

2017 CDBG Application Workshop Downtown Revitalization Program

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Ankeny, Iowa
September 27, 2016

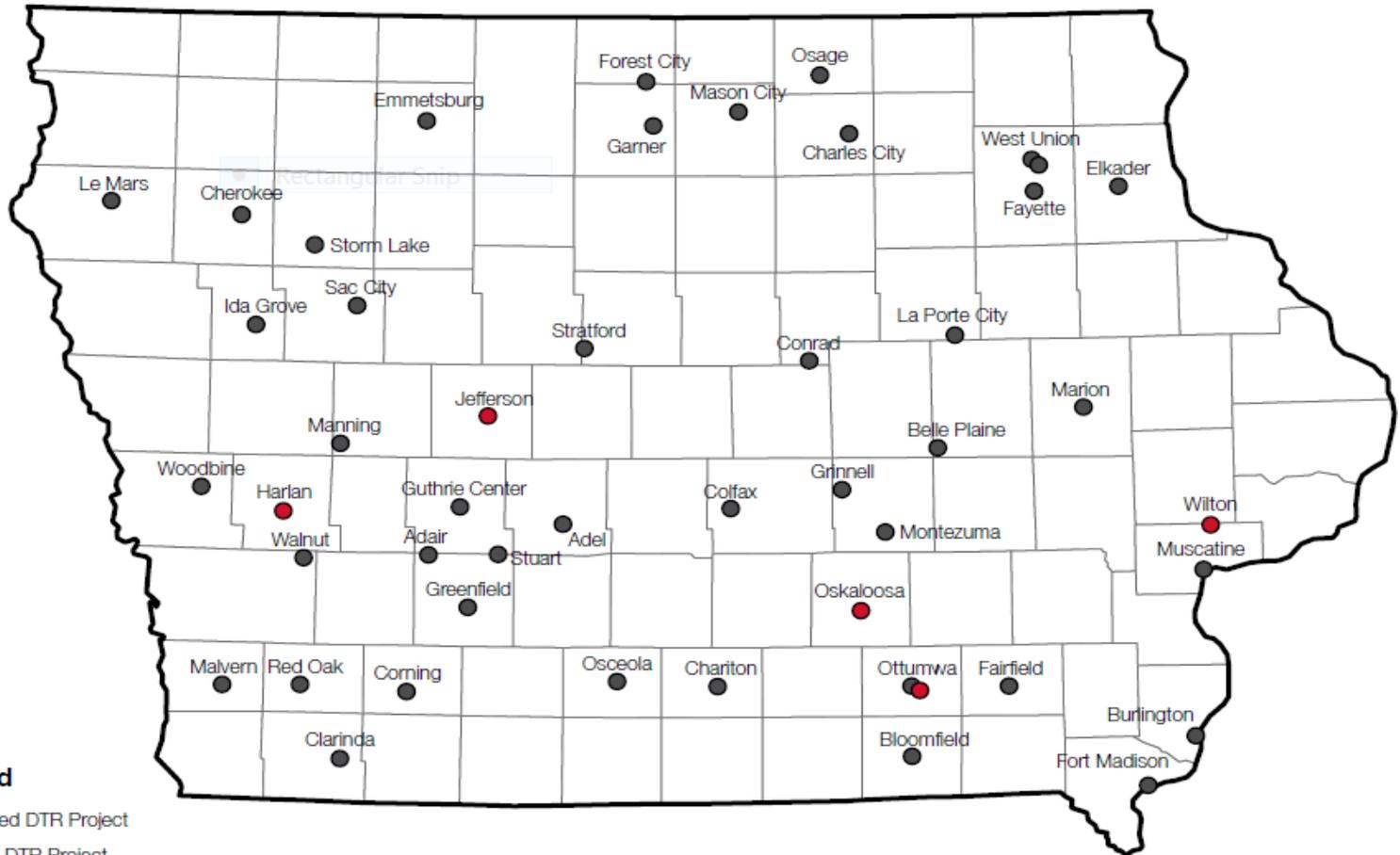
Program Overview

CDBG Downtown Revitalization Program

- » Awarded annually (\$3.1 million in funding expected)
- » On average 6-7 projects per year
- » Projects must meet HUD's CDBG National Objective of Elimination of Slum and Blight
- » Requires a high level of local coordination with business owners, architects, and CDBG grant administrator
- » Ideally results in highly visible outcomes



DOWNTOWN REVITALIZATION AWARDS



2017 Application Cycle

- » **Due Date: Friday February 3, 2017**
- » **All applications submitted through IowaGrants.gov**
- » **Program Changes made in 2016:**
 - *Minimum of 10 Buildings for an award of \$500,000*
 - *Minimum of 8 Buildings for an award of less than \$500,000*
 - No additional (non-grant) construction allowed on enrolled buildings from date of award until end of project contract...typically, three years!
 - Prioritization of slum and blight factors
 - Required photographs

Developing A Project

- » Applications need to work with architects from early on
 - Historic preservation project experience helpful
 - Should procure architects in advance of an award – but do not sign final design/construction contract until the project is awarded funding
 - **Remember NEW procurement regulations: Secure ALL phases at once**
 - Need cost estimates to be as realistic as possible
 - Application preparation *is* a pre-agreement cost that cannot be reimbursed
- » Feel free to communicate with IEDA frequently during application process
- » Engage city leadership and interested parties early on
- » Provide property owners with realistic expectations
- » Use DTR Green Streets Criteria
- » Obtain a commitment letter from property owners / money down best

Program Overview:

Meeting Slum and Blight National Objective

- » CDBG qualification criteria for DTR – area must meet the definition of Slum & Blight to be eligible for funding
- » *Step 1:* Define the area
- » *Step 2:* 25% of the buildings in the area must be in fair to poor condition
- » *Step 3:* The designated area must meet the requirements of Iowa Code Chapter 403:
 - Resolution adopted by City within 2 years of application
 - One or more slum, blighted or economic development areas exist
 - The rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the municipality

Scoring Criteria

- » **Same criteria as for 2016**
- » **8 scoring criteria**
- » **Criteria scored on a 1 to 5 scale. Maximum of 40 points**
- » **Remember that criteria regarding project impact were revised to better reflect meeting national objective (slum and blight)**

2017 Applications

The most competitive applications will have:

- » First Tier Environmental Review Complete
- » Signed agreements with business owners with portion of match in escrow
- » Architect conditionally procured through final design and construction
- » Work activities addressing vast majority of FAIR & POOR buildings in target area, as well as individual blighting factors on those buildings
- » Matching funds equaling 50% or more of total project
- » Line item bid estimates including deductible alternatives
- » Agreement on all program cost totals between: architect; overall budget line item figures; and as reported on signed property owner agreements
- » A clear administrative plan outlining management responsibilities
- » Evidence of both past and future downtown revitalization efforts

2017 Applications

All eight scoring criteria below scored on a 1 to 5 scale, (5 best)

- » Degree to which the proposed activity is appropriate for CDBG funding
- » Degree to which CDBG funds will be leveraged by other funds
- » Degree of impact the activity will have on the elimination of slum and blight in the identified target area (includes number of buildings, condition of participating buildings, proximity/location of buildings)
- » Degree to which the proposed design criteria addresses identified contributing factors to slum and blight
- » Degree to which the scale and scope of the project is appropriate for the CDBG program timeframe (3 years)
- » Degree of community involvement with the proposed downtown revitalization efforts (community outreach, public input, planning exercises)
- » Degree to which the project meets or exceeds the minimum building and site design criteria (Green Streets criteria) established by IEDA
- » Degree to which the project is ready to proceed

Slum & Blight Documentation

- » Slum & Blight summary form incorporated into the project information section in IowaGrants
- » Individual building details section in IowaGrants will require for each building in target area:
 - Some degree of individual building description
 - Façade front picture and overall rating
 - **CDBG funded** buildings will ALSO need to provide:
 - Design or scope of work and cost details
 - *Several* building pictures: storefront, doors, windows, stairs, foundation, etc. with a priority ranking for each
 - Focus on slum and blighted items

Individual Building Detail on lowagrants.gov

- » Intention is to have all information associated with each individual property in one place
- » End result is better organization, less confusion and easier reference for both reviewers and administrators
- » Please make sure that addresses and, to the greatest extent possible, cost figures are uniform throughout the whole application
- » Buildings chosen for project participation must demonstrate deteriorating conditions by photo and be rated in POOR or FAIR condition
- » Priority ranking of building components required
- » Process should establish more tie-in between slum & blight forms and final design

Individual Building Detail on lowagrants.gov

» For CDBG funded buildings.....

- Make sure to have a picture for each requested category:
Storefront, Doors, Windows, Porch, Foundation
- Make sure to have a rating for EACH category
- Make sure to have provided descriptions of deteriorating conditions for EACH category
- If Storefront, Windows, etc are Fair or Poor condition make sure to have written and visual justification
- Make sure to be proposing substantive improvements to areas (windows, storefronts) of the buildings that you have ranked worst
- Only buildings that have been classified as Fair to Poor can be improved with CDBG dollars

Individual Building Detail

Complete the individual building detail for each building within the Slum & Blighted area including a photo for each facade.

Building Address*

Owner of Building

**Business/Occupant Name
(if applicable)**

Year Building Built

**Is this building abandoned or
chronically vacant?**

**If no, number of businesses
inhabiting space**

Is this building in a flood plain?

Number of stories

Main material of building

Use(s) on first floor

**Is this property contributing to slum
and blight, in fair or poor condition,
as documented on this form?**

**Is this property being proposed for
improvement with CDBG funds?**

Note: Only those properties determined to be in fair or poor condition are eligible to receive CDBG DTR funds.

**Other contributing factors:
(500 character max.)**

Front Facade Picture

Provide for every building in the Slum & Blighted area.

**Primary Facade
(Include entire height and width of
building)**

Overall Building Condition

Description of Existing Condition

Building Condition

IowaGrants Screenshot:

complete this section for EACH building in the slum & blighted area

CDBG Project Buildings

Design & Cost Details

Provide estimates for construction and related costs. Complete a separate estimate for each activity proposed in the application and upload the single document to Cost Estimate Detail field on this form. In the document, provide a detailed breakdown by line item of construction costs, professional fees and permits, any bid alternates, and contingencies as separate line items.

**Estimated base construction costs
(Not including design fees or
alternates)**

**Financial commitment
of property owner**

Proposed Building Renderings:

**Cost Estimate Detail:
(Include alternates)**

Owner Commitment Letter

**Comments:
(500 Character Max.)**

IowaGrants Screenshot:
complete this section for ONLY CDBG project buildings in the
slum & blighted area

Project Building Pictures

It is expected that conditions ranked worst will be fixed with CDBG funds.

Upload photographs as they are relevant to the building being surveyed. Include close-up detail of any deteriorating conditions and areas targeted for improvement with CDBG funds.

Side of building (if applicable)

Rear of Building (if applicable)

Storefront

Description of Existing Condition

Rank in order of worst to best
(1- worst, 6=best)

Doors/entry ways

Description of Existing Condition

Rank in order of worst to best
(1- worst, 6=best)

Windows (above 1st floor)

Description of Existing Condition

Rank in order of worst to best
(1- worst, 6=best)

Porch/Stairs/Deck/Ramp

Description of Existing Condition

Rank in order of worst to best
(1- worst, 6=best)

Foundation

Description of Existing Condition

Rank in order of worst to best
(1- worst, 6=best)

Other

Description of Existing Condition

Rank in order of worst to best
(1- worst, 6=best)

IowaGrants Screenshot:

complete this section for **ONLY CDBG** project buildings in the slum & blighted area

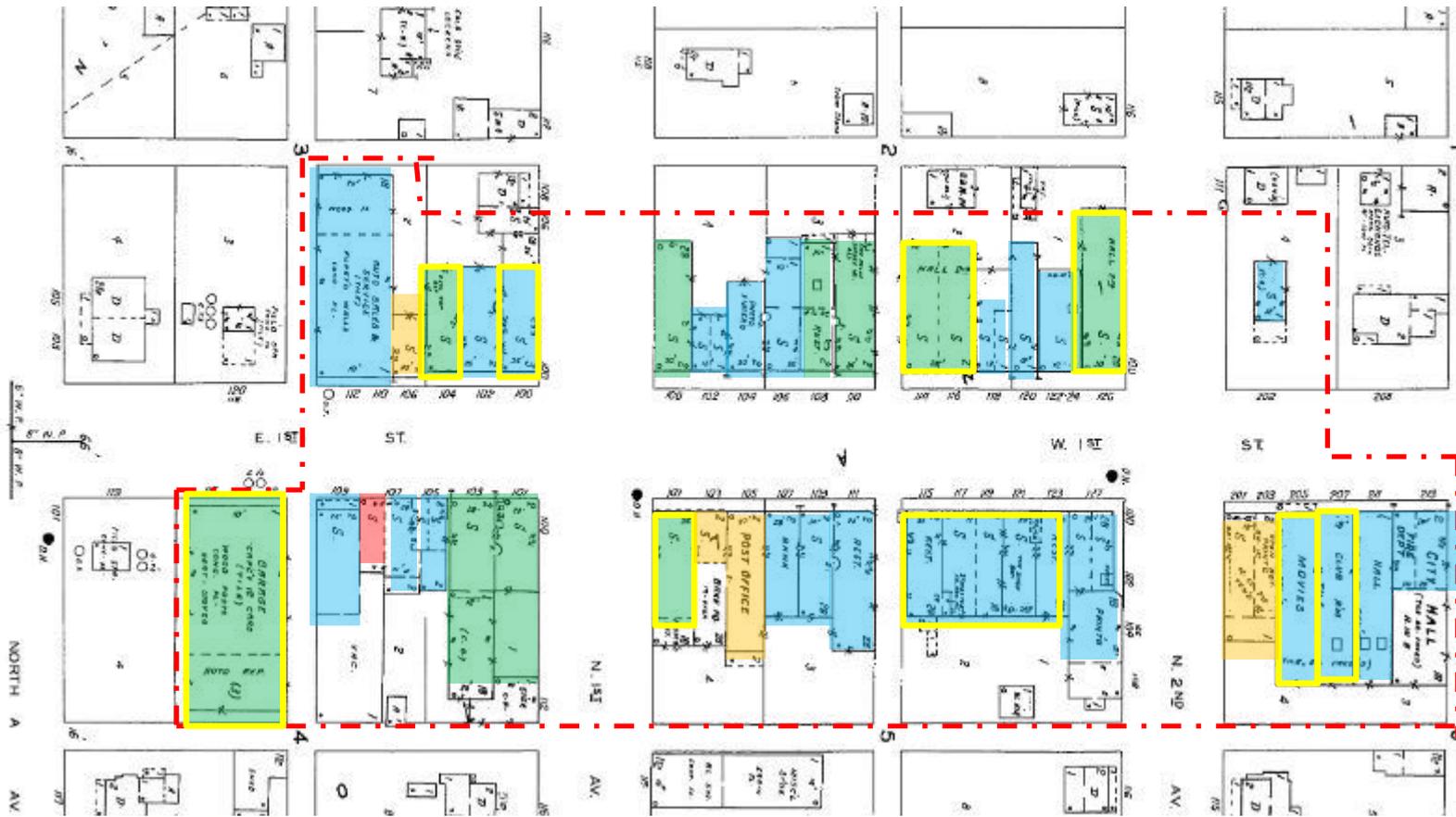
How the DTR Project Should Impact S & B



Anywhere, IA 40 Total Buildings 17/40 = 42% Slum and Blight

- - - Slum and Blight Survey Area
- 5 Excellent 12 Fair Participating in DTR – 12 Buildings/Facades
- 18 Good 5 Poor

How the DTR Project Should Impact S & B



Anywhere, IA 40 Total Buildings $5/40 = 12.5\%$ Slum and Blight

- - - - Slum and Blight Survey Area

	9 Excellent		4 Fair
	26 Good		1 Poor

Participating in DTR – 12 Buildings/Facades

Pictures for Front Façade: Must have for ALL Buildings in the Slum & Blight Area



Front Façade Picture: entire height and width of building

Bad Pictures for Front Façade



Shows only a portion of the front façade of these buildings

Good Pictures for documenting Fair & Poor conditions on potential CDBG project buildings



Category Picture: Storefront

Good Pictures for documenting Fair & Poor conditions on potential CDBG project buildings



Category Picture: Foundation

Good Pictures for documenting Fair & Poor conditions on potential CDBG project buildings



Category Picture: windows

Good Written Description Examples

» Exterior Walls & Surfaces

- Brick work, primarily on second story, showing discoloration, face deterioration and missing or crumbling mortar. Some bricks appear to be loosening and out of alignment. Others are cracked, chipped, or pitted and much of paint cover has worn off. A degree of bowing has been noted on the exterior wall of the first floor. Lintel appears to be sagging and beginning to lose structural integrity. Cornice in need of cleaning and restoration of NE end decorative elements.

» Windows

- A total of four windows on second floor are missing and openings have been filled in with plywood that is beginning to rot. Two other windows are clearly not operational. Upper sash on one second floor window is cracked. All window frames also showing signs of rot. First floor windows showing moisture damage; need to be resealed – caulking and weather stripping. Transom windows covered with metal panel that exhibits significant rust.

Incomplete Written Description Examples

No windshield surveys. Preparer must walk around the buildings and visit with the owners.

» **Exterior Walls & Surfaces**

- Brick in bad shape all over building. Lots of tuck-pointing called for.
- Looks like there has been some water damage.
- Wall could use repainting.

» **Windows**

- Several windows either broken, missing or probably can't be opened.
- Some windows may not be weather tight.
- Window frames need work.

» **Doors & Entry Ways**

- Front door is in bad condition.
- Recessed entrance way looks old and dirty.
- Signage dated.

Cost Estimate Preparation

- » Accuracy is vital to a successful project meeting goals
- » Average building, with share of design, expected to be about **\$50,000 +**
- » Err on the high side but stay within reason
- » CDBG funds can only be used for buildings properly classified in fair or poor condition so costs should rarely be “minimal”
- » Keep in mind that historic preservation standards may increase costs
- » Make sure that the property owner is “on board” with final cost estimates
- » Beware of unexpected or “hidden” costs
 - Asbestos testing or removal
 - DNR regulations on “deconstruction”
 - Structural problems not readily visible
 - Removal of special wastes

Role of Historic Preservation

- » Be aware of your community's historic/cultural assets as well as any existing districts or local rehabilitation guidelines
- » DTR encourages historic preservation practices
- » Survey and evaluation of all project properties will be required as part of environmental review (Section 106)
- » Any buildings deemed potentially eligible for national register must be rehabbed in accordance with Sec. of Interior Standards
- » Scope of work to be reflected in bid specs for historic buildings must go through IEDA (but no longer SHPO) review
- » Allow time for this review in your overall project timeframe
- » Contact Ann Schmid of IEDA staff for info and assistance with process: ann.schmid@iowa.gov or (515) 725-3078

Iowa Grants.gov

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Grant Tracking

Introduction
 Print to PDF will convert the Status Report plus any PDF attachments into a single PDF file. Both Approval allows internal approval. Negotiation will allow you to attach one or more versions of the Status Report and route the Status Report back to the grantee for further editing. Annotations allow internal staff to add notes that are visible to internal staff only. The granee cannot see these notes. Versions will display all component versions that were created as a result of the negotiation process. Feedback allows staff to enter feedback about the Status Report to the granee. If the feedback text will appear at the bottom of the Status Report and will be visible to anyone who has access to the Status Report. Withdraw changes the status of the Status Report to Withdrawn and removes the Status Report from further processing.

Status Report Details | Print to PDF | Withdraw | Negotiation | Edit Approval | Annotations(0) | Versions | Feedback

Test-12-HSG-001-Test

CDBG

Award Year:	2012	Status:	Submitted
Contract Number:	test-12-HSG-001	Approved By:	
Status Report Number:	10	Approved Date:	
Submitted By:	Dan Dunsky2		
Submitted Date:	01/30/2012		
Status Report Type:	SHPO (Housing and DTH Only)		
Title:	200 E. Grand		
Report Period:	From Date To Date		

Primary Contact and Organization

Primary Contact	Organization Information
AnA User Id: dan.dunsky@iowa.gov	Organization Name: Iowa Economic Development Authority
First Name: Dan	Organization Type: State Government
Last Name: Dunsky	DUNS:
Middle Name:	Organization Website:
Title:	Address: 200 East Grand Avenue
Email: dan.dunsky@iowa.gov	City: Des Moines, Iowa 50319
Address: 200 E. Grand	State/Province: IA 50319
City: Des Moines, Iowa 50319	City: Des Moines, Iowa 50319
State/Province: IA 50319	State/Province: IA 50319
Postal Code/Zip:	Postal Code/Zip:
Phone: 515-725-3046	Phone: 515-282-7248
Phone Ext.:	Phone Ext.:
Program Area of Interest: CDBG	Fac: Benefactor Vendor Number
Agency: Economic Development, Iowa Department of	

Status Report Approval

Level	Approved By	Approved Date	Approval	Comments

SHPO

Unique Property ID:	5	
Last Name:	200 E. Grand Ave.	
Property Address:	USM	
City:	50309	
Zip:	2000	
Build Year:		
Number of acres in project:		
Legal Location:		
Section(s):	Township(s):	Range(s):
Site Inventory Number:	If previously evaluated and in the SHPO inventory	

PMOU

This section is only to be complete prior to the effective date of the Programmatic agreement with SHPO.

PMOU Exempt? No

If this project IS PMOU Exempt, provide exempt date signed and PMOU finding

Exempt Date Signed:	Exempt Date Signed:	PMOU Finding:
---------------------	---------------------	---------------

If this project IS NOT PMOU Exempt, please provide the SHPO Concurrence date and concurrence finding

SHPO Concurrence Date? Finding:	Concurrence Date:	Concurrence Finding:
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RSC: Review & Compliance Number

Programmatic Agreement

This section should only be completed after the Programmatic Agreement with SHPO has been signed

PA Exempt

If this project IS PA Exempt, provide exempt date signed and PA finding

Exempt Date Signed:	Exempt Date Signed:	PA Exemption:
---------------------	---------------------	---------------

Exempt Form

If this project IS NOT PA Exempt, please provide the finding and supporting documents in the section below

Finding:	Finding:
----------	----------

If No Adverse Affect or Adverse Effect, please describe what historic resources are in the APE and how the RSC came to the finding.

Supporting Documentation

Document:	Document Description:	File
	200 E. Grand SHPO Doc	

Programmatic Agreement

- » Use the SHPO Status Report form in IowaGrants.gov to document and submit your Section 106 compliance information.
- » Previously this form was used to collect the SHPO Concurrence documents for all tiered projects (DTR & HSG)
- » Now – this form will be used for all CDBG funded projects.
- » DO NOT SEND ANY PACKETS TO THE SHPO!
- » Form changed from “SHPO” to “NHPA Section 106”

Programmatic Agreement

GrantProject Tracking

Status Report: Test-12-HIG-001 - 10

Grant: Test-12-HIG-001-Test
Status: Submitted
Program Area: COBG
Grantee Organization: Iowa Economic Development Authority
Program Manager: Barb Harty

Instructions

How to use SHPO Status Report Form: Once you have finished consultation with SHPO or determined if an exempt from SHPO review for EADY individual address please use following information about each address. A new Status Report will be required for EACH property. Also upload the corresponding documentation within the SHPO form or the Exempt from SHPO form for each address.

After adding SHPO information, please e-mail Ann Schroyer

This form is undergoing changes to accommodate the new Programmatic Agreement with SHPO. Working on the new requirements is scheduled for August 2012. If you have completed the form prior to the timing, please contact Ann Schroyer at (515) 281-3016.

SHPO

Unique Property ID: 5
Last Name:
Property Address: 200 E. Grand Ave.
City: DSM
Zip: 50309
Build Year: 2000
Number of acres in project:
Legal Location: Section(s) Township(s) Range(s)
Site Inventory Number: If previously evaluated and in the SHPO inventory

PMOU

This section is only to be complete prior to the effective date of the Programmatic agreement with SHPO.

PMOU Exempt: No
Exempt Date Signed: Exempt Date Signed PMOU Finding
SHPO Concurrence Date/Finding: 08/16/2012 Concurrence Date Concurrence Finding
R&C: Review & Compliance Number

Programmatic Agreement

This section should only be completed after the Programmatic Agreement with SHPO has been signed.

PA Exempt
Exempt Date Signed: Exempt Date Signed PA Exception
Exempt Form: Choose File No file chosen
Finding: Finding

Supporting Documentation

For all submissions, please provide sufficient documentation to support the Responsible Entity's Finding (attached in the drop-down list above). Be sure that all necessary the files are provided in the drop-downs below. Please include all identification and evaluation documents, which depending on the project may mean providing multiple uploads for some of the types listed in the dropdown. Please also include the Signature Authorization Form to document the administrator can create documentation on behalf of the responsible entity. Documents that support the Section 106 packet but are not identified below, simply select "Other" and upload the supporting documentation.

Other

Mechanology

- 1/3 mile (over 1/3 mile) radius with equal name and APE outlined (maps online at <http://ortho.gis.iastate.edu/>)
- Location showing levels of proposed activities or general social engineering
- Aerial photos: zoom to project area (ortho online at <http://ortho.gis.iastate.edu/>)
- Description of width and depth of proposed excavation and correct conditions of project area
- GIS data file search; Phase I/A, or Phase I Archaeological Survey

Architecture

- Previous site information available (contact Iowa Site Inventory Coordinator)
- Location map (no larger than 10x10) with APE clearly defined (Quad map or city plat map)
- Detailed description of proposed activity including copy of project specifications, if applicable
- Previous (no more than 3 years old) or new Iowa site inventory form (available online at www.iaahistorical.org/previous/) form must include the following items:
 - Property completed ISIF form with narrative description and statement of significance
 - Clear photos of property and surrounding area
 - Map showing the location of the home within the City
 - Copy of county or city assessor's card record or other appropriate property information
 - Historic photographs if available

Document: Document Description:
JED 5 - Grand SHPO Use
Last Edited By: Ann Schroyer

SHPO

Unique Property ID: 5
Last Name:
Property Address: 200 E. Grand Ave.
City: DSM
Zip: 50309
Build Year: 2000
Number of acres in project:
Legal Location: Section(s) Township(s) Range(s)
Site Inventory Number: If previously evaluated and in the SHPO inventory

PMOU

This section is only to be complete prior to the effective date of the Programmatic agreement with SHPO.

PMOU Exempt: No
Exempt Date Signed: Exempt Date Signed PMOU Finding
SHPO Concurrence Date/Finding: 08/16/2012 Concurrence Date Concurrence Finding
R&C: Review & Compliance Number

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This section should only be completed after the Programmatic Agreement with SHPO has been signed.

PA Exempt
Exempt Date Signed: Exempt Date Signed PA Exception
Exempt Form: Choose File No file chosen
Finding: Finding

If No Adverse Affect or Adverse Effect, please describe what historic resources are in the APE and how the RE came to the finding.

OLD PROCESS
Don't use

PA Exempt
YES or NO

Section 1. a.; Section 1. b.; Section 1 c.;
Section 2. a.; Section 2. b.;
Section 2 Excluded Activities;
Section 3. a.; Section 3. b.;
Section 3. Excluded Activities;

Programmatic Agreement

Supporting Documentation

For all submittals, please provide sufficient documentation to support the Responsible Entity's Finding (selected in the drop-down list above). Be sure that as necessary the following documents are provided in the uploads below. Please include all identification and evaluation documents; which, depending on the project may mean providing multiple uploads for some of the document types listed in the drop-down. Please also include the Signature Authorization Form to document the administrator can make determinations on behalf of the responsible entity. For any relevant documents that support the Section 106 packet but are not identified below, simply select "Other" and upload the supporting documentation.

Upload:

Archaeology

- 7.5 min Quad U.S.G.S. (1-mile radius) with quad name and APE outlined (maps on-line at <http://ortho.gis.iastate.edu/>)
- Site plan showing limits of proposed activities or general layout (engineering)
- Aerial photo: zoom to project area (photos on-line at <http://ortho.gis.iastate.edu/>)
- Description of width and depth of proposed excavation and current conditions of project area
- OSA site file search, Phase IA, or Phase I Archaeological Survey

Architecture

- Previous site information available (contact Iowa Site Inventory Coordinator)
- Location map (no bigger than 11x17) with APE clearly defined (Quad map or city plat map)
- Detailed description of proposed action, including copy of project specifications, if applicable
- Previous (no more than 5 years old) or new Iowa site Inventory Form (available online at www.iowahistory.org/preservation) form must include the following items scanned as a single upload:
 - Properly completed ISIF form with narrative description and statement of significance
 - Clear photos of property and surrounding area
 - Map showing the location of the home within the City
 - Copy of county or city assessor's card record or other appropriate property information
 - Historic photographs if available

Document*

Document Description:

Document Description

File No file chosen

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Programmatic Agreement

Status Report: Test-12-HSG-001 - 10

Grant: Test-12-HSG-001-Test
Status: Submitted
Program Area: CDBG
Grantee Organization: Iowa Economic Development Authority
Program Manager: Barb Harvey

Instructions

Housing SHPO Status Report Form: Once you have finished consultation with SHPO or determined it is exempt from SHPO review for **EACH** individual address please complete the following information about each address. **A new Status Report will be required for EACH property.** Also, upload the corresponding documentation: either the SHPO concurrence letter or the Exempt from SHPO form for each address.

After adding SHPO information, please e-mail [Ann Schmid](#)

This form is undergoing changes to accommodate the new Programmatic Agreement with SHPO. Training on the new requirements is scheduled for August 30th. If you have questions about completing this form prior to the training, please contact Ann Schmid at (515) 725-3078.

Supporting Documentation

For all submittals, please provide sufficient documentation to support the Responsible Entity's Finding (selected in the drop-down list above). Be sure that as necessary the following documents are provided in the uploads below. Please include all identification and evaluation documents; which, depending on the project may mean providing multiple uploads for some of the document types listed in the drop-down. Please also include the Signature Authorization Form to document the administrator can make determinations on behalf of the responsible entity. For any relevant documents that support the Section 106 packet but are not identified below, simply select "Other" and upload the supporting documentation.

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 - Clear photos of property and surrounding area
 - Map showing the location of the home within the City
 - Copy of county or city assessor's card record or other appropriate property information
 - Historic photographs if available

Document*

Document Description:

File

- Signature Authorization Form
- Excluded from Review Form
- APE Map
- Site Plan
- Aerial Photo
- Detailed Scope of Work
- OSA Site File Search
- Iowa Site Inventory Form
- Other

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Tips on Communication with Property Owners

- » Don't promise property owners inclusion in application until slum/blight inventory determines fair or poor condition
- » Circulate commitment letter templates early on
- » Discuss cash match and façade easement expectations
- » Two-way communication important
- » Do NOT expect construction to begin in 2017; plan on mid 2018
- » Convey federal requirements, including that:
 - City will hire architect and contractor and will direct those services
 - Davis Bacon prevailing wages will apply
 - All work subject to Secretary of Interior Standards, (unless no historic potential)
 - Entire building subject to federal requirements – IEDA mandates no additional construction work to participating buildings from award through grant closure



NUISANCE PROPERTY REMEDIATION PROGRAM

34

Nuisance Property Loan Program

- » Program created short-term low or no interest loan program (0 % interest option for communities of less than 2,000 in population)
- » Iowa cities of any size are eligible to apply
- » Intent of law is to assist cities in addressing abandoned, deteriorated or dilapidated structures – common problem
- » Flexible Funds - can be used for rehabilitation, stabilization, demolition or acquisition
- » Changes also made to Section 657A of the Iowa Code to expedite city acquiring deteriorated properties
- » NO pass through Federal requirements
- » Projects funded through the program must be completed within the term of the loan.

Nuisance Property Loan Program

- » **Loan terms set at one, two or three years; corresponding rates of 1%, 2% and 3%**
- » **Payments can be made on quarterly, semi-annual, or annual basis**
- » **No identified collateral or security necessary – only a proposed source of repayment**
- » **Program proceeds can be used for residential, commercial industrial or institutional structures – basically anything excepting Brownfield or Greyfield clean-up**
- » **There is no actual established loan minimum or maximum; it will vary by size of community and project impact**
- » **Single building applications are potentially fundable but such buildings must be of a larger size (i.e.) multi-family housing complex, former school, former hospital, former warehouse, former hotel, former nursing facility**
- » **Turn around will be less than for CDBGs – approximately 30 days (?)**

Nuisance Property Loan Program

- » Applications are accepted on a rolling basis until funds depleted
- » Applications submitted through iowagrants.gov
- » Costs incurred in the preparation of this application may be eligible to be reimbursed with program funds.
- » Applications evaluated and awarded first come/first served, BUT must have a minimum score of 50 points to qualify for funding
- » All buildings made part of the program must be documented as representing a public nuisance through abandonment, chronic building code violations, or structural dilapidation to the point of being hazardous to the public health, safety and welfare.
- » A redevelopment plan for all properties receiving funds must be part of the application

Nuisance Property Loan Program

- » **Applications should describe how the proposed activities will assist redevelopment activities in a comprehensive and coordinated manner.**
- » **IEDA staff will review applications under a competitive criteria review system. Review criteria categories:**
 - *Financial need of the community*
 - *Extent of overall blight in the community*
 - *Condition of housing stock in the community*
 - *Administrative and operational capacity*
 - *Percentage of low to moderate income residents in the community*
- » **Each of the five review criteria has a maximum of 20 points; thus the maximum score for an application is 100 points.**

Nuisance Property Loan Program

» Key Application Components:

- *Evidence of city support*
- *Project location(s) listed and illustrated on detailed map(s)*
- *City budget & city's debt limit; City's general bonding capacity*
- *Percentage of low-moderate income persons*
- *Community's building and housing conditions*
- *Proposed remediation plans & proposed redevelopment plans*
- *Project's overall impact*
- *Description of any other participating entities*
- *Coordination with other community development efforts*
- *Demonstrated project administration capacity*
- *Complete line item budget*
- *Evidence of commitment of other funds, (if applicable)*

Nuisance Property Loan Program

- » **\$6,000,000 currently in the funding “pot”; nothing additional until first loans begin to get repaid**
- » **Eight cities are in the editing stages, (one submitted under review) of formulating their applications but I do not expect that, even if all were funded, the monies would be exhausted.....but it is best to submit your application soon**





QUESTIONS?

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IOWATM
economic development

CDBG
Community Development Block Grant