Council Communication

Department: Community Development	Resolution No.: 20 -	City Council: October 26, 2020

Subject/Title

2021 Annual Plan for Community Development Block (CDBG) funds and HOME Investment Partnership Program (HOME) funds.

Background/Discussion

Background

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

The Annual Plan details the City's objectives, revenues, expenditures and other actions. This document is prepared by the Community Development Department with input from the Community Development Advisory Committee (CDAC). In FY2021, the City anticipates receiving approximately $975,000 in CDBG funding for the period of January 1, 2021 through December 31, 2021. Eligible projects must meet the following national objectives: benefit to persons of low-to-moderate income, elimination of slum and blight and urgent need. The total CDBG program budget is $3,269,994 and includes the following sources of revenue:

2021 CDBG Grant	975,000
Carryover	2,312,528
Misc Fees	2,500
Program Income	2,263,333
Total	**5,553,362**

In FY2021, the City anticipates receiving approximately $200,000 in HOME funding for the period of January 1, 2021 through December 31, 2021. Eligible projects for HOME funding exclusively benefit persons of low-to-moderate income. Funds will be used to support a multi-family housing project to be determined. The City has been saving its HOME dollars since 2017 to ensure funds were available for larger projects that may arise.

Discussion

Of the available funding, a significant amount is recommended for ongoing programs. However, a portion of the available funds were allocated to various projects using a request for proposal (RFP) process. This included advertising the availability of funding in the *The Daily Nonpareil*, posting the availability of funding at the Council Bluffs Public Library and City Hall and notifying others who expressed an interest. Upon the receipt of proposals, public hearings were held and recommendations formulated. The Community Development Department and Community Development Advisory Committee (CDAC) are now recommending the allocation of the 2021 CDBG and HOME program funds. A listing of the programs and projects recommended for 2020 CDBG funds is outlined in "Attachment A" and the 2021 HOME funds is outlined in "Attachment B" for your review.

Upon City Council approval, the Community Development Department will forward the 2021 Annual Plan to the City of Omaha and to HUD.

Staff Recommendation

The Community Development Department recommends that City Council adopt a resolution approving the use of the 2021 CDBG and HOME program funds as outlined in the attached budgets; direct the Mayor to submit the 2021 Annual Plan to the City of Omaha and to HUD; and direct the Mayor to execute contracts with HUD for the use of the CDBG funds and with the City of Omaha for the use of the HOME funds.

Council Communication

Community Development Advisory Committee

On October 5, 2020, CDAC met to review the 2021 CDBG and HOME program funds and recommend their approval. CDAC recommends the following for approval:

1. Allocating 2021 CDBG funds as outlined in "Attachment A;" and authorizing the Mayor to execute the contract with HUD for the use of CDBG funds. VOTE: AYE: Brunow, Mathews, Rowe, Schlott; NAY – None; ABSTAIN –None; ABSENT – Heininger.
2. Allocating the 2021 HOME funds to a new multi-family project proposed by White Lotus Group at 28th and 2nd Avenue as outlined in "Attachment B." VOTE: AYE: Brunow, Mathews, Schlott; NAY – None; ABSTAIN – Rowe; ABSENT – Heininger.
3. Allocating the 2021 HOME funds to a new multi-family project proposed by the 712 Initiative at 530 West Broadway as outlined in "Attachment B" and directing the Mayor to submit a 2021 Annual Plan to Omaha and authorizing the Mayor to execute the contract with City of Omaha for the use of the HOME funds. Motion carried by unanimous voice vote of those present. VOTE: AYE: Brunow, Mathews, Rowe, Schlott; NAY – None; ABSTAIN – None; ABSENT – Heininger.