

2017 CDBG APPLICATION WORKSHOP

Housing Overview

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2017 Housing Fund

- » **2016 set-aside: approximately \$4.75 million**

Expect 2017 allocation to be similar but will depend on amount of HUD funding.

- » **Single-family, owner-occupied rehabilitation**

IEDA looking at two pilot projects this year

- » **Per Unit Limit = \$37,500**

- \$24,999 hard rehabilitation costs
- \$4,500 technical services



2017 Housing Fund

2017 Application Cycle

- » **September 27, 2016** **Application Workshop**
- » **January 13, 2017** **Applications submitted to**
iowaGrants.gov by 11:59 PM
- » **Week of May 15, 2017** **Awards (tentative date)**
- » **Week of June 19, 2017** **Recipient Workshop (tentative date)**

2017 Housing Fund

» **Maximum of six (6) units per project**

- Funds awarded for additional units based on performance and as funding is available. Check with IEDA and submit an amendment request
- Three years to complete program

» **Local funds and hard rehab costs (Activity 97)**

- Full local commitment will be spent by completion of program
- Additional local match not required, but will be helpful if additional units are added
- Technical Services cap will not change at this time
- Prefer to see local funds going toward rehab costs, not administration

2017 Housing Fund

» **Starting with 2017 applications, the following are now required to be submitted at the time of application:**

- Administrator must be procured (if procurement is necessary). Procurement documents must be submitted with application.
- Administrative plan must be submitted with application. Plan should be approved by the city prior to submittal.

» **More competitive applications will have:**

- Blanket environmental review complete
- Grant administrator procured (if needed)
- Homeowner applications approved with LMI benefit verified

2017 Housing Fund

- » **If an application is incomplete it will NOT be reviewed. Complete means all required documents are uploaded and include all necessary information. IEDA will not give applicants an opportunity to “fix” applications or supplement information as has been done in years past.**

- » **Refer to IEDA handout on this topic**

2017 Housing Application – Key Points

- » **Sources = Expenditures**
- » **Public Hearing Requirements- 9 points must be covered and described in public hearing minutes**
- » **Specific Sections**
 - Need for project and potential impacts
 - Current housing improvement/community development activities
 - Activities with partner organizations (housing trust funds, CAP agency)
- » **Administrator Capacity**
- » **Clear and concise**

Scoring criteria

- » **7 scoring criteria**
- » **Criteria scored on a 1 to 5 scale. Maximum of 35 points**
- » **Combination of objective and subjective criteria**
- » **Refer to handout**

Program updates

» Updated Iowa Minimum Rehab Standards

- Emphasis on “decent, safe, sanitary” – HUD Housing Quality Standards
- Build a basic set of expectations that must be met and apply to IEDA programs
- State/Local building codes apply where adopted and applicable
- Rehabilitation beyond basic expectations at Recipient/Homeowner/Rehab Spec. discretion

» Implemented with 2016 CDBG housing awards & will apply to 2017 awards

Program updates

» Updated Administrative Plan template

- In the form of an outline describing items to be addressed in the plan
- Certain items are still required to be included in the plan
- Designed to allow for more flexibility as communities design their programs
- Designed to eliminate all plans being exactly the same!
- Hope to encourage thought and discussion at the local level

» New template to be used for 2017 applications, unless the plan has already been approved by the city as of 9/27/16

- Must show this in writing through a resolution, etc.

2017 PILOT PROGRAMS

» Single Family Gut Rehab

- Seeking interested communities for 2017 applications
- Will likely target fewer homes than Standard Single Family Rehab
- Will ideally target pre-1978 homes, but not mandatory
- Owner must be LMI-verified and must occupy the residence
- No cap on CDBG rehab expenditures
- No cap on technical services expenditures
- Rehab must meet Iowa's Minimum Standards and Green Streets for Gut Rehab Single Family
- All lead hazards must be identified and fully abated in accordance with 24CFR35.120(b)

2017 PILOT PROGRAMS

» **Historic Preservation Single Family Rehab**

- Seeking interested communities for 2017 applications
- Will likely target fewer homes than Standard Single Family Rehab
- Owner must be LMI-verified and must occupy the residence
- No cap on CDBG rehab expenditures
- No cap on technical services expenditures
- Property must be determined eligible for or listed in the National Register of Historic Places
- Rehab must meet Iowa's Minimum Standards and comply with the Secretary of the Interior's Standards for Rehabilitation
- Coordination with SHPO will determine if full abatement or the use of interim controls in accordance with Lead Safe Housing Regulations 24CFR35.115(13) is required

QUESTIONS?