the "Best Practices for Homelessness Services" project, which has convened a State Planning Advisory Committee to develop best practices and standards for our homelessness system statewide. The State Public Policy Group was retained in 2013 to lead this project, which will conclude in mid-2014.

Program Self-Evaluation for ESG

The ESG program in 2013 continued its second year under the new Interim regulations launched at the beginning of 2012, with subgrantees continuing to develop new program models under the

Rapid Rehousing component in particular. A total of 25 nonprofit agencies across the state received competitive allocations to offer a variety of ESG services and assistance in 2013.

The funding situation for the 2013 program year was unusual and impacted program administration in an important way. A one-time influx of additional funding made available through the 2011 Phase II funds, plus the historically high FY 2012 allocation, combined to make an unusually elevated funding level. This high temporary level of funding allowed the State to make an important shift in timing. IFA split the FY 2012 allocation between the 2012 and 2013 program years, IFA shifted from utilizing funds in the same fiscal year in which they are received from HUD, to utilizing funds in the fiscal year just following the year they are received from HUD. The high one-time funding meant these dollars could be split between two years without causing any significant drop in the funding that agencies were accustomed to having available each year.

This is a beneficial change for two main reasons. First, the State now knows in advance exactly how much is available to award to subgrantees (which used to be managed with advance estimates, but which had become increasingly unreliable in recent years, given federal budget uncertainty). Second, and even more important to our subgrantees, funds are now available for immediate reimbursement once program expenses are incurred and appropriately documented (this had become an increased risk in recent years with federal funds being made available later and later each year, and subgrantees having to float expenses until as late as August in the calendar program year before federal funds were available for reimbursement.)

In other areas of ESG program administration, IFA has continued efforts to build consistency and capacity. After several years of a productive partnership with the Iowa Institute for Community Alliances for joint program administration and monitoring, 2013 marked the first year that IFA exercised sole responsibility for administration and oversight. Most subgrantee agencies (17 out of 25) received an in-depth on-site ESG monitoring visit sometime during the year, in addition to regular desk monitoring of all agencies with each reimbursement request. Most visits went very well, especially considering the major federal changes of recent years. The visits especially focused on training, sharing information and resources, and concrete steps where necessary to improve compliance.

IFA also continued to develop its online competitive application and review process used for both the ESG and SAF programs. The review process was strengthened in 2013 with additional independent reviewers (eight total) and a more structured day-long in-person final reviewer meeting to discuss scoring results and make funding recommendations. IFA also continues to adjust to evolving reporting expectations, including completing the ESG Transitional CAPER in IDIS as a supplement to this narrative CAPER.

With many significant federal changes to the program regulations and the funding allocations for ESG now behind us, the upcoming 2014 year looks likely to be significantly calmer and more straightforward in its administration. The planned focus will now shift to ensuring consistent high-quality program delivery and accessibility across the state. This will include continued training for subgrantees, sharing of best practices, the development of common standards in some areas, stronger collaboration with the Iowa Council on Homelessness and other CoCs across the state regarding ESG program delivery, and stronger regional collaboration and partnership in the delivery of ESG services. This will include incorporation of the current Iowa

Council on Homelessness statewide initiative described earlier, “Best Practices for Homelessness Services.”

One ESG program challenge that remains is meeting the 100% federal matching requirement. The State meets its obligation by requiring all subgrantees to contribute one-to-one matching contributions for their grants. In 2013, this proved difficult, especially for several agencies offering Homelessness Prevention or Rapid Rehousing services. Several of these agencies had experience administering the Homelessness Prevention and Rapid Rehousing Program (HPRP) that ended in 2012, so while they had the benefit of experience with these program types, they did not have previous experience of a 100% match requirement with this type of program, since HPRP did not require any matching contributions. The ESG match requirement has been significantly easier in most cases for agencies that operate shelters, either alone or in combination with Homelessness Prevention or Rapid Rehousing services, since shelters are more likely to have in-kind resources available for match, such as volunteer hours, food and supply donations, and the assessed value of a facility. In a few cases, the match requirement prevented agencies from spending all of their ESG grant during 2013, resulting in some funds being available that will be carried over into 2014.

Finally, an area of continued creative tension in ESG program planning is whether to spread a large number of grants widely over many agencies, or to focus resources on a smaller number of agencies. In recent years, funding has been concentrated toward a smaller number of agencies. This helps to build capacity and ensure program compliance at agencies that have demonstrated solid programming and good outcomes, but it results in services that are less widespread, especially in smaller communities and at smaller agencies with less capacity. It also has some impact on agency participation in the Homelessness Management Information System (HMIS), with non-funded agencies sometimes losing incentive to participate.

Narrative on the Description of Match for the ESG Program

The State of Iowa requires all ESG recipients to provide matching contributions in the amount of the funding they receive from ESG. This match can be either cash or in-kind, according to the ESG Interim Rule. Each agency provides documentation at the beginning of the program year of the source of their matching contributions, then additional documentation throughout the year of how the contributions have been used in support of their ESG programs.

Balance of State Continuum of Care

Iowa’s Balance of State Continuum of Care (CoC) is governed by the Iowa Council on Homelessness. In 2013, the CoC continued work to align with HEARTH Act standards, including greater performance monitoring of CoC projects, greater collaboration with IFA as the ESG state grantee, and development of Coordinated Assessment. It also served as decision-making authority for the Balance of State CoC Consolidated Application to HUD, with IFA serving as Collaborative Applicant. In early 2013, the FY 2012 CoC Application was submitted to HUD, with funding approved later in the year for 30 renewal projects and one new project. The approved new project was created out of funds reallocated from renewal projects that had previously not spent all of their allotted grant amounts. Beyond funds available through reallocation, the Consolidated Application did not score high enough to have other new projects funded, including the requested new Planning Project submitted by IFA on the CoC’s behalf.

Housing Opportunities for Person with AIDS/HIV – State of Iowa Formula Funds

The State of Iowa's formula HOPWA program is administered by IFA in its capacity as the Grantee for the formula award. There are five regional project sponsors that provide housing and support services. These regions encompass all 99 counties of Iowa. During 2013, households accessed tenant-based rental assistance, short term rent, mortgage and utility assistance, and supportive services and housing placement assistance.

The program sponsors in 2013 were: Primary Health Care (merged with former sponsor, The Project of Central Iowa), Cedar AIDS Support System (CASS) of Cedar Valley Hospice, the University of Iowa (switched from previous sponsor, Mid-Eastern Council on Chemical Abuse), The Project of the Quad Cities (TPQC), and Siouxland Community Health Center (SCHC).

Additional information regarding the 2013 HOPWA program is available in two additional reports, beyond this CAPER report. First, the program-specific HOPWA CAPER report, HUD Form 40110-D, contains detailed information about program accomplishments, goals, challenges, leveraged funds, expenditures by category, and demographic characteristics of clients and beneficiaries. Second, and new this year, IFA will also report financial outlays, housing outputs, and client outcomes into the online Integrated Disbursement and Information System (IDIS) as required by HUD. HUD has added the new requirement this year, while continuing to require Form 40110-D, in order to cross-check and validate IDIS reporting data.