



**AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

**Council Bluffs Public Library, Room B
Monday, August 16, 2021 - 5:00 PM**

1. CALL TO ORDER

A. COVID-19 Safety Requirements

All attendees that have not been fully vaccinated against COVID-19 are required to wear a facemask and/or face shield at all times.

2. APPROVAL OF MINUTES

A. June 2, 2021 - tabled

3. PROOF OF PUBLICATION

A. Proof of Publication

4. APPROVAL OF AGENDA

5. PUBLIC HEARING/REGULAR MEETING

A. Explanation of Community Development Programs and Regulations

- Anticipated 2022 CDBG and HOME Revenues
- Annual Action Plan preparation and schedule

B. Housing & Community Development Needs

- Presentation by Community Development Department of eligible activities and priorities contained in the Consolidated Plan
- Public comments concerning housing and community development needs

C. Review Citizen Participation Plan

6. OTHER BUSINESS

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.

Community Development Advisory Communication

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

Proof of Publication

Council Action: 8/16/2021

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Proof of Publication

Other

8/11/2021

Proof Of Publication

State of Iowa

Pottawattamie County

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee (CDAC) will hold a public hearing on Monday, August 16, 2021 at 5:00 p.m. in Meeting Room B of the Council Bluffs Public Library, 400 Willow Avenue, Council Bluffs, IA to solicit and receive testimony on the B-2022 Annual Action Plan. All interested persons are invited to attend and present testimony. All attendees are required to follow the most recent CDC guidelines. Any questions or anyone requiring reasonable accommodations to attend this meeting should be directed, at least 48 hours in advance to Dessie Redmond, Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone (712) 890-5352 or email DRedmond@councilbluffs-ia.gov. 2021(8) 6 - 1 Friday

I, (the undersigned) on my oath do solemnly that I am an authorized representative of CBN Daily Nonpareil, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper 1 consecutive time(s) as follows:

The First publication thereof began on the 06th day of August, 2021.


Billing Representative

Sworn to and subscribed before me this 6th day
of August, A.D. 2021.


Notary Public

State of Virginia
County of Hanover

My Commission expires Commission Exp. Jan. 31, 2025

Kimberly Kay Harris
NOTARY PUBLIC
Commonwealth of Virginia
Reg. No. 356753

COMMUNITY DEVELOPMENT
209 PEARL ST
COUNCIL BLUFFS, IA 51503

Publication Cost: \$11.02
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E-mail

dredmond@councilbluffs-ia.gov

Community Development Advisory Communication

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

Explanation of Community
Development Programs and
Regulations

Council Action: 8/16/2021

Description

- Anticipated 2022 CDBG and HOME Revenues
- Annual Action Plan preparation and schedule

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Proposed FY22 Budget	Other	8/11/2021
FY2022 CDBG & HOME Schedule	Other	8/11/2021

2022 CITY OF COUNCIL BLUFFS
COMMUNITY DEVELOPMENT PROGRAMS
ANTICIPATED BUDGETS

	<u>2021 Actual</u> <u>Allocations</u>	<u>2022 Anticipated</u> <u>Budget</u>
CDBG	\$1,010,393	\$1,000,000
HOME	\$200,000 (est.)	\$200,000 (est.)

City of Council Bluffs
2022 CDBG/HOME Funds Schedule (Public)

August 16, 2021 **CDAC Meeting** (initial meeting, needs assessment, proposal process, application and ranking criteria) – 5:00 p.m. at Council Bluffs Public Library, Meeting Room B, 400 Willow Avenue

August 17, 2021 Request for proposals/applications process begins, call for appointments to receive an application

September 14, 2021	Proposals/Applications Due by Noon. No exceptions made for late submittals
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September 20, 2021	CDAC Meeting (proposal presentations) – 5:00 p.m. Council Bluffs Public Library, Meeting Room B, 400 Willow Avenue
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**This is a mandatory meeting for anyone submitting a CDBG/HOME application. Failure to attend will immediately disqualify your application.	
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October 11, 2021 City Council Meeting – 7:00 p.m. at City Hall, 209 Pearl Street

Community Development Advisory Communication

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

Housing & Community
Development Needs

Council Action: 8/16/2021

Description

- Presentation by Community Development Department of eligible activities and priorities contained in the Consolidated Plan
- Public comments concerning housing and community development needs

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
CDBG & HOME 101 Presentation	Other	8/11/2021

CDBG & HOME 101

City of Council Bluffs, Iowa
August 16, 2021



Federal Programs Division

- Community Development Block Grant
- HOME Investment Partnership Program

Who funds the CDBG & HOME Programs?

- The CDBG and HOME programs return a portion of federal taxes collected to participating jurisdictions
- Funds are based on federal formulas and the annual allocation fluctuates from year-to-year based on available funds.

What is an Entitlement Community?

- ▣ The City of Council Bluffs is an

Entitlement Community

within the CDBG program, which means we receive funding directly from HUD based on data specific to Council Bluffs.

CDBG Funding

- ▣ Upcoming Year: Estimated at \$1,000,000
- ▣ Current Year: \$1,010,393
- ▣ We will utilize an amount slightly less than the current year's funding for the current application process. Any changes necessary for increased or decreased funding will be made by the City and CDAC after the final FY22 funding is received.

HOME Funding

- ▣ Upcoming Year: Estimated at \$200,000
- ▣ Current Year: \$200,000
- ▣ Funds are allocated through the City's partnership with the City of Omaha HOME Consortium. This allows Council Bluffs to receive HOME funds and the metro area to receive more as a whole.

National Objectives

- ▣ Activities directly benefiting persons of low to moderate income
- ▣ Activities which aid in the elimination of slums and blight
- ▣ Activities designed to meet community development needs having a particular urgency

Direct Benefit Requirements

- ▣ As of 1990, not less than 70% of funds received shall be used for activities that benefit persons of low to moderate income.

Current Maximum Income Guidelines

HUD INCOME LIMITS FOR CDBG ONLY				
MSA: Omaha, NE - IA FY2021 Median Family Income \$87,800				
Effective: June 1, 2021				
	30% Limits	50% Limits	60% Limits	80% Limits
1 Person	\$18,450	\$30,750	\$36,900	\$49,200
2 Person	\$21,100	\$35,150	\$42,180	\$56,200
3 Person	\$23,750	\$39,550	\$47,460	\$66,250
4 Person	\$26,500	\$43,900	\$52,680	\$70,250
5 Person	\$31,040	\$47,450	\$56,940	\$75,900
6 Person	\$35,580	\$50,950	\$61,140	\$81,500
7 Person	\$40,120	\$54,450	\$65,340	\$87,150
8 Person	\$44,660	\$57,950	\$69,540	\$92,750

“Outcome Performance Measurement System”

- ▣ This is a system HUD has created to insure all programs provide similar information for the purpose of assimilating nationwide information demonstrating the success

Performance Measurement Objectives

- ▣ Suitable Living Environment
- ▣ Decent Affordable Housing
- ▣ Creating Economic Opportunities

Performance Measurement Outcomes

After an objective is chosen, an Outcome Category must be chosen from:

- ▣ Availability/Accessibility
- ▣ Affordability
- ▣ Sustainability

Eligible Activities

- ▣ Acquisition
- ▣ Disposition
- ▣ Public facilities and improvements
(streets, sidewalks, bridges, water, sewer,
drainage, parking ramps, and parks)
- ▣ Clearance activities
- ▣ Public Services (limited to 15% of allocation)
- ▣ Interim Assistance

Eligible Activities (cont'd)

- ▣ Payment of non-federal share
- ▣ Urban renewal completion
- ▣ Relocation
- ▣ Loss of rental income
- ▣ Removal of architectural barriers
- ▣ Privately-owned utilities
- ▣ Capacity Building/Technical Assistance

Eligible Activities (cont'd)

- ▣ Homeownership assistance
- ▣ Rehabilitation and Preservation
- ▣ Economic Development
- ▣ Planning, urban design, policy planning,
capacity building (not including designs or
construction drawings)
- ▣ Program administration (subject to 20%
cap)

Public Services

- ▣ Job Training/Employment Counseling
- ▣ Senior Citizen Services
- ▣ Crime Prevention Counseling
- ▣ Childcare Service
- ▣ Public Safety Services
- ▣ Health Care Services
- ▣ Education Programs

Public Services (cont'd)

- ▣ Drug/Alcohol Abuse Counseling
- ▣ Fair Housing Counseling
- ▣ Energy Conservation/Testing
- ▣ Recreational Services
- ▣ Public services must be either a new service or a quantifiable increase in the level of existing service above that which has been provided by or on behalf of the unit of general local government in the preceding 12 calendar months

Ineligible Activities

General rule is that any activity that is not included is excluded. Specific examples are:

- ▣ Buildings or portions thereof used for the general conduct of government
- ▣ General government expenses
- ▣ Political activities

Ineligible Activities (cont'd)

Unless specifically authorized in 570.203 or 570.204:

- ▣ Purchase of equipment
- ▣ Furnishings and personal property
- ▣ Operating and maintenance costs
- ▣ New housing construction
- ▣ Income payments (i.e. regular payments for food, clothing, rent, utilities, etc.)

The Consolidated Plan

- ▣ The Consolidated Plan is a five-year planning document that identified community development needs and outlines strategies to meet those needs.
- ▣ The Consolidated Plan also serves as the application mechanism and budgetary document for the CDBG program.
- ▣ Council Bluffs prepares a joint Consolidated Plan with the City of Omaha. 2022 will be the fourth year in the 2019-2023 Consolidated Plan.

Public Participation

- ▣ The Community Development Advisory Committee (CDAC) is the public participation body for the City of Council Bluffs.
- ▣ The Citizen Participation Plan is reviewed annually for any updates (i.e. utilizing the City web site for postings, etc.).

Environmental Review Report

- ▣ This report must be completed on each and every CDBG-funded activity to show that there is no impact on the environment or, if there is, that it is not a negative impact on the environment

FY 22 Application Process - Neighborly

New from previous years

- ▣ Applications are due at **Noon** on Tuesday, September 14th in **Neighborly**
- ▣ <https://portal.neighborlysoftware.com/COUNCILBLUFFSIA/Participant>
- ▣ Applications can be requested by sending an email with a short summary of your project to DRedmond@councilbluffs-ia.gov

Neighborly is a web-based application for the City of Council Bluffs, IA. It is used to submit and track applications for various projects. The portal is accessible at <https://portal.neighborlysoftware.com/COUNCILBLUFFSIA/Participant>.

Category	Description	Link
Public Works	Submit applications for projects related to public works, including streets, bridges, and utilities.	Click here to submit your application
Neighborhood Development	Submit applications for projects related to neighborhood development, including housing and community centers.	Click here to submit your application
Economic Development	Submit applications for projects related to economic development, including business and industry.	Click here to submit your application

FY 22 Application Process - Neighborly

- ▣ Steps
 1. Go to the website: <https://portal.neighborlysoftware.com/COUNCILBLUFFSIA/Participant>
 2. Click on the appropriate application for your project
 3. New Users must first register their account before signing in to the portal. Click "Register". If you're already registered you can just sign in.
 4. Follow the Register steps
 5. We will send you detailed directions once we receive email summary of your project

Welcome to the City of Council Bluffs, IA Participant Portal.

New users must first register their account before signing in to the portal.

Send us your email: neighborly@cityofcouncilbluffs.org

Sign In

Email Address:

Password:

☐ Remember my email address

Forgot your Password?

FY 22 Application Process Cont.

- Mandatory Applicant Presentations: Monday, September 20th at 5:00p.m. in Council Bluffs Public Library, Meeting Room B, 400 Willow Avenue
Failure to attend this meeting will automatically result in a denial of funding consideration.
- Funding recommendations will be considered by the City Council on Monday, October 11th at 7:00 p.m. in Council Chambers

QUESTIONS & ANSWERS

Council Bluffs Community Development Department
209 Pearl Street, Council Bluffs, IA 51503
712-890-5350

Courtney Harter, Housing & Economic Development Manager
charter@councilbluffs-ia.gov

Dessie Redmond, Housing & Economic Development Planner
dredmond@councilbluffs-ia.gov



Community Development Advisory Communication

Department: Community

Development Advisory Committee

Review Citizen Participation Plan

Council Action: 8/16/2021

Case/Project No.:

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Description

Background/Discussion

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ATTACHMENTS:

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Review Citizen Participation Plan

Type

Other

Upload Date

8/11/2021

CITIZEN PARTICIPATION PLAN

COUNCIL BLUFFS COMMUNITY DEVELOPMENT PROGRAM

Administered by the
Community Development Department

August 16, 2021



City Hall
209 Pearl Street
Council Bluffs, IA 51503
712-890-5350

CITIZEN PARTICIPATION PLAN

I. INTRODUCTION

This Citizen Participation Plan (the “Plan”) is a requirement of the Consolidated Plan process outlined in 24 CFR 91.105 of the Housing and Community Development Act of 1974 and its amendments. The Plan sets forth the steps the City shall provide for and encourage citizens to participate in the development and any substantial amendment of the Consolidated Plan and/or Annual Action Plan and the development of the Annual Performance Report. As an Entitlement Community receiving CDBG and HOME funds from HUD, the City of Council Bluffs carries out a Citizen Participation Plan as a part of its Assessment of Fair Housing (AFH) and Consolidated Plan processes.

The Consolidated Plan and each year’s Annual Action Plan guide the City’s use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), American Dream Downpayment Initiative (ADDI) and other federal funds which are made available from the U. S. Department of Housing and Urban Development (HUD). The Annual Performance Report provides an assessment of the funds expended and a quantitative analysis of the program for project outcomes. The entire Consolidated Plan process shall be integrated into the City’s overall yearly goal-setting and budget process and shall provide for citizen access designed to encourage participation by groups most directly effected during the Consolidated Plan process, as well as the general.

II. ENCOURAGEMENT OF CITIZEN PARTICIPATION

The City intends to allow and encourage all citizens to be involved during the Consolidated Plan process and the AFH, with opportunities to express views on housing and community development needs and to participate in planning, reviewing and assessing actions to meet those needs proposed and performed by the City and to be informed prior to the time of any official action by the City Council. In particular, to include low and moderate income persons, particularly those living in slum and blight areas; low and moderate income neighborhoods; minorities; non-English speaking persons; persons with disabilities; residents of and assisted housing developments; and residents of targeted revitalization areas in which developments are located. Also, to ensure that those groups most directly effected during the Consolidated Plan process are represented, citizen participation will be accomplished by, but not limited to, the following methods:

- a. Communicating with housing, emergency shelter and transitional housing organizations and community agencies that serve lower income clientele, minorities, non-English speaking persons and persons with mobility, visual or hearing impairments;

- b. Communicating with nonprofit organizations, agencies and other interested parties;
- c. Encouraging, in conjunction with the City of Council Bluffs Community Development Department, the participation of housing residents and assisted housing developments;
- d. Offering hearings on housing and community development needs, development of proposed activities, review of program performance and the proposed strategies and actions for affirmatively furthering fair housing consistent with the AFH; and
- e. Ensuring that all citizens wishing to submit their view be offered an opportunity.

In addition, the City will provide information to the Municipal Housing Authority of Council Bluffs about the Consolidated Plan and AFH process so that the housing agency can make this information available at its annual hearing.

III. COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

The Community Development Advisory Committee (the “Advisory Committee”) shall monitor the Consolidated Plan and AFH process and shall ensure that the Plan is followed by the City. The Advisory Committee will serve as a forum for receiving comments and providing information to the on the development or substantial amendment of the Consolidated Plan, Affirmative Fair Housing Plan, and/or Annual Action Plan and the development of the Annual Performance Report. The Advisory Committee shall work with the Community Development Department and other appropriate City Boards, Commissions and Councils in the development of the Consolidated Plan and Annual Action Plan. Further, the Advisory Committee may be utilized to provide comment and recommendations on other community development related programs.

IV. DEVELOPMENT OF THE CITIZEN PARTICIPATION PLAN

In order to provide citizens with a reasonable opportunity to comment on the Citizen Participation Plan and on substantial amendments to the Plan, the Advisory Committee will hold at least one hearing, as outlined in Section VIII of this Plan. The Plan and substantial amendments to the Plan shall be adopted by Resolution of the City Council following the review and recommendation of the Advisory Committee. The Plan is available to the and upon request, may be made available in a format accessible to persons with disabilities.

V. DEVELOPMENT OF THE CONSOLIDATED PLAN AND ANNUAL ACTION PLANS

The Advisory Committee will hold a series of meetings during the development of the Consolidated Plan, Annual Action Plan, and/or AFH that would include identification of community housing and non-housing needs, prioritization of needs, strategy development to meet identified needs and budget recommendations to implement those strategies. Citizen participation opportunities, as identified in Section II of this Plan, shall be utilized to increase participation in the development of the Consolidated Plan.

The Advisory Committee shall hold at least one hearing, as outlined in Section VIII of this Plan, prior to action of a draft plan for comment and shall provide not less than a 30-day comment period before final action. The Consolidated Plan, AFH, and/or Annual Action Plans shall be adopted by the Advisory Committee and forwarded to the Mayor. The City Council shall act on the proposed Consolidated Plan, Annual Action Plan, and/or AFH. Adoption by Resolution of the City Council is required prior to submission to HUD.

A summary of the draft Consolidated Plan and/or Annual Action Plan shall be published in The Daily Nonpareil, and made available for citizen distribution, prior to the commencement of the 30-day comment period. The complete document shall be available for review at the Council Bluffs Public Library, the City Clerk's Office and the Community Development Department.

Any comments received during the comment period or at the hearings shall be summarized and attached to the Consolidated Plan and/or Annual Action Plan prior to submission to HUD. This shall include a summary of any comments or views not accepted and the reasons therefore.

VI. AMENDMENTS TO THE CONSOLIDATED PLAN, ANNUAL ACTION PLANS AND AFH

The City will amend its approved Consolidated Plan, Annual Action Plan, and/or to the AFH whenever it makes a decision to:

- a. Make a change in its allocation priorities or a change in the method of distribution of funds;
- b. Carry out an activity using funds from any program covered by the Consolidated Plan (including program income), not previously described in the Annual Action Plan; or
- c. Change the purpose, scope, location or beneficiaries of an activity.

The City will use the following criteria for determining what changes in the City's planned or actual activities constitute a substantial amendment to the Consolidated Plan and/or Annual Action Plan:

- a. Change in the use of CDBG funds from one eligible activity to another.

A change in the entity responsible for carrying out an activity or a change in the location of a proposed project will not constitute a substantial amendment.

A notice of the proposed substantial amendment will be published in The Daily Nonpareil and a hearing will be held following the 30-day comment period. The City will consider any comments or views received in writing, or orally at hearings, in preparing the substantial amendment. Substantial amendments shall be adopted by Resolution of the City Council after the review and recommendation of the Advisory Committee prior to submission to HUD. Any comments received during the comment period or at the hearing shall be considered and shall be summarized and attached to the substantial amendment prior to submission to HUD. This shall include a summary of any comments or views not accepted and the reasons therefore.

VII. ANNUAL PERFORMANCE REPORTS

This document includes a summary on the status of all community development activities funded by the City in the previous program year. The Annual Performance Report represents the annual evaluation of the local program. Notice of the Annual Performance Report availability will be published in The Daily Nonpareil and copies of the draft will be available for review at the Council Bluffs Public Library, the City Clerk's Office and the Community Development Department.

Prior to submission to HUD, the Advisory Committee shall, following a 15-day comment period hold a hearing, as outlined in Section VIII of this Plan, on the Annual Performance Report. Any comments received during the comment period or at the hearing shall be considered and shall be summarized and attached to the Annual Performance Report.

VIII. HEARINGS

Citizen involvement is an on-going function of the community development process. Meetings and hearings will be held periodically throughout the year to advise the about the program, to discuss planning and project proposals, and to solicit comments about community development policy.

A notice will be published in the legal section of The Daily Nonpareil and posted at City Hall not less than five (5) nor more than ten (10) days prior to the meetings or hearings. Hearing notices may also be sent to a listing of organizations and groups that represent the social, economic, neighborhood and business groups that may have an interest in the program. The Advisory Committee will develop this listing. Hearing notices shall

include sufficient information about the subject of the hearing to permit informed comment.

IX. COVID-19 WAIVER TO AMENDMENT PROCESS

On March 26 2020, HUD released a super waiver related to the Coronavirus pandemic (COVID-19). The waiver reduces the comment period for the Consolidated Plan and Annual Action Plan substantial amendments required to no less than five (5) days. Additionally, the City commits to providing additional ways for public comment that still limit public gatherings. The City shall provide participation through electronic means including phone call-in teleconferencing and web-based conferencing. Comments will be accepted in writing or via email as well. As requested, the City will continue to offer translation services for citizens.

X. MEETINGS

The Community Development Department will schedule meetings at sites that are accessible. Special measures will be taken to assure an opportunity for involvement by low-income persons, the elderly, handicapped and disabled persons, minorities, and civic and business interests. Also, upon request, the Community Development Department shall provide interpretive services for non-English speaking and hearing impaired individuals and groups and shall provide informational handouts in foreign languages. The arrangement and costs of such services shall be incurred by the Community Development Department. Any questions or requests for special accommodations or services for meetings should be directed, at least 48-hours in advance to the Community Development Department.

In addition to the scheduled hearings, the Advisory Committee may hold other meetings as necessary to further their duties and responsibilities.

XI. ACCESS TO INFORMATION

Citizens will be informed that comments are invited at the meetings or may be presented in writing. All written comments will be made available to the Advisory Committee. Comments and questions will be accepted throughout the year and should be addressed to: Director; Community Development Department; City Hall, 209 Pearl Street; Council Bluffs, Iowa 51503.

Citizens, agencies and other interested parties including those most affected, shall be permitted the opportunity to receive information. Program records, files, and information are confidential to the extent provided by Chapter 68A of the Code of Iowa. Information not protected by this chapter, or otherwise specified by federal regulations to be information, will be made available upon request.

All component documents which make up the content of the Community Development Program in Council Bluffs, including but not limited to: the Consolidated Plan; the

Annual Action Plan; Annual Performance Report; and neighborhood or special project plans will be available for viewing in the Community Development Department. All written comments on any of these documents, received by the Director of the Department, will be responded to in writing in not less than fifteen (15) working days from the date of receipt. All comments and copies of the response will be placed in the appropriate contract file in the Department.

XII. TECHNICAL ASSISTANCE

The Community Development Department staff will provide technical assistance and support to any organizations or groups that may request it, in particular to groups' representative of persons of low and moderate income. That assistance may be limited to activities that are directly associated with the Community Development Program. Specific assistance may be provided in the planning, development, and implementation of projects or activities. The staff may also assist in preparing proposals for funding assistance under any of the programs covered by the Consolidated Plan.

Department staff members will be available on request to meet with any organization or group to discuss the policies, projects, or activities of the Community Development Program. Such meetings are encouraged to: 1) provide program and policy information; 2) share comments; and 3) answer questions about community issues.

XIII. OBJECTIONS AND COMPLAINTS

If a citizen wishes to make a complaint or grievance about any matter relating to the Community Development Program, including the Consolidated Plan, Annual Action Plan, Annual Performance Report and amendment processes, they may do so by writing to: Director; Community Development Department; City Hall, 209 Pearl Street; Council Bluffs, Iowa 51503. All letters of complaint will be responded to within fifteen (15) working days after receipt.

Citizens may contact HUD directly if they wish to object to any part of the Community Development Program, or if they feel that they have been aggrieved by any program, activity, or procedure funded through the Community Development Program. Such objections should be made to: Director; Community Planning and Development Division; Department of Housing and Urban Development; Omaha Office, Region VII; Executive Tower Centre; 10909 Mill Valley Road; Omaha, Nebraska 68154-3955.