



**AGENDA**  
**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

**Council Bluffs Public Library, Room A**  
**Wednesday, June 2, 2021 - 3:00 PM**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
  - A. Approval of 9-23-2020 Minutes
  - B. Approval of 10-5-2020 Minutes
- 3. PROOF OF PUBLICATION**
- 4. APPROVAL OF AGENDA**
- 5. PUBLIC HEARING/REGULAR MEETING**
  - A. Review 2020 Comprehensive Annual Performance Evaluation Report (CAPER)
  - B. B-2021 Annual Action Plan Amendment #1
- 6. OTHER BUSINESS**
  - A. Election of Officers
- 7. PRESENTATIONS FROM THE COMMITTEE MEMBERS**
- 8. ADJOURNMENT**

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 890-5350 or email at [charter@councilbluffs-ia.gov](mailto:charter@councilbluffs-ia.gov).

## Community Development Advisory Communication

Department: Community  
Development Advisory Committee  
Case/Project No.:  
Submitted by:

Approval of 9-23-2020 Minutes

Council Action: 6/2/2021

### Description

### Background/Discussion

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
9-23-2020 Minutes	Minutes	5/27/2021

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE  
COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM B  
400 WILLOW AVENUE, COUNCIL BLUFFS, IA  
WEDNESDAY, SEPTEMBER 23, 2020 – 5:00 P.M.**

**1. CALL TO ORDER**

COVID-19 Safety Requirements

\*\*\*DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE REQUIRED TO WEAR A FACEMASK AND/OR FACE SHIELD AT ALL TIMES\*\*\*

Chairman Adkins called the meeting to order at 5:00pm.

CDAC Present: Missy Adkins, Tracy Mathews, Drew Rowe and Kathryn Schlott

Staff Present: Brandon Garrett, Courtney Harter and Dessie Redmond

Others Present: Denise Parker and Donna McFadden Family Housing Advisory Services, Inc; Lora Young and Jessica Johanns, League of Human Dignity; Leslie Coleman, NeighborWorks Home Solutions; Kris Limbach and Abby Showers, Heartland Family Service; Diane McGee with Catholic Charities; Blake Johnson, Habitat for Humanity; Brandy Wallar, New Visions Homeless Services; Angie Williams, MICA House; Sheryl Garst and Lynn Ditmar, 712 Initiative; Delaney Nelson, White Lotus

**2. APPROVAL OF MINUTES**

Mathews made a motion to approve the minutes of the August 20, 2020 minute. Seconded by Schlott, Motion carried with all ayes.

**3. PROOF OF PUBLICATION**

Harter stated the notice was published in accordance with the Citizen Participation Plan in the Daily Nonpareil.

**4. APPROVAL OF AGENDA**

Schlott made a motion to approve the agenda. Rowe seconded. Motion carried with all ayes.

**5. PUBLIC HEARING/REGULAR MEETING**

Applicant Presentations for the B-2021 Annual Action Plan

- League of Human Dignity, Lora Young with the LHD gave a background since they opened in 1991. They help adapt homes that elderly and/or disabled persons have a barrier functioning in. They are currently working on two homes in Council Bluffs. They also stated they changed architects and projects seem to be moving much faster.

Schlott asked if they expect to complete the two projects by the end of they year and Lora responded 'yes'. Schlott also asked if they had noticed the price of lumber increasing costs of their projects.

- MICA House, Angie Williams, Program Director at MICA House explained that they serve women, children, and other individuals in preventing homelessness. They can help with housing, healthcare and other services. They are requesting 50K for operational services. Last year, they saw tremendous growth with the opening of women's shelter since 2019. They served over 34,000 meals to individuals and are requesting funds to provide additional services to their clients in need for the future.

Schlott asked what the average length of stay was at the Center and Williams answered approximately 34 nights. Since the pandemic started, they have not operated at 100% because of

COVID. Their current numbers are around 850 (same of 2018). Williams also stated they may need help with paying for a new HVAC system.

Matthews asked if they hired additional staff. Williams responded, 'yes', that they just hired a third Case Manager

- Family Housing Advisory Services, Denise Parker and Donna McFadden gave a brief history since 1968 they have helped with rent, and utility assistance, as well as tax prep. They also work with homebuyers both pre- and post- purchase education on finances and how to plan for household expenses. During the pandemic, they have moved their classes to Zoom meetings so no workshops were missed with the exception of one purchase workshop. Classes in December will include insurance claims, home repair advice and DIY projects with Home Depot as well as energy efficiency.

Matthews asked if the workshop attendance had been affected by going to Zoom and Denise responded, 'no, there seems to be more attendees.'

- Catholic Charities, Diane McKee, Program Manager for Catholic, Domestic Violence and Sexual assault began with the history of their shelter. It started in 1980 and grew in to 9 counties in southwest Iowa with 24 staff. They have four teams: domestic violence, sexual assault, housing, and human trafficking. She stated that CDBG funding allows them to provide services to their clients as well as help with maintenance cost, communication and utilities. They currently have eight rooms and can accommodate up to 24 individuals. They have been able to keep services open throughout COVID and will continue to do so unless something major happens. She explained their Programing, which includes, Sunday nights, they complete their goals sheets for the week and then staffs role is help them complete those goals and make them a reality. On Tuesdays, there are financial education class; after the completion of five classes they get a \$125 stipend. On Wednesdays, clients are offered rent-wise class. However, these have has been put on hold until after the first of the year. Thursdays are a class on understanding abuse, which offers education about what is abuse and how has it affected their life. Fridays there are classes on violence in your life and how you cope with it; including what other things can you put in your life to help you cope instead of substance abuse. All classes have gone to zoom; anyone from the community can attend them.

Last year they did the Bridges out of Poverty program and Chariots for Hope – a program that helps people get a vehicle. This is an extensive program because they want to make sure you can afford the payments, insurance, and maintenance costs. About half of their clients are from Pottawattamie County and half are from Douglas County. The average stay is 45 days but there is no limit on their stay. They are asking for \$15,000 for operating costs and for \$30,000 for site-improvement costs.

Schlott asked if they have noticed a correlation between quarantine and domestic violence. McKee stated they have seen a slight increase of calls but it's hard to say because people in quarantine may not feel comfortable making those calls either.

Harter stated that last year they received funding for deck and retaining project and are asking for funds for resurfacing parking lot this year and would like to couple the projects together.

Schlott asked if a project from last year is not completed.

Harter answered, 'yes', and it is the City's fault because of all the regulations that HUD requires with Environmental Reviews.

- Heartland Family Services, Kris Limbach and Abby Showers stated that they are a non-profit with 50 plus programs in southwest Iowa and Nebraska. They have three focus areas including Child and Family Well-Being, Counseling and Prevention and Housing, Safety, and Financial Stability. Heartland provides permanent housing, that requires matching funds, in a 16 unit facility on the Charles Lakin Campus.

Schlott asked if there were any apartments on campus for families. Shower answered, 'yes, there are two units for families.' Matthews asked how long do families stay, Shower answered, 'approximately two years.'
- New Visions Homeless Services

Brandi Waller, Director at New Vision stated that the facility has had a presence in community for over 25 years and that it began as a grassroots movement and continued to grow. At first, they started by offering food to families and then grew with a mobile bus. Years later, they moved into a hardware store with a pantry. Then in 2008, they built and opened their facility in New Visions Campus. In September of 2008, they assisted about 24 homeless persons. By October of 2008, they had grown to 48. Mohm's Place is a facility where they serve three meals to people each day, the majority are single individuals, mostly men. They operate on a 'Low Barrier System,' which means they will just accept anyone in any condition. They are interested in where we can go from here, not what happened to you.

Last year, they served 870 men with 124 men who stay on the shelter. They see the three 'P's' as to why people don't want to come into shelter: pets, partners/couples, possessions – there is no room/storage for people to put their things in. The average stay for Joshua House is 34 days more or less, they do at least 15 memorials per year.

Harter stated that normally we would have Joshua and Mohm's Place but Mohm's place got COVID money so they are just requesting Joshua House money
- New Community Development Corp DBA NeighborWorks Home Solutions, Leslie Coleman explained that they are an infill program in partnership with the City. They have been in operation since 1992. They are seeing a higher need, more than previous years, because of increased construction and material costs and need for additional housing. There is a cost burden to potential homeowners because of the high cost of housing. Down payment assistance (DPA) helps bridge the gap with getting families into sustainable housing. Homebuyer DPA goes to newly constructed homes only.
- 712 Initiative (HOME Funds), Sheryl Garst, CEO and Lynn Ditmar, Director of Redevelopment stated that they are asking for \$250,000 as part of and overall \$5.3 million project and that the \$250,000 is vital to completing this project. The project includes creating 19 new residential units with three LMI units and two commercial bays. The project will rehab an old building on the 500 Block of downtown. This project is Phase 1 of 3.

Schlott asked if this was the Federal Building (old post office). Garst responded 'no, it's the old School of Hair Design building.'

Schlott asked if the 712 Initiative developed the HUGES Iron building. Garst said, 'yes we helped financed the building along with the Sawyer building, Artist Lofts, and several others in town.'

Schlott asked what is the schedule for Phase 2 and 3? Garst responded that they typically take three to five years from the moment we have an idea to conception. This one may be a little longer as there are ten different types of phases.

Schlott asked with the 3<sup>rd</sup> phase will there be parking on the 1<sup>st</sup> floor? Garst responded, yes but it will still have a very urban feel.

Garst explained that even though there are only three LMI units, the other units are going to catch the missing middle housing piece. The people that just do not quite qualify for LMI but are just missing that LMI but a small amount.

Harter asked what is the plan with the outstanding grants? Right now \$320,000 left that we will have to fund raise. We went out for an RFP today for lenders, and once we get that piece then we have two other Foundations and will cash flow. Peter Kewit came in for \$300,000.

Schlott asked about the Sawyer Building, do you remember how many units there are in the building? Harter responded that there are 36 units total and 51% are rented to LMI persons and it was funded with CDBG-Disaster Recovery from the 2016 floods. This one is tight because it just misses some of the funding sources like Tax Credits.

- CB-WLG Affordable Limited Partnership (HOME Funds), Delaney Nelson stated that CB-WLG is a 501(c)(3) and is asking to partner with the City to help with connecting residents with affordable housing. This housing project is targeted to help with people who hold service level jobs. They have an income with a job but it's not enough to have a mortgage. It is the last stepping stone for permanent housing. The units will have one, two and three bedrooms to target all household and family sizes. There is also a townhouse portion of the project but that will be a separate piece. They are planning on using Low-Income Housing Tax Credit (LIHTC) the the 4% rate and have the pre-application submitted. They also plan on using tax increment financing (TIF) to leverage their funds.
- Habitat for Humanity, Blake Johnson, Executive Director stated he is new to this as he has only been in his position for approximately 90 days. He stated that it is not secret that affordable housing is vital and the hurdles the entire community and nation are all facing. I will speak on Habitat's take on affordable housing and working with volunteers and churches to build affordable housing. Habitat for Humanity has been in the Council Bluffs community for about 20 years and has built about 90 homes throughout the city. They rely on leadership groups and volunteers and to help build the houses. They are asking for \$45,000 for two different lots as it was written in the application. One of their challenges is finding the lots to build houses one. It's so helpful for them to have funding to purchase the lots to offset the costs for construction. Schlott asked if they have the two lots at this point? Johnson responded, no, but we currently have three lots that are ready to build. This funding will be for lots after those lots are built on. Harter asked what percentage of LMI persons are you funding? The last few families were between 60-70% LMI. Harter stated that quite a few years ago there was a long list of vacant city lots but now this list has run dry. So now we just go out into the market and buy a vacant lot on the market. Johnson explained that a little background on me is I come from the Habitat from Omaha where I worked for 12 years. I was in the construction side of things and have worked through the program to the Director here in Council Bluffs. Habitat creates a program for the remaining life of a family. Our goal is to be a support system for families that go through Habitat. Matthews asked at what point does the family come into the process? Johnson answered that a single family applicant has to put in 300 hours of sweat equity hours. For a couple it is 450 hours. Once they hit 150 hours, they get bumped into "serious" level – this takes about a 1 to 1.5 years. Scholtt asked if sweat equity hours involves volunteering in the Restore? Johnson responded, yes, especially now because construction has slowed but construction can also be included. Scholtt stated that she was under the impression that volunteering during the construction is an educational component including taking care of the home. Has that gone away? Johnson responded, yes it has decreased quite significantly. Due to COVID, Habitat International is strongly suggesting that we do not engage volunteers unless they are reengaged volunteers. Churches are being encouraged to have gatherings.

**6. OTHER BUSINESS**

Harter stated to the CDAC members that the ranking sheets are in your packets. The next meeting is October 5<sup>th</sup> in Room A at the Library, so if you can get us the rankings by the 1<sup>st</sup> that would be great. Also, at our next meeting we'll bring you a budget for the projects that we'd like to do. The biggest thing is we cannot go over the 15% cap. Otherwise, we'll have a few other projects we'd like to do.

**7. PRESENTATIONS FROM THE COMMITTEE MEMBERS**

No presentations from Committee members.

**8. ADJOURNMENT**

Adkins adjourned the meeting at 7:16pm.



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Courtney Harter, Recording Secretary  
Housing & Economic Development Manager

## Community Development Advisory Communication

Department: Community  
Development Advisory Committee  
Case/Project No.:  
Submitted by:

Approval of 10-5-2020 Minutes

Council Action: 6/2/2021

### Description

### Background/Discussion

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
10-5-2020 Minutes	Minutes	5/27/2021



**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE  
COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM B  
400 WILLOW AVENUE, COUNCIL BLUFFS, IA  
THURSDAY, OCTOBER 5, 2020 – 5:00 P.M.**

**1. CALL TO ORDER**

COVID-19 Safety Requirements

\*\*\*DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE REQUIRED TO WEAR A FACEMASK AND/OR FACE SHIELD AT ALL TIMES\*\*\*

Chairman Adkins called the meeting to order at 4:59pm.

CDAC Present: Missy Adkins, Rich Heininger, Tracy Mathews, Drew Rowe and Kathryn Schlott

Staff Present: Brandon Garrett, Courtney Harter and Dessie Redmond, Lora Flom

Others Present: Lora Young, League of Human Dignity; Jessica Johanns, League of Human Dignity; Leslie Coleman, NeighborWorks Home Solutions; Kris Limbach, Heartland Family Service; Mike Burns, Atlas Construction; Jarrod McIntyre, Turn the Page Development; Blake Johnson, Habitat for Humanity; Brandy Wallar, New Visions Homeless Services; Denise Parker, Family Housing Advisory Services; Ashley Flater, MICA House; Sheryl Garst, 712 Initiative

**2. APPROVAL OF MINUTES**

Heininger made a motion to approve tabling the September 23, 2020 minutes. Seconded by Mathews, Motion carried with all ayes.

**3. PROOF OF PUBLICATION**

Harter stated the notice was published in accordance with the Citizen Participation Plan in the Daily Nonpareil.

**4. APPROVAL OF AGENDA**

Schlott made a motion to approve the agenda. Matthews seconded. Motion carried with all ayes.

**5. PUBLIC HEARING/REGULAR MEETING**

Amendment 3 to the 2019-2023 Consolidated Plan and the 2019 Action Plan

- Harter stated that the City received an additional \$300,000 so we are amending our Consolidated Plan for the third time because of CDBG-Covid money. We are programing \$200,000 for a new food pantry. Per HUD, 20% still goes to administration costs and the rest gets spread across the board.
  - We have spent about \$25,000 on Direct Financial Assistance and New Visions is now going to help assist us with this program.
  - Adkins made a motion to approve. Seconded by Matthews, motion carried with all ayes.
  - Schlott ask for an update on the Business Assistance program. Redmond stated we were able to help seven businesses. Five other businesses applied but were ineligible.

Approve FY2021 Annual Budget

- Harter stated that the ranks of board members and staff is pretty equivalent.
- League of Human Dignity has a balance of \$43,000 and are projected to spend about \$23,000 this year. They have been sitting on projects because the League requires architecture drawings. Even though architecture drawings are not required through CDBG and so this makes their projects take much longer. So staff is recommending not funding them because it's not okay to sit on the projects.

- Catholic Charities we are recommending funding the renovation project because once this project is done, they should not need any additional renovations done to their property and everything will be up-to-date.
- NeighborWorks HomeSolutions: we are recommending fully funding them.
- Harter stated that we went through each budget item.
  - Administrative
  - Public Services
    - New Visions: hotbox to kill bed bugs is a project CDBG funds are paying for
    - Catholic Charities: renovations to the deck and drainage area
  - Public Facilities
  - Housing Development
    - Down payment assistance \$320,000 will go to the lots at Franklin Heights, which is about 30 total units. Fourteen units will be open market rate and 16 will be LMI with down payment assistance. It is projected that market rate price will be \$245 or lower.
    - Blight are lots that need a little cleanup
    - Housing Rehab
      - Flom explained the Emergency Repair Program, Housing Rehab, Lead Hazard Reduction & Healthy Homes
  - Neighborhood Development
    - These are the projects we've been wanting to do for a few years and have been building funding.
    - 19<sup>th</sup> Street connects back behind Beacon Village and is named Soggy Bottoms
    - The Battery Factory located on 22<sup>nd</sup> Ave we applied for \$500K grant from the EPA for cleanup. That will put us at about \$900,000 with our EPA Assessment Grant of \$300,000. We tested the soil on the site and it is 30 times the level of lead contamination.
    - The Franklin & Bennett project is about 30 units total and 16 are affordable units.
  - Slum & Blight
    - Mid-City: Ave G to 5<sup>th</sup> Ave. We have some money sitting here. We would like to keep some of this money in here for acquisition for building for a Food Pantry. This would be located in the old Black Hills building next to the skate park.
    - 22<sup>nd</sup> & 6<sup>th</sup> Ave: we purchased this property about 10 years ago with NS dollars.
    - 1218 22<sup>nd</sup> Ave project is where we are hoping to build duplex in the spring
  - We are about \$1 million short but we know we are not going to spend all this money this year.
  - Adkins made a motion to approve the budget. Seconded by Matthews, motion carried with all ayes.

#### FY2021 HOME Budget Approval

- Staff is recommending funding both the HOME projects. We know Omaha is going to let us borrow ahead and there are projects in the pipeline to complete and that will add affordable housing.
- Adkins made a motion to approve the 2<sup>nd</sup> Ave project. Seconded by Rowe, motion carried with all ayes.
- Matthews made a motion to approve the 530 W Broadway project. Seconded by Scholtt, motion carried with all ayes except Rowe abstained.

#### **6. OTHER BUSINESS**

Adkins asked with this was going to City Council. Harter replied October 27, 2020.

Scholtt asked if the staff had heard of any feedback from the City Council on the HOME projects. Garrett responded that they are aware of the projects and have voted in favor of parts of related items to the projects.

Scholtt asked what the project was that they voted against next to the Humane Society. Garrett responded that they didn't get the tax credits for the two years in a row and so the project feel through.

#### **7. PRESENTATIONS FROM THE COMMITTEE MEMBERS**

No presentations from Committee members.

#### **8. ADJOURNMENT**

Adkins adjourned the meeting at 6:00pm.



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Courtney Harter, Recording Secretary  
Housing & Economic Development Manager

## Community Development Advisory Communication

Department: Community  
Development Advisory Committee  
Case/Project No.:  
Submitted by:

Review 2020 Comprehensive  
Annual Performance Evaluation  
Report (CAPER)

Council Action: 6/2/2021

### Description

### Background/Discussion

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
2020 CAPER	Other	5/27/2021

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In an effort to prioritize needs and efficiently allocate resources, the City collaborated with citizens, elected officials, public/private agencies, and nonprofit organizations to determine community development needs for FY20 and the Five-Year Omaha/Council Bluffs ConPlan. The priority needs identified, goals addressed and their priority level for the Five-Year Omaha/Council Bluffs ConPlan were identified as follows:

1. Affordable Housing Development
2. Homelessness
3. Non-Homeless Persons with Special Needs
4. Housing Counseling Services
5. Slum and Blight Removal

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Coronavirus Pandemic Support	COVID-19	CDBG-COVID-19 (CDBG-CV): \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	35	39	111.43%			

Coronavirus Pandemic Support	COVID-19	CDBG-COVID-19 (CDBG-CV): \$	Businesses assisted	Businesses Assisted	11	7	63.64%			
Housing Counseling	Housing Counseling	CDBG: \$ / Private: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2800	537	19.18%	440	218	49.55%
Housing Development	Affordable Housing	CDBG: \$ / General Fund: \$ / HUD - Lead Hazard Remediation: \$800000 / HUD Lead Hazard Reduction and Healthy Homes: \$ / Private: \$	Rental units constructed	Household Housing Unit	36	0	0.00%			
Housing Development	Affordable Housing	CDBG: \$ / General Fund: \$ / HUD - Lead Hazard Remediation: \$800000 / HUD Lead Hazard Reduction and Healthy Homes: \$ / Private: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%	10	0	0.00%

Housing Development	Affordable Housing	CDBG: \$ / General Fund: \$ / HUD - Lead Hazard Remediation: \$800000 / HUD Lead Hazard Reduction and Healthy Homes: \$ / Private: \$	Homeowner Housing Added	Household Housing Unit	21	4	19.05%	0	1	
Housing Development	Affordable Housing	CDBG: \$ / General Fund: \$ / HUD - Lead Hazard Remediation: \$800000 / HUD Lead Hazard Reduction and Healthy Homes: \$ / Private: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	19	15.20%	60	12	20.00%
Housing Development	Affordable Housing	CDBG: \$ / General Fund: \$ / HUD - Lead Hazard Remediation: \$800000 / HUD Lead Hazard Reduction and Healthy Homes: \$ / Private: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	4	80.00%	6	1	16.67%

CAPER

3

Meal Center Support	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		5000	6215	124.30%
Meal Center Support	Homeless Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	30000	12685	42.28%			
Neighborhood Development	Affordable Housing	CDBG: \$ / General Fund: \$100000	Rental units constructed	Household Housing Unit	12	0	0.00%	7	0	0.00%
Neighborhood Development	Affordable Housing	CDBG: \$ / General Fund: \$100000	Homeowner Housing Added	Household Housing Unit	12	0	0.00%	5	1	20.00%
Neighborhood Development	Affordable Housing	CDBG: \$ / General Fund: \$100000	Buildings Demolished	Buildings	0	0		1	0	0.00%
Public Facilities and Improvements	Homeless Non-Homeless Special Needs	CDBG: \$ / Private: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	75	19	25.33%	900	19	2.11%
Slum and Blight Removal	Non-Housing Community Development	CDBG: \$ / General Fund: \$	Buildings Demolished	Buildings	1	0	0.00%	1	0	0.00%



Supportive Services for the Homeless	Homeless	CDBG: \$ / Private: \$	Homeless Person Overnight Shelter	Persons Assisted	9000	6760	75.11%	2110	1845	87.44%
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

In FY20, the City’s anticipated CDBG entitlement amount was \$975,000. In addition to the annual CDBG entitlement; \$766,666 in HUD Lead Hazard Remediation funds; anticipated \$16,000 in CDBG program income; and \$1,335,000 in anticipated sub-recipient’s program income. Actual expenditures during FY20 were \$903,781.17 in CDBG funds, \$112,020 in direct program income to the City (includes previous years reprogrammed to pay back 2015 admin overage) and \$5,185,004.00 was leveraged by sub-recipient’s.

During FY20, the City provided affordable housing, increased housing education and outreach, expanded services for homeless populations, and contributed to economic and community revitalization. The City assisted 17 single-family owner-occupants to remain in their homes by providing loans and grants for emergency housing repairs. Three new single family homes were completed and sold to a low-moderate income households. Over the past year, the City provided housing counseling to 218, existing homeowners and new homeowners to increase access to housing and stable home ownership. CDBG funds provided shelter for 2,722 homeless men, women and children. Even due to the Covid-19 pandemic, the city and it’s partners were able continue assisting individuals or pivot programs to assist individuals online. The city also received CDBG-CV funding and administered Direct Financial Assistance to approximately 55 households and also distribute Business Assistnace Grants to local, small businesses for approximately 28 businesses. The city also provided a Food Security to CDBG-CV grant to one of our local shelters and used CDBG-CV money to help local free internet to additional parts of LMI areas in town.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2,121
Black or African American	520
Asian	4
American Indian or American Native	94
Native Hawaiian or Other Pacific Islander	6
<b>Total</b>	<b>2,745</b>
Hispanic	273
Not Hispanic	1,848

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

### Narrative

During FY20, the City assisted **2940** units/households/persons. Of the 2940 units/households/persons 8 households assisted with Emergency Housing Repairs, 3 household provided access to a new single family home. Approximately 36% of the persons/households assisted were non-White. Of those non-White persons/households 51.5% were Black or African American. Also, 36% of the persons/households assisted were of Hispanic ethnicity. According to the US Census Bureau, in 2010 approximately 91.1% of the population in Council Bluffs is White, followed by 2.5% Black, 1% Asian, and 10.2% Hispanic. However only 64% of the persons/households assisted with CDBG funds are White. This tells us that the programs are reaching minority populations.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,307,269	1,015,801
General Fund	public - local	0	
Other	public - federal	766,666	65,358

**Table 3 - Resources Made Available**

### Narrative

Council Bluffs spent \$1,015,801.17 within fiscal year 2020. Of this, \$988,857.71 consisted of regular CDBG projects and \$324,292.33 consisted of COVID-19 assistance programs. An additional \$65,357.95 was spent from the City's Lead Hazard Remediation grant.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Mid-City Railroad Corridor Urban Renewal Area	0		
NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)	35	36	

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

In FY20, the City spent 36.433% of its funds in the NRSA. This includes \$388,640.27 of regular CDBG funds and \$31,487.44 of CDBG-CV funds for housing.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The total expenditures during FY20 were \$1,015,801.17 of which \$903,781.17 was CDBG funds. Therefore, \$112,020 in direct program income (includes previous years reprogrammed to pay back 2015 admin overage) to the City and an additional \$5,185,004.00 was leveraged by the City's Sub-recipients. This means that for every \$1.00 in CDBG funds received by the City, approximately another \$5.74 in direct program income and other private and public resources were leveraged to assist in addressing the needs identified in the FY19-23 ConPlan and FY20 Annual Action Plan.

Often times CDBG funds are utilized to satisfy matching requirements for other private and public resources. It is not always known if the City Sub-recipients utilized CDBG funds to satisfy a match requirement for other private and public resources they leveraged. The programs / projects that did utilize CDBG funds to satisfy matching requirements of other private and public resources leveraged were Heartland Family Services' Heartland Homes and Pottawattamie County Homeless Link Programs; and New Visions' homeless programs.

No publicly owned land or property located within the jurisdiction was used to address the needs identified in this plan.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	2	2
<b>Total</b>	<b>2</b>	<b>2</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	35	17
Number of households supported through The Production of New Units	5	1
Number of households supported through Rehab of Existing Units	83	13
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>123</b>	<b>31</b>

Table 6 – Number of Households Supported

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

In 2017, the City launched its Affected Properties Program with the assistance of Southwest Iowa Planning Council to provide rehabilitation supervision. This project is similar to the previous Single Family Housing Rehabilitation Program with a focus on houses adjacent to City-funded development projects. The City expected this program to rehabilitate 15-20 units per year; however, staff has struggled to get interest from the public. In 2019, the City opened the program city-wide to gain interest in the program but it is still taking time to familiarize residents with the program.

In 2019, the City kicked off its Lead Hazard Reduction program with funding from the Office of Lead Hazards and Healthy Homes. The City expects to complete 100 units through this program and is working to gain interest in the program. Still in year 2020 the program has continues to work on gaining interest by working with the local schools to try and identify families that may be eligible for the program.

In 2019 NeighborWorks Home Solutions and Habitat for Humanity completed the construction on four houses funded through CDBG in the Walnut Grove neighborhood. The City also participated in downpayment assistance with three single family homes sold to LMI families.

In 2020 NeighborWorks Home Solutions completed construction on one house funded through CDBG and Habitat for Humanity acquitred two lots and began construction on those lots.

**Discuss how these outcomes will impact future annual action plans.**

In all, it is anticipated that there will be five new single family homes completed by NeighborWorks Home Solutions. Also, the site at 110 South 28th Street is anticipated to create 84 affordable housing units with a mix of conventional apartment-style and townhouses to serve families which will be begin construction in late 2021.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,157	0
Low-income	347	0
Moderate-income	143	0
<b>Total</b>	<b>1,647</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

During 2020, 1,157 extremely low households and 347 low income households were assisted. The majority of these are homeless persons. Eight of the low-income households were part of the City's Emergency Repair Program. Six of the moderate-income households were down payment assistance through the Infil Program (3) and Affected Properties Rehab Program (3).

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City develops and initiate strategies to identify and engage persons with extensive or frequent episodes of homelessness.

One such initiative, now implemented, is the Homeless Review Team (HRT). The HRT involves 16 participating agencies and focuses on the most vulnerable of those among the homeless, assessing their needs (using the Vulnerability Index) and then coordinating the meeting of their needs (from medical, mental health, HIV and veterans needs to the need for housing and mainstream resources).

In addition to the HRT, several agencies provide outreach to special populations employing what is essentially the CoC's strategy for reaching out to homeless persons, i.e., 1) seek out homeless persons on the street or wherever else they are staying/congregating, 2) approach them with respect, 3) develop trust, 4) encourage and provide support for the use of supportive services and existing housing. The agency providing outreach include the following:

- Heartland Family Service (through its Pottawattamie County Homeless Link Project and through its various housing programs) also provides mobile outreach teams that do street outreach/street canvassing. Outreach workers have fixed days to be at area shelters to assess the housing needs of shelter guests. **Connecting homeless to services and housing:** For safety reasons, outreach workers go out in teams of at least two persons. When contact is made with homeless individuals on the street, the outreach workers attempt to complete a "vulnerability index". Once an assessment is completed (to whatever extent is possible), the outreach workers provide referrals (a variety of materials for referral purposes as well as materials to meet basic needs are carried with outreach staff).

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency shelters are using overflow accommodations on a consistent basis, i.e., guests sleeping on temporary mats or other places not designed as a permanent place for sleeping. Dependency on overflow beds is a signal that the emergency response system is stretched thin. Shelters report record numbers of single women, women experiencing domestic violence, and persons in families with young children. Add to this the single men who are parents and the families with teenage boys and the provision of emergency shelter accommodations becomes more difficult still. Further, it's frequently the case that TH programs have long waiting lists. This requires individuals and families—ready for their next step toward self-sufficiency—to remain in emergency shelters until TH units are available. It is a goal of

the CoC to alleviate overcrowding in emergency shelters and to ensure that all homeless persons have a safe and appropriate place to sleep and eventually a long-term place to live. The CoC does not consider floor mats an appropriate way to accommodate homeless persons and families. The CoC will monitor the ongoing need for temporary beds each year to ensure that current resources are going to meet the current need. This will include analysis of how different populations move through the ES, TH, and PSH homeless response systems in order to identify where we collectively could become more efficient. An inventory of housing beds by homeless sub-population is conducted annually on a formal basis at the time of the Metro Area CoC application for SHP funds (the annual NOFA published by HUD). This information is maintained in the CoC's HMIS and is updated as changes occur. Bed count is conducted by each housing facility and reported to the executive director of the CoC.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Persons at risk of homelessness are served in a variety of ways in an effort to help them avoid homelessness. Contact with persons in need of services in order to avoid homelessness can come by various sources. United Way of the Midlands, for example, has a "211" emergency assistance line; local churches are a source of referrals; and so, too, hospitals, nursing homes and public schools. These groups refer persons at risk of homelessness to food pantries—there are several in the jurisdiction—for food assistance and to the local utilities (Omaha Public Power District and Metropolitan Utilities District) for assistance with utility payments. There also are agencies—the Salvation Army is one—that provides rental and utility assistance on a limited basis. Finally, representatives from the CoC meet with representatives from institutions (hospitals and prisons, for example) in an effort to find suitable housing for individuals soon to be released from those institutions.

As indicated earlier in this document, the CoC will work to address the needs of those populations who have 1) severe medical or mental health conditions, 2) significant developmental disabilities, and/or 3) severe housing barriers due to prior convictions, addictions, citizenship problems, or elderly and hard to employ. These special needs populations represent many of the long term residents of shelters and pose significant challenges for transitional housing programs trying to identify permanent housing solutions for them. In more specific terms, the CoC will identify how many persons are released into shelters from publicly funded institutions or hospitals and expand/implement programs that provide those individuals with more appropriate housing solutions. Careful assessment of individual needs, collaboration with community partners so as to ensure successful referrals, the regular collection and reporting of relevant data to funders and others, all are steps the CoC will take as a part of its strategy to address the housing and service needs of persons released from institutions with no housing options.



**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Chronically homeless individuals and families are identified through the outreach efforts of several agencies (Community Alliance, Heartland Family Service, the Nebraska Aids Project, Stephen Center, Siena/Francis House, the VA and Youth Emergency Services). Once identified, they are assessed by those same agencies and referred to what is currently the most appropriate of available housing options. Once housed, case managers work with the individuals and/or families to stabilize their situation and connect them to needed services. Housing subsidies often are needed as are the financial and other supports available through mainstream resources. The City is the jurisdiction's grantee for rental assistance for the chronically homeless with mental illness, a 22 bed program run in partnership with the Omaha PHA and Community Alliance. Other housing programs serving the chronically homeless are Heartland Family Service's Samaritan Program and the Veterans Administration Supportive Housing (VASH) program. Emergency shelters and other programs, including transitional housing facilities and the rapid re-housing program, also provide and/or work to secure housing for the chronically homeless en route to ending their homelessness.

Families with children are contacted initially—or often so—by emergency shelters and/or by the many groups (listed in the previous paragraph) engaged in street outreach. They also are identified by homeless liaison workers employed by the public school system for the specific purpose of identifying homeless children (and families). Once identified, their situation is assessed and they are referred to the best of available housing options. This could mean referral to area shelters if they are living on the street or, if already in a shelter, to Heartland Family Service's rapid re-housing program or to area transitional housing and permanent housing options.

Homeless veterans and their families are contacted/identified by the CoC's outreach teams (listed above) but also through Family Housing Advisory Service's "Outreach to Veterans" program. Assessed and referred, they are housed variously at emergency shelters and transitional housing programs until they can be permanently housed. A grant per diem program, "Transitional Housing for Homeless Veterans" is available through the Siena/Francis House, through the Lutheran Home, and through the newly established "New Visions" program. The City was a partner in the development and expansion of Siena/Francis House and provided the land and site development for the construction of the New Visions program. The Nebraska Veterans' Aid Fund (NVA) offers temporary emergency aid, a fund that assists veterans, their spouses, and dependents when unforeseen emergencies occur and other resources are not available.

Unaccompanied youth are contacted most often through the outreach efforts of Youth Emergency

Services (YES). Youths are contacted on the street or at the drop-in center provided by YES. Unaccompanied homeless youth also are contacted by law enforcement officers on patrol and through Child Saving Institute, an organization (like the State of Nebraska's Child Protective Services) that works to reunify children with their families. In addition, the CoC's Youth Task Force provides advocacy for homeless youth and works to increase community awareness concerning the problem of youth homelessness. Youth Emergency Services does provide transitional housing beds for unaccompanied youth as do emergency shelters on a limited basis. Finally, Project Everlast works with youth in foster care to help them make the connections that will allow them to avoid homelessness once they leave the foster care system.

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

### **Actions taken to address the needs of public housing**

The Municipal Housing Agency was created in 1968 to serve as the public housing authority within the city limits of Council Bluffs. MHA currently assists families and individuals who are disabled, near-elderly, elderly or low income. Regal Towers and Dudley Court provide 295 units of public housing which includes 146 efficiency units and 64 one bedroom units. The Section 8 Housing Choice Voucher Program provides 697 vouchers which includes twenty Veteran Affairs Supportive Housing vouchers (VASH). The Agency's Family Self Sufficiency program currently has twenty participants.

The Mission of MHA includes, but is not limited, to the following

- Provide affordable, safe, decent and sanitary housing to low-income families that will promote economic mobility and a suitable living environment free from discrimination.
- To provide safe and sanitary living conditions for very low income families while maintaining their rent payments at an affordable level.
- To minimize public housing vacancies and continue to improve turnaround days to maintain MHA's High Performer Status in HUD's PHAS Accreditation
- Housing for elderly and disabled low income families in or Public Housing units.

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

Currently the MHA owns and manages two multi-family facilities with the first preference of housing the elderly and disabled. MHA has a five member Board of Commissioners appointed by the Mayor of Council Bluffs and approved by the City Council. MHA has a Resident Advisory Board which meets a minimum of once time per year to express their ideas as well as assist MHA in prioritizing future improvements to the public housing and Section 8 programs.

Municipal Housing Agency continues outreach and marketing efforts which is done mainly by attending various meetings with area non-profits. The MHA distributes various pamphlets including "Respect Your Tenants" and "Respect your Rental Unit" as well several informational brochures.

There were no activities reported for activities that encourage public housing residents to participate in homeownership.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable. The Municipal Housing Agency is not a troubled PHA.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

In conjunction with the Cities of Omaha and Bellevue and each city's respective Public Housing Authority, the City completed its Affirmative Fair Housing Assessment in 2018. This document identified deficiencies in Council Bluffs with regards to affordable and fair housing and set goals for improving these deficiencies. From this, the City has evaluated its land use, zoning ordinances, building codes and fees to reduce barriers for affordable development.

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

1. Expanded outreach efforts to inform the public of available programs including housing rehabilitation, emergency housing repairs, lead remediation and available services through partner agencies.
2. Expanded the Affected Properties Program to city-wide.
3. Worked with NeighborWorks Home Solutions to revise new construction single-family house plans to create a new, more affordable unit for purchase.
4. Continued partnerships with the Human Services Advisory Council (HSAC) and the FEMA Emergency Food and Pantry (EFSP).

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

In December 2018, the City was awarded a Lead Based Paint Hazard Control Grant (LBPHC) for \$2,000,000 to remediate lead in low-to-moderate income households with children 6 years and under. The City is currently working on this program with a goal to assess 110 units and remediate lead in 110 units approximately. The City worked to increase outreach efforts and completed three remediations in 2020. In 2020, three units were completed.

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

The City supported efforts of non-profit and public agencies working to reduce the number of poverty-level families.

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

During the 2019-2023 Consolidated Plan period, the City plans to work on the following actions to develop institutional structure:

- Eliminate language barriers for persons with LEP to enhance their accessibility to City programs and services by providing language services as needed, if a Language Access Plan is not warranted. The City provides language interpretation services for those requesting such.
- Solicit applications and increase the percentage of members of the protected classes serving on appointed boards and commissions dealing with housing issues until comparable to City-wide rates. In addition, as vacancies on appointed boards and commissions dealing with housing issues came available, applicants from protected classes were sought.
- Completed the Consortia Affirmatively Furthering Fair Housing Assessment identifying contributing factors to barriers and goals for furthering fair housing. Plans to continue these efforts and reaching goals.

Utilizing an award for a Lead Based Paint Hazard Control Grant that will be used for low-to-moderate income households to remediate lead based paint and soil in households with children six years old and under.

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

The City continues its partnership with the Human Services Advisory Council (HSAC) and its Housing Committee (Committee). HSAC is comprised of 50 plus agencies that serve in the social service environment. The mission of HSAC is to foster collaboration between human services agencies. They identify community needs, and then encourage the optimal utilization of resources to cultivate change and public awareness.

The Committee is comprised of agencies that specifically focus on housing for low-to-moderate income individuals. Their goals and objectives are:

- Build capacity of the committee and continued recruitment of new members.
- Survey HSAC member agencies on a regular basis to assess the needs of their clients and to determine how the Housing Committee can better address needs.
- Continue maintaining and updating HSAC Housing List. This list will include apartment complexes and smaller rental units, including individual landlords, and will include additional information about the units pertinent to low-income individuals. The list will be made available to the general membership and will be posted on the HSAC webpage.
- Develop and implement 2 client information sessions during the year. Sessions will focus on providing tools and information to assist low-income residents with housing issues (a tenant's legal rights and responsibilities, etc.). Sessions will be incorporated into existing local events that target lower income and at-risk populations.
- Review and update the informational flyers made by the committee.
- Organize and conduct one items drive to support a housing-based agency or program to assist participants with furniture and household items.
- Keep the general HSAC membership apprised of housing updates, news, and legislation

through sharing of information in general meetings and via the listserve.

- Maintain a relationship with the City of Council Bluffs Housing Department.

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

The City is working to implement its goals and objectives outlined in the AFFH Assessment completed in 2019. The City is actively seeking to create additional low-to-moderate income housing through its partner agencies. Additionally, the City continues to provide funding to promote stable, permanent housing for the homeless. The City is working to identify ways to increase its Section 3 compliance through partnerships with MHA and other local low-to-moderate income housing agencies.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Council Bluffs' project monitoring efforts begin with the negotiation of individual contracts. Contracts must be drafted in such a way as to provide measurable performance criteria and administrative standards, all consistent with HUD or other regulatory guidelines and requirements. Progress towards attainment of specific goals will be monitored throughout the contract term and any longer period specified. This is particularly important for Sub-recipients who are working under a long-term contract for services. Monitoring of Sub-recipients by City staff will include the combined use of tracking of compliance key terms of the contract, contract specified inventory of required monitoring area, on-site reviews and audits, annual performance reports, and periodic status reports, as necessary. Violations, deficiencies or problems identified during routine monitoring procedures will be addressed and corrected by providing the Sub-recipient with the necessary information and technical assistance. If the problem persists, sanctions will be imposed appropriate to the scale of the problem.

In addition to monitoring the performance of Sub-recipients, the City of Council Bluffs has a monitoring system in place for projects and programs conducted by Community Development Department staff. This includes a competitive bidding, job site inspection, eligibility determinations and underwriting criteria and monthly activity reports. Monthly reports allow staff to analyze goal related performance in a number of areas. These include number of clients benefiting, client composition and geographic areas served. By analyzing at this level, staff can determine when and where needs are being met, area and population being underserved and compliance with regulatory requirements. The City of Council Bluffs will continue to invest significant staff time and effort to an ongoing and thorough monitoring process to insure that all funds are put to their best and most efficient use according to the priorities and goals identified and within the guidelines of the appropriate state and federal program.

In FY20 the Community Development Department staff conducted desk reviews of all the City's projects/programs funded with CDBG funds. In general, all projects/programs were found in compliance with HUD and other regulatory guidelines. Staff continued to monitor these programs in 2020 for compliance.

Utilizing minority-women owned businesses are encouraged. For all requests for proposals and/or services, the City requests information from the proposed contractor regarding their minority business status.

Additionally, the City's Community Development Department verifies all programs and projects assisted are in compliance with the City's Comprehensive planning requirements.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Section 91.105(d)(2) of the consolidated plan regulations requires that grantees consider any comments or views of citizens, received in writing or orally at public hearings, in preparing the CAPER. No citizen comments have been received in preparing the FY20 CAPER. Notice of the availability of the CAPER was posted on the City of Council Bluffs' website and were available for printing upon request. Copies of the proof of posting / certifications of availability are attached and found in Appendix A.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

During the FY20 program year, the City made no changes in program objectives.

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

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

During the FY20 program year, the City made no changes in program objectives.

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

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## Community Development Advisory Communication

Department: Community  
Development Advisory Committee  
Case/Project No.:  
Submitted by:

B-2021 Annual Action Plan  
Amendment #1

Council Action: 6/2/2021

### Description

### Background/Discussion

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
2021 Amended CDBG Budget	Other	5/27/2021

## 2021 Community Development Block Grant

## Expenditures

HUD Category	2020 Allocation	2020 Activity Balance	2021	Staff Recommendation	CDAC & Staff Recommendation	Projected Income	Total Activity Balance	Notes
<b>Administration</b>								
CD Administration	190,000	-	202,079	202,079	202,079	-	202,079	20% of estimated \$975,000 allocation
CD Project Delivery	90,000	-	50,000	50,000	50,000	-	50,000	
Rehab Administration	100,000	-	75,000	75,000	75,000	-	75,000	
<b>Subtotal</b>	<b>380,000</b>	<b>-</b>	<b>327,079</b>	<b>327,079</b>	<b>327,079</b>	<b>-</b>	<b>327,079</b>	
<b>Public Services</b>								
MICAH House	37,000	-	50,000	37,000	37,000	-	37,000	Limited to 15% of annual allocation \$146,250 with estimated \$950,000 allocation.
Catholic Charities	11,500	-	20,000	11,500	11,500	-	11,500	
HFS - Heartland Homes	11,550	-	15,000	11,550	11,550	-	11,550	
HFS - PCHO	15,750	-	20,000	15,750	15,750	-	15,750	
New Visions - MOHM's Place	17,000	-	-	-	-	-	-	
New Visions - Joshua House	20,000	-	35,000	20,000	20,000	-	20,000	
Family Housing Advisory Services	30,000	-	50,000	30,000	30,000	-	30,000	
<b>Subtotal</b>	<b>142,800</b>	<b>-</b>	<b>190,000</b>	<b>125,800</b>	<b>125,800</b>	<b>-</b>	<b>125,800</b>	
<b>Public Facilities</b>								
HFS - Iowa Family Works Renovations	-	80,000	-	-	-	-	80,000	
New Visions - Hot Box A/E	28,000	-	-	-	-	-	-	
Catholic Charities - Drainage, Deck and Parking	40,000	-	30,000	30,000	30,000	-	30,000	
<b>Subtotal</b>	<b>68,000</b>	<b>80,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>-</b>	<b>110,000</b>	
<b>Housing Development</b>								
A. New Housing Development								
Infil-Down Payment Assistance	126,000	277,980	320,000	320,000	320,000	-	597,980	\$300,000 DPA
Habitat for Humanity	45,000	49,339	45,000	45,000	45,000	-	94,339	\$20,000 project admin
Blight (NWHs)	15,000	38,723	-	-	-	-	15,000	Site Cleanup for new housing
B. Housing Rehabilitation								
Emergency Repair Program	25,000	-	50,000	50,000	50,000	-	50,000	
Housing Rehabilitation Program	224,400	224,400	250,000	250,000	250,000	30,000	504,400	Loan Payments - \$30,000
Lead Hazard Reduction & Healthy Homes	170,666	937,332	170,666	170,666	170,666	766,667	1,874,665	Year 2: Lead Hazard Control
League of Human Dignity	-	43,173	15,000	-	-	-	43,173	CDBG: \$512,000/3yrs
<b>Subtotal</b>	<b>606,066</b>	<b>1,570,947</b>	<b>850,666</b>	<b>835,666</b>	<b>835,666</b>	<b>796,667</b>	<b>3,203,280</b>	Grant: \$2,300,000/3yrs
<b>Neighborhood Development</b>								
South 19th Street	-	400,000	100,000	-	-	250,000	650,000	CDBG '19 - \$400,000
South End Opportunities (Reliance Battery)	400,000	225,110	191,480	191,480	191,480	-	416,590	CIP CD20-02 - \$100,000
Franklin and Bennett	-	-	1,000,000	1,000,000	1,000,000	-	1,000,000	CIP CD2021- - \$150,000
<b>Subtotal</b>	<b>400,000</b>	<b>625,110</b>	<b>1,291,480</b>	<b>1,191,480</b>	<b>1,191,480</b>	<b>250,000</b>	<b>2,066,590</b>	
<b>Slum &amp; Blight</b>								
Mid-City (Food Pantry)	1,000,000	450,000	-	-	-	100,000	550,000	Gen Fund CD19-02 - \$50,000
Blighted Program (22nd Ave and S 6th St)	-	-	-	-	-	-	-	Gen Fund CD20-03 - \$50,000
Blighted Program (South End-1218 22nd Ave)	60,000	-	-	-	-	-	-	CDBG '18 - \$50,000
<b>Subtotal</b>	<b>1,060,000</b>	<b>450,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>550,000</b>	CDBG '19 - \$250,000 CDBG-CV - 150,000
<b>TOTAL Expenditures</b>	<b>2,656,866</b>	<b>2,726,057</b>	<b>2,689,225</b>	<b>2,510,025</b>	<b>2,510,025</b>	<b>1,146,667</b>	<b>6,382,749</b>	

## Revenues

## CDBG Grants and Carryover

CDBG 2021 Entitlement	975,000
Obligated Carryover 2014 to 2019	2,312,528
Unobligated Carryover	-
Miscellaneous Fees or Refunds	2,500
<b>Subtotal</b>	<b>3,290,028</b>

## CDBG Obligated Program Income

Home Improvement Program (Loan Payments)	30,000
EPA Cleanup Grant (Reliance Battery)	- app denied
South 19th Street Neighborhood Development	100,000
Lead Hazard Control Rehab	1,533,333
Mid-City	100,000
<b>Subtotal</b>	<b>1,763,333</b>

TOTAL Revenue 5,053,362

Remaining Balance (1,329,387)

## Community Development Advisory Communication

Department: Community  
Development Advisory Committee  
Case/Project No.:  
Submitted by:

Election of Officers

Council Action: 6/2/2021

<b>Description</b>
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<b>Background/Discussion</b>
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<b>Recommendation</b>
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