Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: N/A Resolution No.: 24 - ___	City Council: 11-18-2024

Subject/Title

Resolution authorizing the Mayor to submit an application to the Iowa Economic Development Authority's Community Development Block Grant Disaster Recovery 2019 Program (CDBG-DR) for the East Manawa Phase I Housing Development Program

Location

Southerly connection from Mohawk Road to East Manawa Drive

Background/Discussion

Background

The Iowa Economic Development Authority (IEDA) is accepting applications for the CDBG-DR Round 3 for the construction of new units of single-family for sale housing in response to the devastating impacts of the 2019 floods on Southwest Iowa. Homes constructed through this program will be built in a green, resilient manner and designed to better withstand the impacts of future natural disasters to affect the community. There is approximately $8,140,000 available to fund the new construction of approximately 25-40 housing units, dependent on infrastructure in support of housing needs.

Funds are available to complete needed infrastructure, construction offset of new affordable housing units, providing mitigation incentives for unit resiliency, down payment assistance and administrative fees.

Discussion

Staff wishes to apply for its connection from Mohawk Road to East Manawa Drive to complete the needed infrastructure and the construction of 40 units in conjunction with Turn the Paige Investments to support the City's efforts to create new housing opportunities for Council Bluffs residents. The City plans to submit its application for $9.225 million. While this is over the amount available currently, it is anticipated funds will be returned to the program and then Council Bluffs may be able to secure additional dollars. The total project cost is $10,160,730 including the following:

	Per Unit Cost	Quantity	Unit of Measure	CDBG-DR Grant	Local Match
Infrastructure	$ 40,000.00	40	Units	$ 1,600,000.00	$ 960,730.00
Infrastructure Admin Fee	$ 25,000.00	1	Lump Sum	$ 25,000.00	
Housing Construction Offset $125k plus $25k mitigation	$ 150,000.00	40	Units	$ 6,000,000.00	
Down Payment Assistance	$ 35,000.00	40	Units	$ 1,400,000.00	
House Administrative Fee	$ 5,000.00	40	Units	$ 200,000.00	
TOTAL	**$ 190,000.00**	**36**		**$ 9,225,000.00**	**$ 960,730.00**

Local match will be provided through CDBG Entitlement funds and the City's EDI grant from 2022.

All units constructed through the grant will be sold to households at or below 80% of the median family income (MFI). The application will be submitted on or before November 30, 2024. No persons will be displaced by this project.

Staff Recommendation

The Community Development Department recommends City Council adopt a resolution authorizing the Mayor to execute and submit an application to the Iowa Economic Development Authority for the East Manawa Phase I Housing Development Project to construct a new road from Mohawk Road to E Manawa Drive and construct 40 new housing units.