Council Communication

Department: Community Development	Resolution No.: 23 -	City Council: October 9, 2023

Subject/Title

2024 Annual Action Plan for Community Development Block Grant (CDBG) funds and HOME Investment Partnership Program (HOME) funds.

Background/Discussion

Background

The City of Council Bluffs is an entitlement community under the Community Development Block Grant (CDBG) program, which results in annual funding from the U.S. Department of Housing and Urban Development (HUD). The City has also entered into a HOME consortium agreement with the City of Omaha, which results in receiving annual funds from the Home Investment Partnership Program (HOME). In order to receive these funds, the City is required to submit to HUD an Annual Action Plan.

The Annual Action Plan details the City's objectives, revenues, expenditures and other actions. This document is prepared by the Community Development Department with input from the Community Development Advisory Committee (CDAC). In 2024, the City anticipates receiving approximately $975,000 in CDBG funding for the period of January 1, 2024 through December 31, 2024. Eligible projects must meet the following national objectives: benefit to persons of low-to-moderate income, elimination of slum and blight or an urgent need. The total CDBG program budget is $4,787,639 and includes the following sources of revenue:

2024 CDBG Grant	$975,000
CDBG-COVID	$17,325
Obligated Carryover	$1,418,532
Unobligated Carryover	$460,719
Program Income	$1,916,064
Total	**$4,787,639**

In 2024, the City anticipates receiving approximately $200,000 in HOME funding for the period of January 1, 2024 through December 31, 2024. Eligible projects for HOME funding exclusively benefit persons of low-to-moderate income. Funds are anticipated to be used to support a multi-family housing project located at a site to be determined. It is typical for the City to save multiple years of HOME dollars to ensure funds are available for larger projects.

Discussion

Of the available funding, a significant amount is recommended for ongoing programs. However, a portion of the available funds were allocated to various projects using a request for proposal (RFP) process. This included advertising the availability of funding in The Daily Nonpareil, posting the availability of funding at the Council Bluffs Public Library and City Hall and notifying others who expressed an interest. Upon the receipt of proposals, public hearings were held and recommendations formulated. The Community Development Department and CDAC are now recommending the allocation of the 2024 CDBG and HOME program funds. A listing of the programs and projects recommended for 2024 CDBG funds is outlined in 'Attachment A' and the 2024 HOME funds is outlined in 'Attachment B' for your review.

Upon City Council approval, the Community Development Department will forward the 2024 Annual Action Plan and the 2024-2028 Consolidated Plan to the City of Omaha and HUD.

Staff Recommendation

The Community Development Department recommends that City Council adopt a resolution approving the use of the 2024 CDBG and HOME program funds as outlined in the attached budgets; direct the Mayor to submit the 2024 Annual Action Plan and the 2024-2028 Consolidated Plan to the City of Omaha and to HUD; and direct the Mayor to execute contracts with HUD for the use of the CDBG funds and with the City of Omaha for the use of the HOME funds.

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Community Development Advisory Committee

On September 27, 2023, CDAC met to review the 2024 CDBG and HOME program funds and recommend their approval. CDAC recommends the following for approval:

1. Allocating 2024 CDBG funds as outlined in 'Attachment A,' and authorizing the proposals and the Mayor to execute the contract with HUD for the use of CDBG funds. VOTE: AYE – Mathews, Rowe, Stane, Heininger; NAY – None; ABSTAIN – None; ABSENT – Adkins
2. Allocating the 2024 HOME funds to a multi-family housing project at a location to be determined as outlined in 'Attachment B.' VOTE: AYE – Mathews, Rowe, Stane, Heininger; NAY – None; ABSTAIN – None; ABSENT – Adkins