Additional funding awarded from HUD and Iowa Economic Development Authority for Coronavirus Pandemic preparedness and prevention.

Additional funding awarded from HUD for Coronavirus Pandemic preparedness and prevention.
Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Council Bluffs is an entitlement community and therefore is qualified to receive financial assistance from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Specifically, the City qualifies for Federal entitlement funding made available through the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Past performance has demonstrated that the City has administered both of these programs efficiently and effectively.

To remain eligible for this funding, the City is required to prepare a HUD mandated Consolidated Plan. The Consolidated Plan requires the City to identify its housing and community development needs, come up with strategies for meeting those needs and prioritizing those needs. The Consolidated Plan includes a Five-Year Strategy and Annual Action Plans for each program year in the five-year strategy. The Annual Action Plan primarily presents a budget for proposed activities to be implemented during the course of each program year in the five-year strategy and to address needs identified as part of the overall five-year strategy.

This Consolidated Plan is for the Five-Year Strategy for the period beginning January 1, 2019 through December 31, 2023. The formula grant programs covered by this Consolidated Plan include only the Community Development Block Grant (CDBG). The Home Investment Partnership (HOME) Program funding and activities are outlined in the Omaha - Council Bluffs Consortium Consolidated Submission for Community Development Programs.

The City’s fiscal year for these programs is January 1st through December 31st, and funding may be utilized to implement a variety of housing and community development activities. These must either: (1) provide benefit to low and moderate-income persons; (2) reduce or eliminate slum and blight conditions; or (3) address an urgent need. The goals of the formula grant programs covered by the Consolidated Plan and Annual Action Plan are: 1) to strengthen partnerships among all levels of government and the private sector so as to enable them to “provide decent housing”; 2) to establish, maintain, and “provide a suitable living environment” and 3) to “expand economic opportunities” for low and moderate income residents.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Generally, there are three objectives relative to program funding:
- **Creating (or Enhancing) Suitable Living Environments** Applicable to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

- **Providing Decent Housing** Applicable to housing programs where the purpose is to meet individual family or community needs, and not programs where housing is an element of a larger effort (such as would otherwise be applied under the “Suitable Living Environment” Objective).

- **Creating Economic Development Opportunities** Applicable to activities that are related to economic development, commercial revitalization, or job creation.

Generally, three outcomes are relative to program funding objectives:

- **Availability/Accessibility** Applicable to activities that make services, infrastructure, housing or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to low- and moderate-income people.

- **Affordability** Applicable to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people, including: the creation or maintenance of affordable housing; basic infrastructure hook-ups; or services such as transportation or day care.

- **Sustainability** Applicable to (multiple) activities or services that are directed toward improving communities or neighborhoods (to make them livable or viable) by providing benefit to low- and moderate-income people or by removing or eliminating slum or blighted areas.

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 FY19-23. The City’s community development objectives acknowledged were all listed as high priorities and were set forth in four general parts in the FY19-23 Annual Action Plans. The four parts are as follows:

1. **Housing Development (Decent Housing and Suitable Living Environment)** – The conservation and redevelopment of established neighborhoods and the preservation and expansion of their housing stock.
2. **Economic Development (Economic Opportunity)** – The revitalization of commercial properties and job creating projects that benefit low and moderate income people.
3. **Public Services and Facilities (Suitable Living Environment)** – The development of physical and human service projects that benefit low and moderate income people by non-profit organizations.
4. **Administration** – The efficient operation of the Community Development Program.

### 3. Evaluation of past performance
The previous Five-Year Omaha/Council Bluffs ConPlan for Fiscal Year 2013 through 2018 (FY13-18) and the individual Annual Action Plans, include specific objectives and priorities regarding Suitable Living Environments, Decent Housing, and Economic Development activities to be achieved during the five-year period. These objectives and priorities, designed to assist persons of low- and moderate-income, are carried out on a yearly basis through the five Annual Action Plans, FY13-18. The City’s community development objectives were set forth in four general parts in the FY13-18 Annual Action Plans. The four parts are as follows: housing development; economic development; public services and facilities; and administration.

The City is pleased to report solid performance across all priority areas and specific objectives. So far during the first five years (6-year plan) the City has completed 138% of its goal. It is the City’s goal to complete no less than 75% of the objectives and priorities set forth in FY13-18. During the first five years of FY13-18, the City expected to assist 13,509 units/households/persons. During the first five years, the City actually assisted 18,631 units/households/persons. Of the 22 projects/programs charged with carrying out the objectives and priorities throughout FY13-18, ten completed 75% or greater of their goals. Of the ten, eight completed 100% or greater of their goals.

4. **Summary of citizen participation process and consultation process**

In an effort to prioritize needs and efficiently allocate resources, the City collaborates with citizens, elected officials, public/private agencies, and nonprofit organizations to determine community development needs for FY13-18. The needs are then listed as high priorities among the City’s community development objectives relative to program funding.

5. **Summary of public comments**

The Community Development Advisory Council held three public hearings on the 2013-2017 Consolidated Plan. The hearings took place on July 18, 2012, November 8, 2012 and February 8, 2013. The following is a summary of those comments:

**Parker**, of Family Housing Advisory Services, stated that they have seen an increased need for homebuyer counseling, an increase in the use of their fair housing services and foreclosure prevention counseling.

**Wallar**, with New Visions, stated that they are an advocate for Permanent Supportive Housing for persons coming out of Transitional Housing. They see a need for affordable low income housing and housing for veterans.

**Sime**, with MICAH House, stated that they see a continued need for emergency shelter with a supportive services component for homeless persons, especially families with children. Additionally, the emergence of the homeless single women population is underserved with approximately 200 on the waiting list for housing.
Showers, with Heartland Family Service, stated that Permanent Supportive Housing is a need, especially for persons coming out of shelters and transitional housing programs. The benefit to permanent supportive housing is the support services that one receives to be successful.

McKee, with Catholic Charities Phoenix House, stated that they are 1 of only 3 Domestic Violence shelters in the 4 county area, including Page, Mills and Harrison Counties. Echoed Sime’s comment on the single homeless women population.

Cutler, with Habitat for Humanity stated there is a continued need for additional single family affordable housing within the city.

Coleman, with NeighborWorks Home Solutions stated the need for down payment assistance for income qualified homebuyers continues to be an issue and needed within the community to ensure low-to-moderate income households and afford decent, quality housing within their price range.

6. **Summary of comments or views not accepted and the reasons for not accepting them**

All comments or views were accepted.

7. **Summary**
The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Agency</td>
<td>COUNCIL BLUFFS</td>
<td></td>
</tr>
<tr>
<td>CDBG Administrator</td>
<td>COUNCIL BLUFFS</td>
<td>Community Development Department</td>
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<tr>
<td>HOPWA Administrator</td>
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<td>HOME Administrator</td>
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<td>ESG Administrator</td>
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<tr>
<td>HOPWA-C Administrator</td>
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</tbody>
</table>

Table 1– Responsible Agencies

Narrative

The City allows and encourages all citizens to be involved during the Consolidated Plan and/or Annual Action Plan process, 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 public and assisted housing developments; and residents of targeted revitalization areas in which developments are located. Also, to ensure that those groups most directly affected during the Consolidated Plan and/or Annual Action Plan process are represented, citizen participation will be accomplished by, but not limited to, the following methods:

1. 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;
2. Communicating with nonprofit organizations, public agencies and other interested parties;
3. Encouraging, in conjunction with the City of Council Bluffs Community Development Department, the participation of public housing residents and assisted housing developments;
4. Advertising meeting(s)/hearing(s) in The Daily Nonpareil; or posting the notice at the Council Bluffs Public Library and City Hall; and
5. Ensuring that all citizens wishing to submit their view be offered an opportunity.
The Community Development Advisory Committee serves as a forum for receiving public comments and providing information to the public on the development or substantial amendment of the Consolidated Plan and/or Annual Action Plan and the development of the Annual Performance Report. The Advisory Committee works with the Community Development Department and other appropriate City Boards, Commissions and Councils in the development of the Consolidated Plan and Annual Action Plan.

The Advisory Committee held three public meetings/hearings during the development of the 2013 Annual Action Plan and 2019-2013 Consolidated Plan that included the identification of community housing and non-housing needs, prioritization of needs, strategy development to meet identified needs and budget recommendations to implement those strategies. All meetings/hearings were posted at City Hall, the Council Bluffs Public Library or advertised in The Daily Nonpareil. Additionally, 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, nonprofit organizations, public agencies and other interested parties were notified via email or by mail of the meetings/hearings.

Public comments were received during the comment period at the public meetings/hearings. All of the comments or views were accepted.

**Consolidated Plan Public Contact Information**

Courtney Harter, City of Council Bluffs, Community Development Department, 209 Pearl Street, Council Bluffs, IA 51503; phone (712) 328-4629 or email charter@councilbluffs-ia.gov
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

In addition to the four Advisory Committee public meetings/hearings and City Council meeting and as part of the City's Analysis of Impediments to Fair Housing, the City of Council Bluffs engaged in extensive consultation process with local public agencies, non-profits organizations and other interested entities in an effort to develop a community planning process. In April 2017, in conjunction with the Cities of Bellevue and Omaha and the Public Housing Authorities of Bellevue, Council Bluffs, Douglas County and Omaha, the City began its work on the Affirmatively Furthering Fair Housing Assessment to create a regional plan for addressing the needs in our respective communities. Through this process, five stakeholder meetings and two public meetings were held in Council Bluffs specifically and regionally 19 stakeholder meetings and nearly 100 public workshops, meetings, conference attendances and resource fairs.

Other regional outreach included a survey prepared for public comment in a variety of languages and the City of Omaha Human Rights and Relations Department prepared a “What is Affirmatively Furthering Fair Housing (AFFH)?” video to assist in understanding of the process; a print media campaign of flyers, brochures and fact sheets; over 2,000 emails sent to committee members, stakeholder organizations, neighborhood association directories and business contacts; and digital advertising via regional website with links to all the above information.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The AFFH process included Council Bluffs Municipal Housing Agency (MHA) as a participating partner. Through this process, we shared information and distributed findings for both the City and MHA throughout the City. Additionally, we collaborated to create shared goals that benefit all sectors of Council Bluffs.

Coordination with assisted housing providers is done annually through the solicitation of the City's CDBG and HOME request for proposal process or through specific project request for proposals. In addition to the City's CDBG and HOME request for proposal process, the City's Community Development Department works to enhance coordination with private and governmental health, mental health and service agencies through the City's participation in the Continuum of Care, Human Service Advisory Committee, Leadership Council Bluffs and Council Bluffs Housing Trust Fund meetings.
Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The principle mechanism of coordination has to do with the City’s participation in the in the Metro Area Continuum of Care for the Homeless (CoC) organization. The City considers the CoC (comprised as it is of individuals and agencies working directly and daily with homeless persons) the experts on homelessness and the City is in dialogue the CoC over how best to address those needs. Chronically homeless individuals and families are identified through 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 Shelter Plus Care, a 22 bed program serving chronically homeless individuals with mental illness (and often substance abuse issues). This is a 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. In all, there are currently and planned 202 permanent supportive housing beds in this jurisdiction for chronically homeless individuals and families. 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. Beds available for families with children, current and planned, are: 275 ES beds, 345 TH beds and 235 PSH beds. Continued in the following Narrative at the end this section.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Council Bluffs does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities
<table>
<thead>
<tr>
<th>1</th>
<th>Agency/Group/Organization</th>
<th>MICAH HOUSE EMERGENCY FAMILY SHELTER</th>
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<tbody>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
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<td></td>
<td></td>
<td>Services-homeless</td>
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<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
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<td>Homelessness Strategy</td>
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<tr>
<td></td>
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<td>Homeless Needs - Chronically homeless</td>
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<td>Homeless Needs - Families with children</td>
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<td></td>
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<td>Anti-poverty Strategy</td>
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<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Representatives from the MICAH House participated in the public meetings and consultation process. Continued support of homeless services providers, especially families with children and affordable housing development in general.</td>
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<td>2</td>
<td>Agency/Group/Organization</td>
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<td>Regional organization</td>
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<td>What section of the Plan was addressed by Consultation?</td>
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<td>Anti-poverty Strategy</td>
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<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Representatives from FHAS participated in the public meetings and consultation process. Continued support of housing counseling services, fair housing services and foreclosure prevention.</td>
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<td>Anti-poverty Strategy</td>
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<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Representatives from NeighborWorks participated in the public meetings and consultation process. Continued support of housing rehabilitation activities and affordable housing development.</td>
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<td>Agency/Group/Organization</td>
<td>New Visions Homeless Services</td>
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<td>Agency/Group/Organization Type</td>
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<td>Services-homeless</td>
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<td>Homelessness Strategy</td>
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<td>Homeless Needs - Chronically homeless</td>
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<td>Homelessness Needs - Veterans</td>
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<td></td>
<td>Economic Development</td>
<td></td>
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<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Representatives from the Christian Worship Center participated in the public meetings and consultation process. Continued support of homeless services providers, especially veterans and single men and women and affordable housing development in general.</td>
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<tr>
<td>Agency/Group/Organization</td>
<td>HEARTLAND FAMILY SERVICE</td>
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<td>Services-homeless</td>
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<td>Regional organization</td>
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<td>Homelessness Strategy</td>
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<td>Homeless Needs - Chronically homeless</td>
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<td>Homeless Needs - Families with children</td>
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<td></td>
<td>Anti-poverty Strategy</td>
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<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Representatives from Heartland Family Service participated in the public meetings and consultation process. Continued support of homeless services providers and affordable housing development in general.</td>
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<tr>
<td>Agency/Group/Organization</td>
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<td>Services-Victims of Domestic Violence</td>
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<td></td>
<td>Services-homeless</td>
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<td>What section of the Plan was addressed by Consultation?</td>
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<td>Anti-poverty Strategy</td>
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<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Representatives from Catholic Charities participated in the public meetings and consultation process. Continued support of homeless services providers, especially for victims of domestic violence and affordable housing development in general.</td>
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<td><strong>7</strong></td>
<td><strong>Agency/Group/Organization</strong>&lt;br&gt;Habitat for Humanity of Council Bluffs</td>
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<td><strong>Agency/Group/Organization Type</strong></td>
<td>Housing</td>
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<td><strong>What section of the Plan was addressed by Consultation?</strong></td>
<td>Housing Need Assessment&lt;br&gt;Non-Homeless Special Needs&lt;br&gt;Anti-poverty Strategy</td>
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<tr>
<td><strong>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong></td>
<td>Representatives from Habitat participated in the public meetings and consultation process. Continued support of housing rehabilitation activities, neighborhood stabilization and affordable housing development.</td>
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</table>

**Identify any Agency Types not consulted and provide rationale for not consulting**

Public and governmental health agencies were notified of the public meetings but did not attend. No further attempts to consult with them were sought.
### Other local/regional/state/federal planning efforts considered when preparing the Plan

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>Metro Area</td>
<td>The goals detailed in the Homelessness Strategy are consistent with the Omaha/Council Bluffs 10-Year Plan to End Homelessness. This is consistent with the following goals of the Omaha/Council Bluffs 10-year Plan: 1) Comprehensive data supports and documents goals to end homelessness, as well as federal government indicators. 2) Prioritize transitional and permanent housing solutions for a wide range of subpopulations. 3) Agencies will provide culturally competent services to the homeless community without prejudice or bias. 4) Prioritize solutions for long-term homeless and persons with disabling conditions. 5) People in need have easy, immediate and appropriate access to all services including comprehensive mental, physical health care, and substance use recovery; and 6) People experiencing chronic homelessness receive housing and services specific to their needs. 7) A comprehensive case management team will successfully connect 85% of the chronic homeless population to stable housing. 8) Development of a Central Intake System. 9) Prevention of Homelessness will have a comprehensive prevention response to homelessness 10) By 2018, every person in need will receive an assessment and be connected or served with appropriate service on the same day and access is assured to comprehensive mental, physical health care, and substance use recovery.</td>
</tr>
</tbody>
</table>

**Table 3– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Council Bluffs has a strong working relationship with the other member of the Consortium, Omaha, NE. Whether working out details of an agreement or considering broad, even regional issues related to the Consolidated Plan; and Council Bluffs maintain a strong working relationship.

Another strong relationship the City of maintains is with the Iowa Economic Development Authority and the Iowa Finance Authority. The City of Council Bluffs has a good working relationship with both state agencies. City often combines city-funded projects with their federal housing and community...
development funds on housing related projects in Council Bluffs, for example Low Income Housing Tax Credit Projects.

**Narrative**

Continued from section above--- Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. 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 fund that assists veterans, their spouses, and dependents when unforeseen emergencies occur and other resources are not immediately available. There are current and planned 12 ES beds, 76 TH beds and 170 PSH beds designated specifically for veterans. 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) 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. In all, current and planned beds for unaccompanied youth are as follows: 18 ES beds and 24 TH beds. 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. However, financial assistance for those at imminent risk of homelessness is provided primarily by Family Housing Advisory Services and Together, Inc. These two agencies are receiving 2012 ESG funds from the City for this purpose. Previously, the City of Omaha, as recipient of HPRP funds, contracted with FHAS to run the CoC’s homelessness prevention program. 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.
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As stated previously, the Community Development Advisory Committee held three public meetings/hearings during the development of the 2019 Annual Action Plan and 2019-2023 Consolidated Plan that included the identification of community housing and non-housing needs, prioritization of needs, strategy development to meet identified needs and budget recommendations to implement those strategies. All meetings/hearings were posted at City Hall, the Council Bluffs Public Library or advertised in The Daily Nonpareil. Additionally, 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, nonprofit organizations, public agencies and other interested parties were notified via email or by mail of the meetings/hearings.

Public comments were received during the comment period at the public meetings/hearings. All of the comments or views were accepted. The comments are attached and in summary include the need for homebuyer counseling, fair housing services, housing counseling activities, foreclosure prevention counseling, housing rehabilitation activities, new single family and multi-family housing development, single family and multi-family housing rehabilitation activities, transitional housing for persons coming out of halfway houses and in the parole system, housing for veterans, housing for the homeless, domestic violence shelters, homeless prevention activities, and affordable housing for very low to moderate income families.
Citizen Participation Outreach
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
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Consolidated Plan
COUNCIL BLUFFS

OMB Control No: 2506-0117 (exp. 09/30/2021)
<p>| 1 | Public Hearing                              | Non-targeted/broad community | 6 people attended the public meeting held on September 27, 2018 out of the 90 agencies/persons that were invited. | The comments received included the need for homebuyer counseling, fair housing services, housing counseling activities, foreclosure prevention counseling, housing rehabilitation activities, new single family and multi-family housing development, single family and multi-family housing rehabilitation activities, transitional housing for persons coming out of halfway houses and in the parole system, housing for veterans, housing for the homeless, | All comments were accepted. |</p>
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<td></td>
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<td>domestic violence shelters, homeless prevention activities, and affordable housing for very low to moderate income families.</td>
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<tr>
<td>2</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>12 people attended the public meeting held on October 11, 2018 out of the 90 agencies/persons that were invited.</td>
<td>Comments included the need for additional housing in a variety of types and sizes. Staff presented AFH findings and gave comments on progress with previous goals.</td>
<td>All comments were accepted.</td>
<td></td>
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<tr>
<td>3</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community</td>
<td>14 people attended the public meeting held on October 23, 2018 out of the 90 agencies/persons that were invited.</td>
<td>CDBG applicants made presentations of their proposed projects to CDAC.</td>
<td>All comments were accepted.</td>
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<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
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<tr>
<td>4</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community</td>
<td>6 people attended the public meeting held on November 1, 2018 out of the 90 agencies/persons that were invited.</td>
<td>1 comment was received on the need for workforce housing as part of the CDBG and HOME programs.</td>
<td>All comments were accepted.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Public Hearing</td>
<td>Persons with disabilities</td>
<td>City Council was attended by 60 people on November 26, 2018.</td>
<td>No comments were received.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community</td>
<td>CDAC was attended by 10 people on May 27, 2020</td>
<td>No comments were received.</td>
<td>All comments were accepted.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>City Council was attended by 15 people on June 8, 2020</td>
<td>No comments were received.</td>
<td>All comments were accepted.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Newspaper Ad</td>
<td>Non-targeted/broad community</td>
<td>The Consolidated and Action Plan amendment was published in the Daily Nonpareil with a 5-day comment period as required by the COVID-19 waiver.</td>
<td>No comments received.</td>
<td>All comments were accepted.</td>
<td></td>
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<tr>
<td>Sort Order</td>
<td>Mode of Outreach</td>
<td>Target of Outreach</td>
<td>Summary of response/attendance</td>
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<tr>
<td>9</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>On July 6, 2020, CDAC met to discuss the amendment. 9 people attended via Zoom web teleconferencing</td>
<td>No comments were received.</td>
<td>All comments were accepted.</td>
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<tr>
<td>10</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>On July 13, 2020, City Council met to approve the amendment. 14 people attended.</td>
<td>No comments were received.</td>
<td>All comments were accepted.</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Newspaper Ad</td>
<td>Non-targeted/broad community</td>
<td>On July 16, 2020, the Consolidated and Action Plan amendment was published in the Daily Nonpareil with a 5-day comment period as required by the COVID-19 waiver.</td>
<td>No comments were received.</td>
<td>All comments were accepted.</td>
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</tr>
</tbody>
</table>

Table 4– Citizen Participation Outreach
Needs Assessment

NA-05 Overview

Needs Assessment Overview

With a population of 62,597, Council Bluffs has seen steady growth. Since 1990, the population has grown from 54,315 (+14.9%). The average age of residents is 36.6 years old, which is 1.5 years below the State of Iowa average age. There are an estimated 27,000 households in the City with an average household size of 2.43. This is slightly lower than in previous decades.

Ethnicity

The City is primarily White, Non-Hispanic with little diversity. This has been the case for the last 30 years. The 2010 US Census reported 90.9% of the population as white with 8.5% reporting as Hispanic or Latino. The remaining 9.1% report as Black/African American (1.9%), American Indian (0.6%), Asian (0.7%) and two or more races (3.6%).

Since 1990, the City has shown steady percentages for all ethnicities with the exception of those identifying as Hispanic. In 1990, 1,313 residents (2.4%) identified as Hispanic/Latino. In 2000, 2,594 (4.5%) of the population identified as Hispanic/Latino population. This trend shows each decade, the City doubles its previous decade’s Hispanic/Latino population. Though this is still a small percentage of the total population, it is something the City will need to plan for in the future.

The 2010 Census found seven areas of concentration of minority residents. Census tracts 305.02, 306.02, 307, 308, 309, 313 and 314 are areas of concentration of Hispanic residents. There were no additional areas of concentration for any single minority group in 2010. These census tracts are located in the central and western portions of the City and contain higher concentrations of residents living in poverty or who are low-to-moderate income.

National Origin

In Council Bluffs, The number one country of national origin outside of the United States in is Mexico with 2.57% of the population originating from the country. Other countries of origin are El Salvador (0.46%), Vietnam (0.18%), Korea (0.12%), India (0.11%), Bosnia and Herzegovina (0.10%), Ukraine (0.10%), England (0.09%), Philippines (0.08%), and Turkey (0.07%).

Limited English
The number one limited English proficiency (LEP) language in Council Bluffs is Spanish with 2.99%. Other LEP languages spoken in the City include Other Slavic (0.11%), Vietnamese (0.08%), Serbo-Croatian (0.05%), Korean (0.03%), Portuguese (0.03%), Tagalog (0.03%), French (0.02%), and German (0.02%).

The differences between Council Bluffs and the region are primarily due to size. The Omaha-Council Bluffs Metropolitan area includes several cultural pockets in Omaha that do not exist in Council Bluffs. For this reason, the diversity levels are less pronounced in the City whereas they may be more prevalent in the metro as a whole.

Disabilities

According to Table 1, the number one disability in Council Bluffs is ambulatory difficulty (7.87%). This is also the number one disability for the region with 5.37% of the population struggling with mobility. Other disabilities for the City include cognitive difficulty (5.84%), independent living difficulty (5.02%), hearing difficulty (4.82%), vision difficulty (2.46%), and self-care difficulty (2.28%). Other disabilities for the region include cognitive difficulty (4.06%), independent living difficulty (3.50%), hearing difficulty (3.44%), self-care difficulty (1.88%), and vision difficulty (1.83%).

Part II: Housing Options

Single-family rental units are typically located throughout the City with concentrations in Mid-City, the west end, south end and Manawa areas. Owner-occupied units are available throughout the city with the highest ratios of owner-occupied in the east end of the City. These neighborhoods include older established areas as well as new construction, and high-end subdivisions.

Multi-family apartment complexes are also spread throughout the city with one concentration in the west end, specifically Census Tracts 303 and 304.

In past years, multi-family development tended to be concentrated in areas of lower income; however, this has changed in recent years. In the last 15 years, the City’s Community Development Department has worked to diversify available affordable multi-family housing to other portions of the city including the following developments:

- Kirn Gym, Harvest Artist Lofts and Prime Square developments in the historic center
- Gunn School and Indian Creek Apartments located in the east end on North Broadway
• Dillman Place, Copper Creek, Sherwood Place, The Rose of Council Bluffs and Kanesville Heights located on the east side

Additionally, the City is working with a development firm to construct an affordable senior housing complex in the west end as part of the first phase of new housing adjacent to the West Broadway Corridor. To the east, the City is working with three separate projects to bring additional senior housing:

• Immanuel Pathways: 56 units consisting of one and two-bedroom
• Agemark Senior Living: memory care facility to serve 36 Alzheimer’s and other dementia-related conditions
• Presbyterian Homes and Assisted Living, Inc.: 36 independent living apartments, 24 assisted living apartments, 18 memory care units and 72 care center beds (150 total beds)

Part III: Segregation

According to Table 3, Council Bluffs has little segregation by racial/ethnic groups. In 1990, Council Bluffs had a minor segregation level with Black/Whites (43.26) but since then, the levels for all groups have been between 18.33 and 27.24, which is considered low segregation.

Iowa has always been at the forefront of civil rights issues. In addition, although Iowa is located in the heart of Middle America, it has always been more progressive than most of the states in the Union. Examples include (Attachment D):

• 1846: Iowa demonstrated its acceptance of religious minorities by allowing safe passage of the Mormons through western Iowa who were fleeing religious persecution in Illinois.
• 1868: Iowa became the second state to outlaw segregated schools... ninety years before the rest of America. The Iowa State Supreme Court ruled, in the case brought before it by Alexander Clark of Muscatine, that all children in Iowa must attend the same schools.
• 1873: The Iowa State Supreme Court ruled that African Americans are entitled to equal treatment in public accommodation.
• 1884: The Iowa Civil Rights Act was passed. It prohibited discrimination in public accommodation. It was one of the first civil rights acts in the nation.
• 2005: On June 17th, the Iowa State Supreme Court, in Alons v Iowa District Court, ruled that a same-sex couple who had been legally joined in another state could be divorced under Iowa law.
• 2008: The Council Bluffs City Council banned discrimination in Council Bluffs due to sexual orientation AND gender identity.
• 2009: On April 3rd the Iowa State Supreme Court handed down a unanimous decision in Varnum v Brien in favor of full marriage equality for gays and lesbians. Due to the stay on the 2007 district court ruling, this made Iowa officially the third state to allow marriage equality.

As the largest city in Southwest Iowa, Council Bluffs has significantly more diversity than the other 13 cities within Pottawattamie County. The 2010 Census found seven areas of concentration of minority residents. Census tracts 305.02, 306.02, 307, 308, 309, 313 and 314 are areas of concentration of Hispanic residents. There were no additional areas of concentration for any single minority group in 2010. These census tracts are located in the central and western portions of the City and contain higher concentrations of residents living in poverty or who are low-to-moderate income.

Carter Lake, Iowa is located on the west side of the Missouri River and is land-locked by the City of Omaha. The city of 3,785 has the highest racial and ethnic diversity by percentage in Pottawattamie County with only 90.3% identifying as White. The City’s Hispanic population makes up 11.5% of the total population. Additionally, 5.8% of residents identify as two or more races and 1.0% identify as Black. The median home value in Carter Lake is $98,000, which is significantly less than the City of Council Bluffs at $111,900. Children in Carter Lake attend school within the Council Bluffs Public School District, which make it of particular importance to the Council Bluffs Public School District.

Since 1990, Council Bluffs has seen an increase in the number of Hispanic residents. There are minor clusters of Hispanic households located in the West End and South Ends of the City including US Census Tracts 305.02, 306.02, 307, 308, 309, 313 and 314. The change overtime is the increase in the number of Hispanic households though no specific trends in segregation exist.

**Part IV: Affordable Housing Locations**

According to the HUD Map 17, affordable rents are primarily clustered in the west end and south ends of Council Bluffs. These areas range in affordability from 50% to 78%. This is, however, the area with the highest concentration of low-to-moderate income families.

Multi-family apartment complexes are also spread throughout the city with one concentration in the west end, specifically Census Tracts 303 and 304. At one time, this area as well as the Mid-City area and adjacent neighborhoods were the only places apartments existed in Council Bluffs, which coincide with the lowest income areas of Council Bluffs.
The Community Development Department has worked to diversify available affordable multi-family housing to other portions of the city including the following developments:

- Kirn Gym, Harvest Artist Lofts and Prime Square developments in the historic center
- Gunn School and Indian Creek Apartments located in the east end on North Broadway
- Dillman Place, Sherwood Place, The Rose of Council Bluffs and Kanesville Heights located on the east side

Other developments outside of state and federally funded projects include:

- Valley View Estates, Copper Creek and Deerfield Apartments in the East End;
- The Sawyer Building in the historic center;
- Fox Run Apartments west of the Manawa Area; and
-Incoming Playland Park Broadmoor Apartments located in the West End.

Part V: Education (1)

In Council Bluffs, access to high-performing elementary schools is consistent across the races/ethnicities except in those below the poverty line. For those below the poverty line, Asian/Pacific Islanders have the biggest disparity with an 8.92 value difference.

Students of school age in the Council Bluffs Community School District are assigned schools based on residency. However, the school district has an in-district transfer option for parents so they may choose to send their children to any school within the district. The other option available throughout the state is the ability for a parent to use the Open Enrollment option, and enroll into a school district other than the one in their area of residence. There are two middle schools and two high schools in the Council Bluffs Community School District. Students are assigned a school based on residency, but can transfer to the other school.

The specific barrier to attendance or enrollment at a school other than the assigned school is transportation. The school district does not provide free school bus transportation to another school or
district if a student is not attending the school to which they are assigned based on residency. The exception to this is if a student has an Individual Education Plan that calls for specialized transportation based on a developmental or physical disability.

The Lewis Central Community School District serves the southern and eastern-most portions of the City (Census Tracts 313 Block 2, 314, 315, 316.01, and 316.02) and has approximately 2,500 students enrolled. Starting as the school for the township, areas served within city limits include the Lake Manawa area, Twin City and Malmore Acres, Ferndale, Forest Glen/Kingsridge, and Hills of Cedar Creek. The school district has four buildings located in the district. Each building serves specific grades: Kreft Primary (pre-kindergarten to 1st grade), Titan Hill Intermediate (grades 2-5), Lewis Central Middle (grades 6-8) and Lewis Central High school (grades 9-12). Students are bussed to the school for their respective grades no matter where located within the district. This system helps combat disparities within the district.

Council Bluffs is also home to Iowa School for the Deaf (ISD). ISD offers both day and boarding options and is financed primarily by the State of Iowa. There is no charge for tuition, room, board or transportation fees to families. The school offers pre-school, kindergarten – 12 and 12+ programs for students who are deaf or hard of hearing. Residents from both Iowa and Nebraska are accepted. ISD often partners with Lewis Central High School for classes due to adjacent campuses.

For the metro area, White/Non-Hispanic and Asian/Pacific Islander have a disproportionate access to high-performing elementary schools compared to Black/Non-Hispanic, Hispanic and Native American/Non-Hispanic. There is a 20.65-point difference between White/Non-Hispanics and Black/Non-Hispanic above the federal poverty line. Below the poverty line, White/Non-Hispanic still has a disproportionate advantage over other races but with a smaller margin surprisingly.

Part V: Education (2)

Map 9 identifying proficient public schools shows those in the western and northern-most portions of the city having lower access to proficient schools than the rest of the community. Additionally, it shows the southern and eastern portions as low access as well, however this is deceiving due to how the Lewis Central Community School District classifies its levels. A portion was not graded in the system creating a skew in the mapping. The City consulted with HUD Technical Assistance but because of the data query type, this was unable to be corrected. The City utilized only local data to ensure proper representation.
The Iowa Department of Education grades each public school on a variety of performance measures. The data come from multiple sources. Assessment results are received from the state’s assessment vendor, Iowa Testing Programs at the University of Iowa. Graduation rates and attendance rates are reported to the Department by school districts through the Student Reporting in Iowa collection system. Lastly, staff retention data are reported by districts in the Fall Basic Educational Data Survey Staff collection. This information is added into the Iowa School Report Card database and the system assigns one of six overall ratings based on the measures: Exceptional, High-Performing, Commendable, Acceptable, Needs Improvement and Priority.

According to the Iowa School Report Card, two of the Council Bluffs Public School District elementary schools were identified as “commendable” in the study’s 2016 findings (Crescent, Hoover). Four were identified as “acceptable” (College View, Lewis and Clark, Longfellow, and Rue) and three were identified as “needs improvement” (Bloomer, Edison, Franklin). Two elementary schools in the district are “priority” (Carter Lake and Roosevelt). The “needs improvement” and “priority” schools are located in the West End and Mid-City areas, which coincide with the highest poverty areas.

For middle schools, Woodrow Wilson was identified as “needs improvement” and Gerald W. Kirn labeled “acceptable.” Abraham Lincoln High School was labeled “acceptable” and Thomas Jefferson as “needs improvement.” Woodrow Wilson and Thomas Jefferson are both located in the West End and are populated with students from Carter Lake, Edison, Franklin, Roosevelt, and Rue which are all “needs improvement” or “priority” schools with the exception Rue.

The Lewis Central Community School District is divided into primary (pre-kindergarten to 1st grade), intermediate (grades 2-5), middle (grades 6-8) and high school (grades 9-12) levels. The primary level was not rated. Both intermediate and middle school levels were identified as “acceptable” and high school as “commendable.”

Attachment G includes all Iowa Department of Education School Report Cards.

The two school districts focus on student achievement. Significant intervention and attention to strengthening the classroom instruction to each of the Iowa core standards for education are the norm.
Both districts offer preschool and summer school learning programs based on need. These programs are funded by a combination of state, federal and private sources. Additionally, before and after school programs are available for parents to accommodate working schedules. These programs offer a learning-child watch combination to assist parents with care.

Part VII: Employment

According to the Labor Market Engagement Index, in the metro area, White/Non-Hispanic have higher rate of employment, labor-force participation and population over 25 with a bachelor’s degree than any other race (74.72%). When below the poverty rate, White/Non-Hispanics have a Labor Market Engagement rate of 62.80%. Black/Non-Hispanic have the lowest with 43.98% and when below the poverty level a rate of 35.25%.

The Labor Engagement Map for Council Bluffs shows the areas with the highest availability for labor engagement in US Census Tracts 301, 309, 311, 313 and 315. These areas coincide with the City’s main business park areas and schools. Unfortunately, the areas adjacent to the business parks have low residential usage and few residents. However, Council Bluffs and the Metro overall, is small enough that the average commute time is 18.6 minutes. This accounts for 43.1% of the population that work in a different state of residence—typically Nebraska.

Council Bluffs Municipal Code for employment discrimination is outlined in 1.40.080 stating that any firm within Council Bluffs must adhere to the antidiscrimination requirements set forth (Attachment H). Municipal Code 1.40.140 also outlines retaliation guidelines under the discriminatory practices clause.

Part VIII: Transportation

According to Table 12, transportation costs for metro residents are similar by all races. The Low Transportation Cost Index indicates the population below the poverty line spends a higher percentage of income on transportation. Proximity to jobs is similar for all races and economic classes across the board.

In Council Bluffs, public transit is less developed than other portions of the metro area. The Transit Trip Index illustrates the West End, Mid-City and Downtown areas have the highest access to public transit. Metro Area Transit (MAT) has two fixed routes within Council Bluffs: (1) West Broadway to Metro Crossing, Market Place and the Mid America Center and (2) West Broadway to the Lakin Human Services Campus, Iowa Western Community College and Mall of the Bluffs. Additionally, Southwest Iowa Transit Agency (SWITA) offers paratransit (on demand) service.

Main concerns fielded from the public were related to transportation and busing not available in employment corridors or ending before third shift. The City has worked to relocate many of the industrial-type businesses to the south along Veteran’s Memorial Highway away from residential corridors. This has created an area where public transportation struggles.
Additionally, many of Council Bluffs residents work in Omaha and are required to commute to areas where public transit does not connect or is time prohibitive.

IX: Access to Low Poverty Neighborhoods (1)

According to Table 12, metro residents who are Black, Non-Hispanic (56.67%) and Asian or Pacific Islander, Non-Hispanic (61.00%) are significantly more likely to be below the federal poverty line than any other race/ethnicity. This is unique to Council Bluffs. Regionally, White, Non-Hispanics (51.23%) and to a lesser extent Asian, Non-Hispanics (47.89%) are more likely to live below the federal poverty line in the Metropolitan area.

Map 12 shows the disparities in access to high poverty neighborhoods. In Council Bluffs, the highest poverty neighborhoods are located in US Census Tracts 306.02, 309, 311 and 313, which range in poverty index from 7 to 18. These census tracts include Mid-City, the West End, the South End and a small portion of the East End. These areas primarily consist of White/Non-Hispanic because Council Bluffs has a very low diversity rate. For national origin, there are small clusters of native Mexicans within Census Tracts 311 and 306.02. Additionally, 40-60% of the households have children, which suggests a large number of children within these census tracts are living at or below the federal poverty line.

Many comments during the public comment period surrounded availability of affordable housing in a range of sizes. This included rental and owner occupied. Many voucher holders stated they cannot find housing large enough within their budget in areas they wish to live. Access to housing in the Lewis Central Community School District was also discussed by families of low-to-moderate income. While most comments were not covered by protected classes, the overwhelming request for more affordable housing would benefit all residents of Council Bluffs.

Environmental health index numbers for the City of Council Bluffs range from 15 to 76. The area with the lowest health index is Census Tract 309 with a score of 15. This area includes the historic 100 Block to the east, South 8th Street on the west, Mill Street to the north and 9th Avenue to the south. Census Tract 309 includes some of the poorest neighborhoods in Council Bluffs.

West End areas and neighborhoods adjacent to US Interstate 80 also have lowered environmental health ratings, which range from 35 to 44. These corresponding census tracts are outlined above as having higher concentrations of low-to-moderate income families and families living in poverty.

Table 12 provides information on the environmental health index for the City as well as the region. The health index for Council Bluffs and the metropolitan area is similar across the board for all racial/ethnic groups.

Map 13 outlines environmental health as related to race/ethnicity, national origin, and familial status. For race/ethnicity, census tracts in the West End, Mid-City and South End have the highest
proportion of Hispanic families compared to other areas of the City. Additionally, they are the areas with
the highest number of LEP families and are average for family size. These areas also have the highest
environmental health risk as they are near major thoroughfares and industrial areas.

IX: Access to Low Poverty Neighborhoods (2)

Leaky Underground Storage Tanks

The City of Council Bluffs has 164 underground storage tanks according to the Iowa Department of
Natural Resources (IDNR). Of these, 16 are considered “high risk,” six are considered “low risk,” 138 are
considered “no action required” and four are not classified. Of the 16 that are “high risk,” they are
located throughout the City with concentrations along the business and industrial corridors. These
areas align with the West End, South End, Mid-City and Downtown neighborhoods.

Lead Nonattainment Area

In 2008, the area bounded by Avenue G on the north, N 16th/S 16th street on the east, 23rd Avenue on
the south, and N 35th/S 35th street on the west was designated a lead nonattainment area. This section
encompasses Census Tracts 304.01, 304.02, 305.01, 305.02, 306.01, and 306.02. As stated previously,
these census tracts are overwhelmingly low-to-moderate income and represent the City’s cluster of
minority population.

Radon

The Iowa Radon Survey found that Iowa has the largest percentage (71.6 percent) of homes with radon
levels above the EPA action level of 4 picocuries per liter (pCi/L) of any state, according to the Iowa
Department of Public Health website. The national average for indoor radon levels is 1.3 picocuries per
liter, while Iowa’s average is 8.5 pCi/L. Radon causes an estimated 21,000 lung cancer deaths a year in
the United States, making it the second-leading cause of lung cancer (after tobacco use). It is the leading
cause of lung cancer for nonsmokers.

Brownfields

Because of Council Bluffs’ industrial history, the City has several brownfield sites throughout the
community. Most industrial uses were located in the Mid-City and West End neighborhoods, which align
with some of the most impoverished areas in Council Bluffs. The City has worked closely with the US
Environmental Protection Agency (EPA) and the Iowa Department of Natural Resources (IDNR) to
identify brownfield redevelopment sites and complete cleanup activities. To date, the City has spent
over $1.4 million in EPA grant dollars to complete site assessments and cleanups.

X: Disproportionate Housing Needs (1)
According to Table 9, Other, Non-Hispanics experience more household problems than any other race/ethnicity with 57.61%. Asian or Pacific Islander, Non-Hispanics also have a higher percentage of household problems with 49.15%. These two groups also have a higher percent with severe cost burden with 50.75% and 45.45% respectively.

According to the Demographics of Households with Disproportionate Housing Needs, the following percentages of race/ethnicity groups experience higher rates of housing cost burden, overcrowding, or substandard housing in the city of Council Bluffs:

- White, Non-Hispanic 30.14%
- Black, Non-Hispanic 45.26%
- Hispanic 47.55%
- Asian or Pacific Islander, Non-Hispanic 49.15%
- Native American, Non-Hispanic 45.45%
- Other, Non-Hispanic 57.61%

Additionally, the following percentages of race/ethnicity groups experience severe rates of housing cost burden, overcrowding, or substandard housing in the city of Council Bluffs:

- White, Non-Hispanic 14.17%
- Black, Non-Hispanic 36.13%
- Hispanic 31.44%
- Asian or Pacific Islander, Non-Hispanic 33.05%
- Native American, Non-Hispanic 45.45%
- Other, Non-Hispanic 50.45%
Based on Map 6, areas with the highest housing burdens are US Census Tracts 304.01, 307, and 309. As stated previously, these census tracts also include the highest poverty neighborhoods, higher levels of racial/ethnic concentration, and the highest environmental health concerns. Additionally, Census Tract 307 shows a higher concentration of individuals with a national origin of Mexico than other tracts.

These areas show a percentage of households with any four housing problems greater than 46.11%. Housing problems is defined by HUD includes housing cost burden, severe housing cost burden, substandard housing conditions, and overcrowding.

In Council Bluffs, 184 households with children are in project-based Section 8 housing and 225 are in homes with housing choice vouchers (HCV) for a total of 439 households with children in publicly supported housing. Table 9 outlines that 45.50% of families with households of five or more have household problems. This is a significantly higher proportion of households compared to families of less than five (24.18%) or non-family households (40.43%).

The publicly supported housing does not house families that have more than two occupants. There are other subsidized housing units within the City of Council Bluffs that house more than two occupants. The majority of families reside in the west end of Council Bluffs. The City of Council Bluffs does not have a lack of stock in housing that is suitable for families, except there is a lack of housing suitable for large families. There have been families who have received a Housing Choice Voucher from the Municipal Housing Agency of Council Bluffs, and are unable to find housing that is large enough and is affordable.

The housing stock in Council Bluffs varies in construction from the late 1800s to the present. With approximately 27,000 housing units, the City has an estimated 19,000 single-family units and 8,000 two-family and multi-family units. Of the 27,000 units, approximately 24,750 (37.1%) are owner-occupied, 15,500 are rental (11.2%) and the remaining are vacant (2.4%).

X: Disproportionate Housing Needs (2)

The median mortgage for Council Bluffs is $1,140 per month with 21.5% of households spending 35.0% or more of the household income on a mortgage payment. This is slightly higher than the Omaha-Council Bluffs Metropolitan area, which averages $1,013 per month. The median rent per month for the City is $694 with 38.8% of households spending 35.0% or more of the household income on rent. In the
Omaha-Council Bluffs Metropolitan area, the average rent for a one bedroom in the city center is $905.25 per month in the city center or $683.93 per month outside the center. This aligns with the rents for Council Bluffs.

According to American FactFinder 2010 Census data, White/Non-Hispanic families live in 58.5% of the owner-occupied houses. Hispanics live in 2.7% of owner-occupied units. Other Races include Black/Non-Hispanic (0.3%), American Indian/Non-Hispanic (0.1%), Asian/Non-Hispanic (0.3%), and two or more races (0.4%).

For renter-occupied units, 36.4% are Non-Hispanic and 2.4% are Hispanic. White/Non-Hispanic make up 34.5% of total renter-occupied units and additional units are occupied by Black/Non-Hispanic (0.9%), American Indian/Non-Hispanic (0.2%), Asian/Non-Hispanic (0.2%), and two or more races (0.6%).

It is very relevant within the Municipal Housing Agency’s Housing Choice Voucher Program that the City of Council Bluffs does not have enough homes to accommodate larger families. Those who have applied for the Municipal Housing Agency’s Housing Choice Voucher program are refugees who tend to have larger families. They struggle to find suitable, affordable housing to accommodate their larger families. The majority of housing that is available in the City of Council Bluffs is one-bedroom, two-bedroom, three-bedroom and four-bedroom homes.

The City and the Municipal Housing Agency received a great deal of feedback that there is a lack of affordable units in a range of sizes. The City of Council Bluffs and the Municipal Housing Agency have developed a goal, alongside the regional partners throughout Omaha to address the issue of lack of availability of affordable units in a range of sizes.

XI: Disability and Access (1)

According to Table 1, the number one disability in Council Bluffs is ambulatory difficulty (7.87%). This is also the number one disability for the region with 5.37% of the population struggling with mobility. Other disabilities for the City include cognitive difficulty (5.84%), independent living difficulty (5.02%), hearing difficulty (4.82%), vision difficulty (2.46%), and self-care difficulty (2.28%). Other disabilities for the region include cognitive difficulty (4.06%), independent living difficulty (3.50%), hearing difficulty (3.44%), self-care difficulty (1.88%), and vision difficulty (1.83%).

The disabled population does not have a concentration within a specific area in Council Bluffs. There are several retirement communities and senior projects within the City as well as two public housing facilities as outlined previously.

Despite long-term efforts to increase affordable, accessible housing in a range of unit sizes, this continues to be an obstacle for Council Bluffs. As stated previously, only 14% of units in the City have 4 or more bedrooms and only 2.4% have 5 or more bedrooms (American Fact Finder 2015 Update). This number decreases again when discussing accessible units.
Council Bluffs is fortunate that accessible units are throughout the City. Affordability tends to be concentrated in the 51501 zip code which coincides with the poorest Census Tracts as well as areas of minority concentration. This is due to an older housing stock in 51501 compared to many new construction neighborhoods in zip code 51503.

Council Bluffs has two publicly supported housing complexes. Each are handicap accessible and adaptable as needed; however, neither support households with needs above two-bedroom. In these cases, vouchers must be used to provide housing assistance.

Council Bluffs has several organizations that provide living accommodations for persons with disabilities living in institutions or other settings including VODEC, Crossroads of Western Iowa and Mosaic. These organizations partner with multi-family complexes to provide family-style living for clients with onsite caretakers. These units are throughout the City in a variety of complexes. Single-family units also exist throughout the city to house individuals with disabilities but on a more limited basis.

The City and Pottawattamie County operate approximately 15 buildings with public access. Of these, all are accessible to persons with disabilities with the exception of the City’s Community Development Department located in the Fire Department Headquarters Station Building. However, staff in this department are able to meet individuals unable to navigate the steps in the lower level of the building (Community Hall) that is accessible via an ADA ramp. An additional fire station is also not ADA compliant but renovations are underway to reconstruct the interior of the fire station to meet compliance.

All new sidewalks constructed are required to meet ADA requirements. The City continues to add pedestrian crossings and sidewalks to all projects to ensure access. As part of the Council Bluffs Code, all new construction projects require sidewalks and pedestrian crossings (where applicable) as part of the construction project.

The City collaborates with Metro Area Transit (MAT) for fixed routes and Southwest Iowa Transit Agency (SWITA) for paratransit, which is available to all Council Bluffs residents.

**XI: Disability and Access (2)**

Students with Individual Education Plans that call for specialized transportation based on a developmental or physical disability are able to get free transportation to the school that best fits his/her needs for educational development.

Iowa residents with a disability are far less likely to be employed: Only 30 percent of working-age residents (16–64 years old) with a disability are employed compared to 66 percent of those with no disability and for those who are working, they earn less. The median annual earnings for an Iowa
A total of 14 percent of adults in Iowa have a lasting physical, mental, or emotional disability that impedes them from being independent or able to work. Approximately 19 percent of Iowa residents aged 16 and over with a severe disability live in poverty, compared with 11 percent of the total population. Disability is generally disproportionately associated with age; in Iowa, 37 percent of residents 65 years or older are living with a disability, more than double the 14 percent average for all ages (American Community Survey, 2014). Additionally, while the overall unemployment rate for Iowa is 3.0%, it is 9.6% for persons with disabilities (Iowans with Disabilities: 2017, Attachment I).

Council Bluffs Code Ord. 5973 § 1, 2008 outlines the requirements for businesses concerning discrimination of individuals with disabilities (Attachment H).

According to the Iowa Code, an employer is obligated to accommodate an employee’s disability under two prongs of the definition if disability: (1) actual and (2) record of impairment. There is no obligation to provide a reasonable accommodation for perceived disabilities. The employer must determine if the person has the requisite skill, education, experience and training as well as be able to perform the essential functions of the job with or without reasonable accommodation. If a qualified employee is unable to perform the essential job functions without a reasonable accommodation, the employee must request the reasonable accommodation and the employer must initiate an interactive process for determining what is reasonable. The interactive process has the following steps:

1. Analyze the particular job involved and determine its purpose and essential functions
2. Consult with the individual with a disability to ascertain the precise job-related limitations imposed by the individual’s disability and how those limitations could be overcome with a reasonable accommodation
3. In consultation with the individual to be accommodated, identify potential accommodations and assess the effectiveness each would have in enabling the individual to perform the essential functions of the position
4. Consider the preference of the individual to be accommodated, select, and implement the accommodation that is most appropriate for both the employee and the employer. This may not be the employee’s preference, but the solution that works best for both parties. Should the employee reject the proposed accommodation, he/she may be rendered unqualified for the position.

In order for the interactive process to work correctly, “both parties, not just the employer, have an obligation to participate in the interactive process. Should the employee fail to participate in good faith
in the interactive process, he/she may be barred from asserting a failure-to-accommodate claim under
the ADA (Attachment J).”

XII: Fair Housing, Enforcement, Outreach Capacity and Resources (1)

According to the State of Iowa Civil Rights Commission (ICRC), the city has two open cases within Council
Bluffs regarding reasonable accommodation for a person/s with disability claim. Both claims originate in
the 51501 zip code, which is located in the western portion of the City including the West End, South
End and Mid-City neighborhoods. Since 2015, the ICRC has fielded 10 cases regarding fair housing
within the City of Council Bluffs. (Attachment K).

Council Bluffs Municipal Code has the following protected statutes as part of the Council Bluffs Civil
Rights Commission (Chapter 1.40) (Attachment H):

- **1.40.030 – Definitions.** Definitions of each civil rights phrases
- **1.40.080 – Unfair employment practices.** Discrimination laws regarding employment, labor
  organizations, and hiring practices
- **1.40.090 – Unfair practices: accommodation or services.** Regulations regarding
  accommodations regarding leasing, site management, and rental properties
- **1.40.100 – Unfair or discriminatory practices: Housing.** Discrimination laws regarding real
  estate and rental property for housing activities
- **1.40.110 – Unfair credit practices.** Discrimination laws for credit approval, loans, business
  licenses
- **1.40.120 – Unfair or discriminatory practices: Education.** Discrimination of participation in
  extracurricular activities, programs, or other activities within educational institutions
- **1.40.130 – Aiding or abetting.** Intentionally aid, abet, compel or coerce another person to
  engage in any of the practices declared unfair or discriminatory
- **1.40.200 – City employment.** Fair employment practices and recruitment within the City
  positions.

The City works with a number of agencies to provide fair housing information:

1. Family Housing Advisory Services (regional): housing and financial counseling
2. Iowa Legal Aid (statewide): free civil legal service for income qualified
3. Heartland Family Service (regional): housing counseling and shelter service for homeless
4. League of Human Dignity (regional): assistance with housing modifications for income qualified
   disabled residents
5. Mosaic (regional): housing assistance for intellectually disabled
6. VODEC (regional): housing assistance for intellectually disabled as well as job assistance
7. Catholic Charities Domestic Violence and Sexual Assault Shelter (regional): housing assistance,
   financial and housing counseling for victims of domestic violence and sexual assault
8. MICAH House (local): housing counseling and shelter service for homeless families
9. Connections Area Agency on Aging (local): advocacy and assistance for senior and disabled populations regarding housing
10. NeighborWorks Home Solutions (regional): provides down payment assistance to income qualified home buyers purchasing new infill houses

Resources for the agencies vary based on size and types of programs. The City works with many of the above providers to provide Community Development Block Grant (CDBG) funds to support the organization and its work in Council Bluffs related to housing counseling, shelter service and home modifications.

XII: Fair Housing, Enforcement, Outreach Capacity and Resources (2)

Council Bluffs has an active human services network called the Human Services Advisory Council (HSAC). The purpose of the Human Services Advisory Council (HSAC) Housing Committee is to bridge the gap between landlords, service agencies that assist with housing, and tenants. In order to bridge this gap, we need to find the best methods of informing our target populations about their housing rights and housing opportunities in Council Bluffs. A survey is done to gather information from HSAC member agencies about the needs of their clients and how the HSAC Housing Committee can best address them.

HSAC is made up of over 50 agencies including government programs, schools, healthcare providers, non-profit organizations, and for-profit organizations that work in connection to serve Council Bluffs residents. Together, they share information and coordinate services to reduce the overlap as well as ensure as many residents are assisted as possible.

The Community Development Department works closely with many housing providers in Council Bluffs. As stated previously, CDBG funds are granted to local agencies providing housing counseling, shelter services, housing modifications and down payment assistance to residents.

Resources are limited, however and the need for private and philanthropic assistance continues to be an issue for the City.
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City works closely with its homeless shelters serving families, men and domestic violence and sexual assault victims to determine the needs of public facilities. As part of the Needs Assessment, each organization is asked to provide testimony on its organizational needs.

**New Visions Homeless Services** – Wallar and Sheehan stated there is a growing need for homeless men shelter space and permanent supportive housing. The current shelter space is at capacity (68) and overflow is reaching approximately 150 individuals each night. This means they are operating at over 200% capacity regularly. Additionally, it was stated the need for the meal center continues to grow with community members utilizing the free meals more frequently than in prior years.

**MICAH House** – Sime stated the need for homeless family support continues to grow. There is also an emerging need for single homeless women that is not met in the community. Currently MICAH is undergoing renovation to add 50+ beds that will serve homeless women specifically but this will not meet the community’s need wholly.

**Domestic Violence and Sexual Assault Shelter** – McKee stated the DMSA Shelter focuses on those with previous sexual violence but continually receive calls for assistance from homeless families looking for assistance. The shelter must place all families with safety concerns, which requires them to use local hotels when they are out of space. This increases their budget significantly.

Additionally, the City outlines its public facilities needs through the CIP process as outlined below.

**f. Public Facilities**

**Goal** – Provide and maintain the City’s buildings and associated amenities to service the needs of the community.

**Objective** – Construct, renovate and maintain the City’s buildings utilized for maintenance, operations and administrative functions.

**Capital Improvement Efforts**

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.
• Develop and secure funding to implement a City Wide Public Facility Improvement Master Plan, which would identify capital maintenance projects, renovations and new facilities and recommend buildings for demolition or sale.
• Maintain and upgrade the City’s maintenance, public safety, operational and administrative buildings and their public amenities (parking lots, lighting, landscaping, etc.).

Objective – Construct, renovate, and maintain the City’s public, cultural, and entertainment related buildings and their amenities.

Capital Improvement Efforts

• Maintain and upgrade as necessary City owned entertainment facilities including the Mid America Center, the Entertainment District parking lot and the Entertainment District signage.

How were these needs determined?

These needs are determined during the City's Needs Assessment public hearing (9-27-2018).

Describe the jurisdiction’s need for Public Improvements:

d. Community Development

Goal – The City will continue to play a leadership role in the strategic development of community growth.

Objective – Complete infrastructure and upgrades in key areas of community growth.

Goal – The City shall encourage further infill development and redevelopment of existing development areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities that are coordinated with redevelopment investments.

Objective – Remove or redevelop dilapidated structures and sites requiring environmental remediation in the community. Encourage infill development and redevelopment of existing developed areas of the community.
Capital Improvement Efforts

- Implement the recommendations contained in the Mid-City Neighborhood Strategy Area Plan.
- Continue the multi-year effort to redevelop West Broadway and First Avenue.
- Continue development of River’s Edge and the Entertainment District.
- Continue efforts of utilizing Section 657A to acquire and demolish abandoned residential properties.
- Continue a program of systematically acquiring and redeveloping dilapidated structures.
- Provide public facility improvements to ongoing neighborhood redevelopment efforts.

e. Parks and Recreation

Goal – Provide and maintain an equitable system of parks, open spaces, trails and recreational facilities to meet the cultural, educational, social, and recreational needs of the community and pursue opportunities to provide public facilities that attract regional use and function as economic generators.

Objective – Provide, renovate and maintain parks and open spaces that uniquely relate to the City’s environment, history, and art/culture, or represent new trends and non-traditional leisure interests.

Capital Improvement Efforts

- Continue to plan, improve, and enhance the existing parks and recreation, aquatics, golf, historical and service delivery facilities.
- Continue Implementation of the Parks System and Recreation Facilities Master Plan.
- Develop the Missouri River Riverfront.
- Utilize a phased system to renovate Roberts Park and Valley View Park.
- Acquire, plan and develop new park and recreational facilities in development areas and in areas, which have insufficient park and recreational opportunities.
- Optimize grant funding opportunities for trails by programming annual City funding for trail renovation and the construction of new trails.
- Continue implementation of the Council Bluffs Recreational Trail and Bikeway Plan.
How were these needs determined?

1. OVERALL GOALS OF CIP

The FY19 – FY23 Capital Improvement Program was based on the following goal statements:

Planning and Community Growth

The City will use the CIP process to establish a five-year program that is consistent with the Comprehensive Plan and shall function as a major tool for implementing its adopted goals and policies.

The CIP shall encourage further infill development and redevelopment of existing developed areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities. The City will follow a philosophy of rebuild it first and build it second.

The CIP will promote the renovation and extension of public services and facilities in three priority areas of the community including Playland Park (River’s Edge), East Beltway, Entertainment District, West Broadway, and the Missouri River levee system.

The City will use the CIP process to construct new and preserve existing components of infrastructure systems that provide the level of service expectations of the public in an efficient and effective manner, recognizing the limited resources available.

The City will use the CIP to construct infrastructure that attracts additional economic activity into the community.

Public Safety

Priority will be placed on activities that prevent or protect the community from unreasonable exposure to dangerous and life threatening events.

Fiscal Considerations

Ensure the long-range economic and fiscal stability of Council Bluffs; the CIP will structure annual debt service payments consistent with anticipated revenues thus preventing the need for unplanned increases in the City’s debt levy.

Sales tax proceeds will only be used towards the reconstruction of existing utility and street infrastructure.

The City will maximize the amount of general funds available for major equipment purchases and capital projects to avoid the use of debt for short-term assets.
General obligation bond proceeds will be prioritized to projects that provide services on a larger geographic basis, result in additional tax base, or enhance community protection.

The City will establish user rates that are sufficient to sustain the maintenance and improvement of the sanitary sewer collection and treatment system.

**Operational Considerations**

CIP projects will be evaluated for effects on annual operational and maintenance budgets.

New construction shall be designed to emphasize sustainability and constructed to a quality that minimizes maintenance and operational costs.

**Describe the jurisdiction’s need for Public Services:**

**a. Utilities and Environment**

Objective – Provide sanitary and storm sewer systems and levee system improvements that meet the needs of the public and comply with state and federal regulations.

**Capital Improvement Efforts**

- Expand the City’s sanitary sewer treatment facilities and pump stations to current environmental standards and to allow for additional residential and business development in the community.
- Improve the current sanitary sewer and storm water infrastructure within the community to preserve existing development and to encourage redevelopment of existing residential, commercial, and industrial areas.
- Extend sanitary sewer to identified growth areas to encourage new residential, commercial, and industrial development within or adjacent to the community.
- Implement improvements to the City’s levee system to meet FEMA accreditation and the USACE standards for federal levees.
- Implement storm water management practices and projects to comply with the requirements of the EPA NPDES Phase II permit.
- Maintain and improve existing public facilities and develop new facilities based upon need.

**b. Transportation**

Objective – Proactively preserve and upgrade our existing transportation system throughout the City for the safe and efficient movement of people, goods, and services.
Objective – Coordinate transportation planning and improvements with the planning and development of other elements of the community, including other transportation means, public utilities, community facilities, and commercial and industrial areas.

Capital Improvement Efforts

- Continue a program of pavement resurfacing which extends the service life of existing streets.
- Improve the current street system within the community through reconstruction, combined with other utility improvements to preserve existing development and to encourage the redevelopment of residential, commercial, and industrial areas.
- Construct street extensions or reconstruct streets, which will result in new residential, commercial, or industrial development.
- Continue to identify and implement projects that result in the reduction of railroad corridors and crossings in the community.

c. Public Safety

Objective – Provide for the equitable distribution of community facilities to meet the public safety needs of the community.

Objective – Provide adequate safety and crime prevention systems in Council Bluffs.

Capital Improvement Efforts

- Finalize construction of the Police Headquarters building.
- Plan for and provide for future technology issues in records management, crime analysis, computer-aided dispatch and other areas that will assist the law enforcement mission in Council Bluffs.
- Continue the program to upgrade and maintain current Fire Department facilities to plan and provide future facilities in locations that will ensure service coverage of future City growth.
- Maintain a program to plan and purchase Fire Department equipment to ensure current and future levels of service and take advantage of technological advances.

How were these needs determined?

These needs are established through the CIP process as outlined above.

Based on the needs analysis above, describe the State’s needs in Colonias
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City's market analysis information is provided under the Needs Assessment section that addresses all findings from the Affirmatively Furthering Fair Housing Study.
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The following provides a brief description of the non-housing community development assets. It includes information on business activity, the labor force, occupations, commuting times and educational attainment of the population in the City of Council Bluffs.

Economic Development Market Analysis

Business Activity

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers %</th>
<th>Share of Jobs %</th>
<th>Jobs less workers %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Mining, Oil &amp; Gas Extraction</td>
<td>195</td>
<td>306</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Arts, Entertainment, Accommodations</td>
<td>4,146</td>
<td>5,797</td>
<td>15</td>
<td>22</td>
<td>7</td>
</tr>
<tr>
<td>Construction</td>
<td>1,800</td>
<td>1,461</td>
<td>7</td>
<td>6</td>
<td>-1</td>
</tr>
<tr>
<td>Education and Health Care Services</td>
<td>4,825</td>
<td>4,680</td>
<td>18</td>
<td>18</td>
<td>0</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>2,080</td>
<td>982</td>
<td>8</td>
<td>4</td>
<td>-4</td>
</tr>
<tr>
<td>Information</td>
<td>548</td>
<td>284</td>
<td>2</td>
<td>1</td>
<td>-1</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>3,280</td>
<td>4,022</td>
<td>12</td>
<td>15</td>
<td>3</td>
</tr>
<tr>
<td>Other Services</td>
<td>916</td>
<td>859</td>
<td>3</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Professional, Scientific, Management Services</td>
<td>1,881</td>
<td>764</td>
<td>7</td>
<td>3</td>
<td>-4</td>
</tr>
<tr>
<td>Public Administration</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>4,310</td>
<td>5,180</td>
<td>16</td>
<td>20</td>
<td>4</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>1,453</td>
<td>817</td>
<td>5</td>
<td>3</td>
<td>-2</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>1,444</td>
<td>1,128</td>
<td>5</td>
<td>4</td>
<td>-1</td>
</tr>
<tr>
<td>Total</td>
<td>26,878</td>
<td>26,280</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Table 5 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)
Labor Force

| Total Population in the Civilian Labor Force | 33,171 |
| Civilian Employed Population 16 years and over | 30,562 |
| Unemployment Rate | 7.87 |
| Unemployment Rate for Ages 16-24 | 23.02 |
| Unemployment Rate for Ages 25-65 | 5.43 |

Data Source: 2009-2013 ACS

<table>
<thead>
<tr>
<th>Occupations by Sector</th>
<th>Number of People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business and financial</td>
<td>4,392</td>
</tr>
<tr>
<td>Farming, fisheries and forestry occupations</td>
<td>1,510</td>
</tr>
<tr>
<td>Service</td>
<td>3,616</td>
</tr>
<tr>
<td>Sales and office</td>
<td>9,002</td>
</tr>
<tr>
<td>Construction, extraction, maintenance and repair</td>
<td>2,802</td>
</tr>
<tr>
<td>Production, transportation and material moving</td>
<td>1,971</td>
</tr>
</tbody>
</table>

Data Source: 2009-2013 ACS

Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30 Minutes</td>
<td>23,656</td>
<td>81%</td>
</tr>
</tbody>
</table>

Consolidated Plan COUNCIL BLUFFS 50

OMB Control No: 2506-0117 (exp. 09/30/2021)
### Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>30-59 Minutes</td>
<td>4,675</td>
<td>16%</td>
</tr>
<tr>
<td>60 or More Minutes</td>
<td>888</td>
<td>3%</td>
</tr>
<tr>
<td>Total</td>
<td>29,219</td>
<td>100%</td>
</tr>
</tbody>
</table>

Data Source: 2009-2013 ACS

### Education:

Educational Attainment by Employment Status (Population 16 and Older)

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>In Labor Force</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Civilian Employed</td>
<td>Unemployed</td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>2,199</td>
<td>315</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>8,117</td>
<td>613</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td>9,257</td>
<td>615</td>
</tr>
<tr>
<td>Bachelor's degree or higher</td>
<td>5,017</td>
<td>197</td>
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</table>

Data Source: 2009-2013 ACS

Educational Attainment by Age

<table>
<thead>
<tr>
<th>Age</th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>80</td>
<td>183</td>
<td>268</td>
<td>595</td>
<td>594</td>
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<tr>
<td>9th to 12th grade, no diploma</td>
<td>1,031</td>
<td>823</td>
<td>664</td>
<td>1,170</td>
<td>900</td>
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<tr>
<td>High school graduate, GED, or alternative</td>
<td>2,039</td>
<td>2,847</td>
<td>2,140</td>
<td>5,907</td>
<td>3,616</td>
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<tr>
<td>Some college, no degree</td>
<td>2,471</td>
<td>2,091</td>
<td>1,925</td>
<td>4,033</td>
<td>1,804</td>
</tr>
<tr>
<td>Associate's degree</td>
<td>484</td>
<td>960</td>
<td>938</td>
<td>1,693</td>
<td>283</td>
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<tr>
<td>Bachelor's degree</td>
<td>430</td>
<td>1,435</td>
<td>1,046</td>
<td>1,711</td>
<td>718</td>
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</table>

Consolidated Plan COUNCIL BLUFFS 51

OMB Control No: 2506-0117 (exp. 09/30/2021)
<table>
<thead>
<tr>
<th>Age</th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Graduate or professional degree</td>
<td>84</td>
<td>388</td>
<td>451</td>
<td>762</td>
<td>413</td>
</tr>
</tbody>
</table>

Table 10 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings in the Past 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td>20,546</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>27,550</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td>31,437</td>
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<tr>
<td>Bachelor's degree</td>
<td>42,319</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>54,154</td>
</tr>
</tbody>
</table>

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Of the 26,878 workers within the jurisdiction, 18% (4,825) workers serve in the Education and Health Care Services industry. The next largest is Retail Trade with 16% (4,310) and then Arts, Entertainment, Accommodations with 15% (4,146) of the workforce.

Describe the workforce and infrastructure needs of the business community:

In 2018, Iowa Workforce Development published *Iowa’s Workforce and the Economy*, which analyzes the current and future needs for Iowa’s business sector. A review of Iowa’s economic conditions in 2017 provided comfort for several reasons: continued decline in both the number of unemployed Iowans and the state’s unemployment rate, recovery in the amount of exports after consecutive years of decline, and improvement in employment levels within both the finance and manufacturing sectors.
Closer inspection of the data reveals possible early warning signs of a weakening economy. For one, the total labor force in Iowa contracted for the second consecutive year, reducing the number of employees within the job pool for employers. Recent losses in the labor force are likely due to an increasing number of retirements, although other factors could be playing a role in these losses, such as migration to other states. Another cause for concern is the recent trend within per capita personal income. One expected consequence of a decrease in the size of a labor pool, all else being equal, is a corresponding increase in the average wage paid within that labor pool. This increase would be a reflection of businesses competing for the smaller supply of remaining employees. In 2017, however, Iowa’s per capita personal income decreased by $60 (U.S. Bureau of Economic Analysis, 2018). This follows an anemic yearly increase of $256 (1.0 percent) in 2016, a year which also experienced a labor force decline. In 2017, Iowa trailed only North Dakota in per capita personal income growth. Over the past four years, the state’s average rank among all states was 44th.

Perhaps most troublesome trend is the slowing pace of employment growth. Following the recession, total nonfarm annual gains peaked in 2012 with an annual growth rate of 1.5 percent. Since then, the annual growth rate for nonfarm employment has trended down every year. In 2017, the rate decreased to almost no gain (2,000 jobs, or 0.1 percent). The one bright spot has been manufacturing—Iowa factories gained 2,400 jobs in 2017, which represented an increase of 1.1 percent.

Labor Market Information Division released a report in November 2017 regarding college student retention. The report was based upon a survey distributed to college students across the state of Iowa. Students enrolled in community colleges, state universities, and private institutions (both for-profit and non-profit) including career/technical schools participated in the survey. IWD’s researchers coordinated with registrar offices from the varying postsecondary institutions across the state to distribute the online survey by email to students between March and May of 2017. This timing was intentionally selected to align with as many graduating/completing students as possible. The online survey was optimized for use on computers, tablets and smart phones. Nearly half of all the institutions contacted participated (47.9 percent) including all three public universities and 12 of our 15 community colleges. Over 8,600 total surveys from students were used in the analysis provided in the report. The 2017 study showed that 46.0 percent of students that have begun to consider where they will locate following graduation or upon program completion are likely to remain in Iowa. In addition, 26.7 percent indicated they are likely to leave the state. While it is helpful to compare these two groups regarding what they find important in their location decision, particularly to see how they differ, the real opportunity lies with those 27.3 percent that indicated they are unsure about where they will locate.
Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2014, Advance Southwest Iowa was founded as part of a public-private partnership between the local governments and the Greater Omaha Chamber of Commerce/Council Bluffs Chamber of Commerce. Its mission is to generate economic growth within Pottawattamie County to grow the workforce and business sector.

Current growth efforts include expansion of the retail market at the Market Place development along South 24th Street; a new indoor soccer field house adjacent to the Iowa West Field House (basketball/volleyball) and the Mid America Center; and expansions of Google to the south.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to American FactFinder, 87.7% of residents have a high school diploma or higher in 2016. Educational attainment in the region is generally in line with national averages. For the population 25 years of age and over, 90.8 percent have attained at least a high school education or equivalent, higher than the national rate of 85.4 percent. The region’s proportion of the population with at least a bachelor’s degree, 33.1 percent, is also higher than the national rate of 28.2 percent.

The local CEDS states, “There is a disconnect between current job training needs and offerings in the region, both in area high schools and colleges/universities- current job training is not matching the skills needed for 21st century jobs.” This means, while the we have low unemployment locally, the jobs available do not match the level of education for those in need.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

As a way to ensure the local workforce has access to technical training or higher education, there are three local initiatives to benefit young adults:

1. Council Bluffs Community Schools TradeWorks Academy – available to freshmen and sophomores, there are five key areas: (1) fabrication, (2) mechanics, (3) electrical, (4) construction and (5) HVAC/plumbing. This is done through creating partnerships with local
trades businesses and show students a career option. It will also encourage them the receive their Associate’s Degree or have the skills to go directly into an apprenticeship program.

2. CareerRockit – this is an initiative of the Greater Omaha Chamber in partnership with countless community partners to connect students and young adults with opportunities to move along the learning pipeline, gain applicable knowledge and build excitement for growing career options, right here. One week each year, businesses meet the challenge of hosting thousands of career experiences to educate, excite and inspire students and young adults. What students learn outside the classroom gives them a glimpse into their future. Student experiences provide pathways into careers and allow them to build a portfolio of connections that propel them into further career achievement.

3. Promise Partners – this is an Iowa West Foundation initiative in conjunction with Iowa Western Community College, AKSARBEN Foundation and Peter Kiewit Foundation to provide education beyond high school. In addition, participants of the program will receive individual support and guidance while at Iowa Western to ensure successful degree completion. Students are invited to apply for Pottawattamie Promise who have a minimum cumulative GPA of 2.0, are on track to graduate, have successfully completed the math track needed (Integrated 2A/B), demonstrate financial need, and are interested in completing a two-year degree program or postsecondary certificate at Iowa Western Community College

Though these initiatives will not be supported directly with funding in the Consolidated Plan, these are known issues that the City supports and will continue to market for our partners.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Metropolitan Area Planning Agency (MAPA) produced a CEDS update in 2014. The CEDS identified job training as a serious issue for the five county area covered by MAPA. The Consortium comprises almost 60% of the total population. The CEDS states
“There is a disconnect between current job training needs and offerings in the region, both in area high schools and college/universities. Current job training is not matching the skills needed for 21st century jobs.” The CEDS identified the goal to: Enhance Public-Private Partnerships to Address Economic Development Needs in the Region. They would accomplish this using several strategies which include:

- Assisting various groups involved in economic development in accessing workforce information and in the design of effective programs.
- Supporting initiatives and programs that train, retrain and upgrade the skills of the area’s labor force so they can work in other economic sectors.

Lastly, MAPA is leading an initiative called the Heartland 2050 Regional Vision. This plan will involve input from the eight counties of the Omaha-Council Bluffs Metropolitan Statistical Area and will unfold over the next three years. The region’s key physical infrastructure will be analyzed, including transportation, housing and utilities, along with patterns of land use. Economic and workforce development, socioeconomic equity, fiscal health and the natural environment will also be examined. It is expected that this document will provide guiding principles the consortia can act upon.

**Discussion**

Travel time in the area is modest with 81% of the workers traveling less than 30 minutes to reach their jobs. Sixteen percent travel between 30-59 minutes to get to work and only 3% travel 60 minutes or more.

Of those workers currently employed, the majority of them have some college or associate’s degree. An inverse relationship between unemployment and educational attainment holds true for workers throughout progressively higher levels of education. More education is associated with lower unemployment.
### Iowa's Economic Indicators

#### Iowa Economic Indicators

<table>
<thead>
<tr>
<th>Indicators</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Domestic Product - Iowa ($ billions)</td>
<td>162.3</td>
<td>171.4</td>
<td>180.5</td>
<td>186.2</td>
<td>190.2</td>
</tr>
<tr>
<td>Exports ($ billions)</td>
<td>13.9</td>
<td>15.1</td>
<td>13.2</td>
<td>12.1</td>
<td>13.2</td>
</tr>
<tr>
<td>Personal Income (billions)</td>
<td>$133.5</td>
<td>$137.7</td>
<td>$142.8</td>
<td>$144.2</td>
<td>$144.7</td>
</tr>
<tr>
<td>Per Capita Personal Income</td>
<td>$43,217</td>
<td>$44,351</td>
<td>$45,800</td>
<td>$46,056</td>
<td>$45,996</td>
</tr>
<tr>
<td>Median Iowa Home Sales Price</td>
<td>$133,000</td>
<td>$134,950</td>
<td>$141,000</td>
<td>$146,900</td>
<td>$153,000</td>
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<tr>
<td>New Residential Housing Units Authorized</td>
<td>10,877</td>
<td>10,353</td>
<td>12,097</td>
<td>14,317</td>
<td>13,948</td>
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<tr>
<td>Iowa New Vehicle Registrations</td>
<td>141,897</td>
<td>142,431</td>
<td>147,447</td>
<td>137,451</td>
<td>140,636</td>
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#### Employment Statistics:

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<thead>
<tr>
<th></th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Nonfarm Employment</td>
<td>1,526,200</td>
<td>1,546,700</td>
<td>1,561,400</td>
<td>1,571,200</td>
<td>1,573,200</td>
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<tr>
<td>Manufacturing Employment</td>
<td>214,400</td>
<td>217,000</td>
<td>216,200</td>
<td>213,900</td>
<td>216,300</td>
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<tr>
<td>Financial Activities Employment</td>
<td>103,700</td>
<td>104,100</td>
<td>105,700</td>
<td>108,000</td>
<td>109,200</td>
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<tr>
<td>Retail Trade</td>
<td>177,800</td>
<td>178,100</td>
<td>180,500</td>
<td>182,600</td>
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#### Labor Force Statistics:

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<th></th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Unemployment</td>
<td>79,300</td>
<td>72,300</td>
<td>64,200</td>
<td>61,100</td>
<td>52,500</td>
</tr>
<tr>
<td>Percent Unemployed</td>
<td>4.7%</td>
<td>4.2%</td>
<td>3.8%</td>
<td>3.6%</td>
<td>3.1%</td>
</tr>
<tr>
<td>Labor Force Participation Rate</td>
<td>69.7%</td>
<td>70.4%</td>
<td>70.1%</td>
<td>69.5%</td>
<td>68.4%</td>
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</tbody>
</table>

#### Unemployment Insurance:

<table>
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<tr>
<th></th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weeks Compensated</td>
<td>1,294,587</td>
<td>1,201,658</td>
<td>1,176,537</td>
<td>1,147,806</td>
<td>1,062,805</td>
</tr>
<tr>
<td>Average Duration (weeks)</td>
<td>13.70</td>
<td>12.90</td>
<td>12.70</td>
<td>13.0</td>
<td>13.4</td>
</tr>
<tr>
<td>UI Regular Benefits Paid ($ millions)</td>
<td>$418.8</td>
<td>$402.6</td>
<td>$417.6</td>
<td>$423.5</td>
<td>$402.6</td>
</tr>
</tbody>
</table>

Source: Labor Market Information Division, Iowa Workforce Development, Iowa Economic Development Authority, Bureau of Economic Analysis, Iowa Association of Realtors (Data may be subject to annual revision)
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The areas with the highest housing burdens are US Census Tracts 304.01, 307, and 309. These tracts are located within the West End and Kanesville-Tinley neighborhoods which include the highest concentration of poverty, environmental health concerns and persons of minority. Within these tracts, 46.11% of households experience four or more housing problems. Housing problems as defined by HUD include housing cost burden, severe housing cost burden, substandard housing conditions and overcrowding.

According to Table 9, Other, Non-Hispanics experience more household problems than any other race/ethnicity with 57.61%. Asian or Pacific Islander, Non-Hispanics also have a higher percentage of household problems with 49.15%. These two groups also have a higher percent with severe cost burden with 50.75% and 45.45% respectively.

According to the Demographics of Households with Disproportionate Housing Needs, the following percentages of race/ethnicity groups experience higher rates of housing cost burden, overcrowding, or substandard housing in the city of Council Bluffs:

- White, Non-Hispanic 30.14%
- Black, Non-Hispanic 45.26%
- Hispanic 47.55%
- Asian or Pacific Islander, Non-Hispanic 49.15%
- Native American, Non-Hispanic 45.45%
- Other, Non-Hispanic 57.61%

Additionally, the following percentages of race/ethnicity groups experience severe rates of housing cost burden, overcrowding, or substandard housing in the city of Council Bluffs:
White, Non-Hispanic 14.17%
Black, Non-Hispanic 36.13%
Hispanic 31.44%
Asian or Pacific Islander, Non-Hispanic 33.05%
Native American, Non-Hispanic 45.45%
Other, Non-Hispanic 50.45%

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As the largest city in Southwest Iowa, Council Bluffs has significantly more diversity than the other 13 cities within Pottawattamie County. The 2010 Census found seven areas of concentration of minority residents. Census tracts 305.02, 306.02, 307, 308, 309, 313 and 314 are areas of concentration of Hispanic residents. There were no additional areas of concentration for any single minority group in 2010. These census tracts are located in the central and western portions of the City and contain higher concentrations of residents living in poverty or who are low-to-moderate income.

Carter Lake, Iowa is located on the west side of the Missouri River and is land-locked by the City of Omaha. The city of 3,785 has the highest racial and ethnic diversity by percentage in Pottawattamie County with only 90.3% identifying as White. The City’s Hispanic population makes up 11.5% of the total population. Additionally, 5.8% of residents identify as two or more races and 1.0% identify as Black. The median home value in Carter Lake is $98,000, which is significantly less than the City of Council Bluffs at $111,900. Children in Carter Lake attend school within the Council Bluffs Public School District, which make it of particular importance to the Council Bluffs Public School District.

Since 1990, Council Bluffs has seen an increase in the number of Hispanic residents. There are minor clusters of Hispanic households located in the West End and South Ends of the City including US Census Tracts 305.02, 306.02, 307, 308, 309, 313 and 314. The change overtime is the increase in the number of Hispanic households though no specific trends in segregation exist.

Local data gathered during the outreach process discussed segregation in Council Bluffs and included a discussion of why the City does not have a larger number of Black/African Americans as compared to the Omaha Metropolitan area. With the proximity to the R/ECAP areas in North Omaha, observers would presume Council Bluffs would have a higher concentration of this population. Stakeholders stated they believed African Americans choose not to live in Council Bluffs not because of racial tension but so they can be closer and surrounded by a similar population. There is still a perceived segregation in Council
Bluffs concerning racial and ethnic backgrounds but the extent is unknown, as the public process did not produce conclusive results.

Map 12 shows the disparities in access to high poverty neighborhoods. In Council Bluffs, the highest poverty neighborhoods are located in US Census Tracts 306.02, 309, 311 and 313, which range in poverty index from 7 to 18. These census tracts include Mid-City, the West End, the South End and a small portion of the East End. These areas primarily consist of White/Non-Hispanic because Council Bluffs has a very low diversity rate. For national origin, there are small clusters of native Mexicans within Census Tracts 311 and 306.02. Additionally, 40-60% of the households have children, which suggests a large number of children within these census tracts are living at or below the federal poverty line.

**What are the characteristics of the market in these areas/neighborhoods?**

The above census tracts include several hardships including high crime rates, high number of rental properties compared to owner-occupied and declining housing stock. These areas are also adjacent to the city’s railroad yards creating issues for noise when considering redevelopment. The average rental rate for the above tracts is 75% with Census Tract 309 the highest at 89%. Average home value is $94,700 compared to the city average of $140,635. Homes in these tracts are typically built before 1970 (86%) and with 33% constructed before 1940.

**Are there any community assets in these areas/neighborhoods?**

A potential explanation for the concentration of multi-family units in census tract is the location of Iowa Western Community College, which has added numerous student housing units on their campus over the past several years. Census tract 309 covers the downtown Council Bluffs area and includes City Hall, the Central Fire Station, the Council Bluffs Public Library, the Chamber of Commerce, the Post Office and the Pottawattamie County Courthouse.

**Are there other strategic opportunities in any of these areas?**

Main opportunities relate to the proximity to the commercial corridor. Each of the above areas is adjacent to the City’s main commercial district, West Broadway. The City’s current redevelopment of River’s Edge and plans to redevelop the 1st Avenue Corridor will greatly benefit nearby residents with new housing, business opportunities and recreational trails. These efforts are outlined in the *Bluffs Tomorrow 2030 Comprehensive Plan*. It is expected these developments will create over 300 new housing opportunities (owner and rental) and 20+ acres of commercial development.

Kanesville-Tinely is adjacent to the City Center which houses the government function properties including City Hall, County Courthouse, Headquarters Fire Station and Public Library.
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Currently, Council Bluffs is served by two private broadband providers. All houses within the city may be served by Cox High Speed Internet or Century Link. In 2009, the Blink network was launched as a “Community Wi-Fi” with the mission to provide internet access to all students in the city. This project started after Google donated Chromebooks to all students in Council Bluffs to help with homework but they found not all students had internet access at home due to the high cost for low income households. It is a low bandwidth Wi-Fi for web browsing, email, search, etc. It is an outdoor Wi-Fi and there is no guarantee of a signal indoors. Blink is not intended to replace private internet service. (http://www.blinkwifi.org/)

Currently the Blink network covers a good part of the west end neighborhood but there are still two primarily low-to-moderate income areas that do not have Blink connection (see map available in link below). This hole was made a priority after COVID-19 because the households that could not afford internet were unable to continue schoolwork with students during the pandemic prior to the end of the school year.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Broadband serve in Council Bluffs is between $70 and $120 per month. The need for additional providers may reduce the overall costs as market competition increases. The Blink network is not meant to replace private internet service as it is a "low bandwidth" Wi-Fi.
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

In the past 15 years, Council Bluffs has seen three record flooding events (2008, 2011 and 2019). The city's primary protection is the Missouri River levee system which breached to the north and south during all three flood events but did not breach within the city limits. In 2015, the City allocated $10 million to levee upgrades and stabilization to continue its Army Corp accreditation. In 2019, the Missouri River again rose to record levels but inundation under the levees has now become an issue. The area adjacent to the Missouri River is primarily populated by low-to-moderate income households. Homes with basements were inundated with water to varying degrees and three houses had foundation collapses.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The areas most vulnerable to environmental risk are within the low- and moderate-income neighborhoods. The west end census tracts range between 40% and 70% LMI with an average number of renter-occupied units around 35%. In 2020, the City plans to apply for CDBG-DR funding from Iowa Economic Development Authority to buyout a section of homes along the levee system to create a buffer as well as a low section that will create a "ponding" location during flash flooding events.
Strategic Plan

SP-05 Overview

Strategic Plan Overview

This component of the Consolidated Plan presents the City’s strategic plan - a five-year strategy which denotes the City's housing and community development priorities and objectives and describes the actions intended to be initiated or completed during its term. The strategic plan discusses general priorities for investment, both geographically and among priority needs, describes the basis for establishing those priorities, discusses obstacles to meeting priority needs, and summarizes proposed accomplishments in terms of number of units. This strategic plan covers the period from January 1, 2019 through December 31, 2023.

The City anticipates receiving a continued federal entitlement grant, the Community Development Block Grant (CDBG) funds, through HUD in the next five years. This Strategic Plan is written to meet the requirements of HUD that provides the majority of the financial resources to implement the plan. HUD funding sources must primarily benefit low-moderate income persons in accordance with three HUD Goals:

- **Creating (or Enhancing) Suitable Living Environments** Applicable to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

- **Providing Decent Housing** Applicable to housing programs where the purpose is to meet individual family or community needs, and not programs where housing is an element of a larger effort (such as would otherwise be applied under the “Suitable Living Environment” Objective).

- **Creating Economic Development Opportunities** Applicable to activities that are related to economic development, commercial revitalization, or job creation.

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 FY19-23. The City’s community development objectives acknowledged were all listed as high priorities and were set forth in four general parts in the Consolidated Plan. The four parts are as follows:

1. **Housing Development (Decent Housing and Suitable Living Environment)** - The conservation and redevelopment of established neighborhoods and the preservation and expansion of their housing stock.

2. **Economic Development (Economic Opportunity)** - The revitalization of commercial properties and job creating projects that benefit low and moderate income people.
3. **Public Services and Facilities (Suitable Living Environment)** - The development of physical and human service projects that benefit low and moderate income people by non-profit organizations.

4. **Administration** - The efficient operation of the Community Development Program.
### Geographic Area

<table>
<thead>
<tr>
<th></th>
<th>Area Name:</th>
<th>Mid-City Railroad Corridor Urban Renewal Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area Type:</td>
<td>Local Target area</td>
</tr>
<tr>
<td></td>
<td>Other Target Area Description:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>HUD Approval Date:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>% of Low/ Mod:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Revital Type:</td>
<td>Other</td>
</tr>
<tr>
<td></td>
<td>Other Revital Description:</td>
<td>Blight Removal</td>
</tr>
</tbody>
</table>
|   | Identify the neighborhood boundaries for this target area. | The general location and boundaries of the Mid-City Corridor Urban Renewal Area are shown on Illustration 1. The Urban Renewal Area is an approximately 28-block area encompassed on the north by Avenue B; on the south by 6th Avenue; on the west by Indian Creek and 13th Street; and on the east by 8th Street.
Beginning at the intersection of the centerline of Avenue ‘B’ and the centerline of North 10th Street; south along the centerline of 10th Street to the centerline of West Broadway Avenue; east along the centerline of West Broadway Avenue to the centerline of 8th Street; South along the centerline of 8th Street to the centerline of 1st Avenue; West along the centerline of 1st Avenue to the centerline of South 10th Street; South along the centerline of South 10th Street to the centerline of 4th Avenue; West along the centerline of 4th Avenue to the centerline of South 12th Street; South along the centerline of South 12th Street to the centerline of 6th Avenue; West along the centerline of 6th Avenue to the centerline of the right-of-way of Indian Creek; North and Northeasterly along the centerline of the right-of-way of Indian Creek to the centerline of 13th Street; North along the centerline of 13th Street to the centerline of Avenue B; East along the centerline of Avenue B to the Point of Beginning. |
Include specific housing and commercial characteristics of this target area.

In December 2018, the Community Development Department conducted a field survey to identify existing structural conditions within the proposed Mid-City Corridor Urban Renewal Area. The survey was conducted by observing the exterior conditions to determine the structural quality of each building. Each building was classified in one of four conditions: above standard, standard, substandard, or deteriorated.

Structures in “above standard” condition are not in need of rehabilitation, are in new or near new condition and well maintained. Structures in “standard” condition need minor rehabilitation, possibly in need of painting or minor repair. Structures in “substandard” condition are in need of major rehabilitation, show signs of structural failure including foundation and/or roof problems and are not up to building and land use codes. Structures in “deteriorated” condition are beyond the benefit of rehabilitation and should be demolished.

The proposed Mid-City Corridor Urban Renewal Area contains a significant number of structures in substandard structural conditions. Illustration 6 shows the current structural conditions. The structural conditions table located at the end of this section outlines the conditions. Since 2004, the City has demolished structures and created greenspace on over 27 acres of land in the Urban Renewal Area. The areas from South 12th to South 13th Streets and from Avenue B to 4th Avenue are primarily vacant with the exception of three structures.

The portion of the Area from South 12th Street to the Indian Creek channel are primarily City-owned with three single-family houses along 3rd Avenue. City-owned property consists of vacant land with trail connections and structures utilized by the Public Works Department for equipment and material storage. Illustration 7 shows Public Works facilities.
The most blighted structural conditions are located within the residential portions of the Area to the east and southeast. Housing along 2nd, 3rd and 4th Avenues are pocketed with several substandard units with only a few in above standard condition.

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

The consultation and citizen participation outlined this area as a section of the city that continues to have higher than normal poverty and blighted buildings.

**Identify the needs in this target area.**

Though significant headway has been made in removing blighted structures in the corridor, there are still blighted properties and other blighting influences within the corridor that require remediation to allow for redevelopment of the area. For example, according to the 2016 US Census data, households located in Census Tract 307 earn $4,350 less per year than the average median household income for Council Bluffs and 20.9% live at or below the federal poverty line. According to the HUD Affirmatively Furthering Fair Housing Tool, 53.66% of the total households experience one or more housing burden. “Housing burden” is defined as households living with one or more of the following: cost burden for which housing cost is greater than 30% of household income, overcrowding, housing unit lacks complete kitchen facilities and housing unit lacks complete plumbing facilities. As such, the City has determined that a new urban renewal plan must be adopted to continue the redevelopment of the corridor. Because the footprint of the new urban renewal area differs from the original area created in 2004, the City has decided to rescind the 2004 plan and adopt this new 2019 Mid-City Corridor Urban Renewal Plan in its place.
| What are the opportunities for improvement in this target area? | The City has analyzed the Area and determined best use of the region is in three ways: (1) redevelopment, (2) greenspace and (3) park space. The City intends to undertake several actions necessary to achieve the objectives of this Plan. In 2015, the City completed the Mid-City Area-Wide Plan that outlined a community-driven reuse plan as outlined in Illustration 12. The City anticipates engaging in the following activities:

a. **Installation of Infrastructure** - The City may remove, improve or install public improvements and facilities in accordance with the objectives of this Plan. Such public improvements may include, but are not limited to the following: utilities, streets, sidewalks, transit stops, park and recreational facilities, parking and landscaping.

b. **Acquisition, Relocation, and Demolition of Property** – Any property acquired by the City within the Area will be acquired consistent with federal, state and/or local codes or ordinances. The City may clear property or structures and other improvements in preparation for open space or recreational land uses. Clearance will be accomplished in accordance with the objectives of this Plan, and in concert with other actions to insure timely improvement of the cleared land. This could also include actions associated with environmental mitigation. The City may assist in the relocation of those residents and businesses displaced by public action. Residents and businesses displaced may be provided with the opportunity of relocation to accommodations which are decent, safe, sanitary, and are within their financial means, in accordance with established relocation practices.

c. **Rehabilitation and Development of Structures** - The City may participate in and support efforts to preserve and rehabilitate structures to achieve a long-term, sound condition. Determination of the City’s effort in this area will be made based on an analysis of the historic, architectural, and/or cultural merit of the structure, its condition, the condition of surrounding structures, lot size, layout, accessibility, usefulness, and competing and |

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*Consolidated Plan  
COUNCIL BLUFFS  
OMB Control No: 2506-0117 (exp. 09/30/2021)*
conflicting land uses. The City should not rehabilitate property in the medium and high priority acquisition areas. The goal of property rehabilitation is to provide safe, sanitary, functional, and attractive conditions, which are compatible with the intended use of the area in which buildings are located, and to eliminate the blighting influence, which such buildings may have on their surrounding environment. Although the fundamental goal is the creation of open space, the residential structures in the southern and southwest portions of the area are likely to be rehabilitated.

<table>
<thead>
<tr>
<th>Are there barriers to improvement in this target area?</th>
<th>Barriers to this area include high poverty and reduced private investment. The City is currently the largest land owner as it continues to purchase property in hopes of redevelopment in the future.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>2</th>
<th>Area Name:</th>
<th>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Type:</td>
<td>Strategy area</td>
<td></td>
</tr>
<tr>
<td>Other Target Area Description:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HUD Approval Date:</td>
<td>8/10/1998</td>
<td></td>
</tr>
<tr>
<td>% of Low/ Mod:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Revital Type:</td>
<td>Comprehensive</td>
<td></td>
</tr>
<tr>
<td>Other Revital Description:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Identify the neighborhood boundaries for this target area.

<table>
<thead>
<tr>
<th>The Neighborhood Revitalization Strategy Area (NRSA) is a contiguous area of about four square miles located in the central portion of Council Bluffs. It contains the city's Central Business District, the Broadway Commercial Corridor, railroad related industrial uses, and a variety of single family residential neighborhoods. The general boundaries of the NRSA extend from Big Lake Road on the north to Interstate 80/29 on the south and from High Street on the east to 25th Street on the west. Map 1, NRSA Boundaries, details the exact location of the strategy area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The City of Council Bluffs City Council approved and adopted the original Neighborhood Revitalization Strategy Area (NRSA) plan on August 10, 1998. Then on June 4, 2008 the City Council reviewed the NRSA plan and approved the NRSA plan with no changes. This is a HUD approved strategy.</td>
</tr>
<tr>
<td>The NRSA can be divided into census tracts and block groups in order to assist in the gathering of statistical data. The strategy area contains the following census tracts and block groups:</td>
</tr>
</tbody>
</table>

NRSA Census Tracts and Block Groups
Include specific housing and commercial characteristics of this target area.

<table>
<thead>
<tr>
<th>An analysis of commercial characteristics in the NRSA indicates that a great deal of commercial change has occurred within the area during the past decade. This is an encouraging pattern which indicates a high degree of entrepreneurial activity within the area. Unfortunately, not many businesses have survived in the long-term. Offices, restaurants, bars, and entertainment venues; and retail establishments make up the majority of businesses that have not succeeded in the long term.</th>
</tr>
</thead>
<tbody>
<tr>
<td>An analysis of housing characteristics in the NRSA leads to the following general conclusions:</td>
</tr>
<tr>
<td>1. The area has a relatively high incidence of undervalued property. In general, both values of owner-occupied houses and rents for apartments lag behind those of other parts of the city.</td>
</tr>
<tr>
<td>2. Despite these relatively lagging values, the area exhibits a substantial shortage of housing for low-income people. In addition to this shortage, a relative lack of higher value housing creates competition for moderately priced housing stock which further puts low and moderate-income households at a disadvantage.</td>
</tr>
<tr>
<td>3. Most of the housing in Council Bluffs that needs rehabilitation is located in the target area.</td>
</tr>
<tr>
<td>4. The NRSA has experienced limited new housing construction.</td>
</tr>
<tr>
<td>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</td>
</tr>
<tr>
<td>Identify the needs in this target area.</td>
</tr>
<tr>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
What are the opportunities for improvement in this target area?

A revitalization strategy that responds to the needs of the target area must operate on two fronts: overall community systems and incremental development projects.

Community systems address the large framework necessary to create an environment for redevelopment. These issues include railroad corridors, infrastructure and transportation systems, long-term land use change, parks and public investments, and site assembly and economic development. Some projects that involve community systems will require the use of Community Development Block Grants and local infrastructure funds, as well as local redevelopment techniques such as tax increment financing. However, many projects will require large scale supplemental financing through general obligation funds, state and federal infrastructure and transportation programs, and major private investments. Another important source of funding for Council Bluffs is the Iowa West Foundation, which invests its share of gaming profits into community improvement and development efforts.

Incremental development projects include the basic building blocks of neighborhood development strategy that occurs within the larger community context. These projects include residential rehabilitation, housing development, supporting public services, and organizational capacity. Most of these developments rely on funding through CDBG, HOME Housing Partnership funds, or other public sources. Ideally, these public funds should be used to leverage other private investments.

The Community Systems broad strategies for the improvement of the proposed target area include:

- RAILROAD CONSOLIDATION
- NEW TRAFFIC CIRCULATION FRAMEWORK
| • INDIAN CREEK DRAINAGEWAY IMPROVEMENT  |
| • GREENWAYS, TRAILS, AND BUFFERS  |
| • MAJOR REDEVELOPMENT AREAS  |
| • NEIGHBORHOOD PLANNING AND CONSERVATION  |

The Community System program identifies the long-term structure of the revitalized target area. Major investments are needed to complete many aspects of this framework, including substantial road construction, greenway and trail development, drainage-way upgrade, and land assembly for redevelopment. However, neighborhood development also proceeds through small-scale actions which work incrementally toward realizing large-scale goals. This section identifies a program of specific strategies which can help the city address issues identified during the consultation process. These strategies include:

<p>| • DEVELOPMENT CAPABILITY  |
| • SINGLE-FAMILY REHABILITATION AND DEVELOPMENT  |
| • RENTAL REHABILITATION AND DEVELOPMENT  |
| • RECREATION AND SERVICE CENTER  |
| • COMMERCIAL REVITALIZATION AND REDEVELOPMENT  |
| • ECONOMIC AND INDUSTRIAL REDEVELOPMENT AND RETENTION  |
| • BLIGHT REMOVAL  |
| • INFRASTRUCTURE DEVELOPMENT  |</p>
<table>
<thead>
<tr>
<th>Are there barriers to improvement in this target area?</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are a number of obstacles to revitalization of the strategy, area. Major obstacles include:</td>
</tr>
<tr>
<td>- Railroad trackage. The large amount of railroad trackage in the study area as the single most blighting influence and a substantial obstacle to community revitalization. Many areas of Council Bluffs between 9th and 16th Avenues are literally neighborhoods developed within railroad yards. Frequent grade crossings and slow moving trains obstruct circulation within the neighborhood. Resolution of railroad issues is virtually a precondition to major improvement of the strategy area neighborhoods.</td>
</tr>
<tr>
<td>- Poor circulation and access. A corollary problem to the issue of railroad tracks is poor circulation among neighborhoods within the strategy area. The South End has few local or collector street connections to the rest of the city. The lack of available access cuts neighborhoods off from one another, while major inter-local circulation is dependent entirely on the Broadway and South expressway viaducts.</td>
</tr>
<tr>
<td>- Deteriorated site and housing conditions. Obsolete industrial precincts south of 9th Avenue and along the north side railroad corridor have a blighting effect on surrounding residential areas. On the other hand, important industrial expansion, such as the ConAgra development east of the South Expressway, provides opportunities for additional economic growth. Deteriorated residential neighborhoods affected by railroad trackage or immediately north of Downtown also provide poor neighborhood environments.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>- Social issues. Many strategy area residents report significant social problems, including family problems and conflicts created by a lack of recreational resources and deteriorated or overcrowded housing.</td>
</tr>
<tr>
<td>- Lack of a private community development entity. Council Bluffs’s Community Housing Investment Corporation (CHIC) has been effective at packaging vacant lots for private construction of single-family houses. However, CHIC is not a developer as such. As a result, the city lacks a private development entity, such as a community development corporation, which can respond to identified local needs for affordable housing, including rental development. As a result, the city responds to projects, but lacks a development arm to initiate them.</td>
</tr>
</tbody>
</table>

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Funding will be allocated city-wide with priority for the Strategy Area. This is the oldest portion of the City with the greatest needs.
### SP-25 Priority Needs - 91.415, 91.215(a)(2)

#### Priority Needs

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>Construction and rehabilitation of housing to be marketed to families at or below the median family income.</td>
</tr>
</tbody>
</table>

**Basis for Relative Priority:** The need for additional affordable housing for a variety of types of families was outlined as a high priority during the AFH process.

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homelessness</td>
<td></td>
</tr>
</tbody>
</table>

**Basis for Relative Priority:** The need for additional affordable housing for a variety of types of families was outlined as a high priority during the AFH process.
| Associated Goals | Supportive Services for the Homeless  
Public Facilities and Improvements  
Meal Center Support |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>Provide assistance to local nonprofits to combat homelessness with Council Bluffs and assist the population.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Discussions with shelter staff show a continued need to support the local shelters in their efforts to combat homelessness. The waiting list for the Metro Area Continuum of Care continues to be at least 200 individuals/households deep needing assistance.</td>
</tr>
<tr>
<td>Priority Need Name</td>
<td>Non-Homeless Persons with Special Needs</td>
</tr>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
</tbody>
</table>
| Population       | Extremely Low  
Low  
Moderate  
Large Families  
Elderly  
Individuals  
Families with Children  
veterans  
Persons with HIV/AIDS  
Elderly  
Frail Elderly  
Persons with Mental Disabilities  
Persons with Physical Disabilities  
Persons with Developmental Disabilities  
Persons with Alcohol or Other Addictions  
Persons with HIV/AIDS and their Families  
Victims of Domestic Violence |
<p>| Geographic Areas Affected | NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) |
| Associated Goals | Public Facilities and Improvements |
| Description      | Support through construction and rehabilitation of affordable housing to serve populations with disabilities. |
| Basis for Relative Priority | According to HUD, 1 in every 4 persons in Council Bluffs has some sort of disability. This is a high need to create and modify housing that meets the needs of the special needs community. |</p>
<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Non-Housing Community Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>Low</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Low Moderate Non-housing Community Development</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Meal Center Support Coronavirus Pandemic Support</td>
</tr>
<tr>
<td>Description</td>
<td>Projects that benefit persons of low-to-moderate income through means other than housing.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>persons of low-to-moderate income will be given priority.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>Housing Counseling Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Housing Counseling</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>Housing Counseling</td>
</tr>
<tr>
<td>Description</td>
<td>Provide educational services to households to learn budgeting and best financial practices to become a homeowner in the future.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Education on the process of purchasing a home and maintaining the home after closing is essential to homeowner success.</td>
</tr>
<tr>
<td></td>
<td><strong>Priority Need Name</strong></td>
</tr>
<tr>
<td>---</td>
<td>------------------------</td>
</tr>
<tr>
<td><strong>Priority Level</strong></td>
<td>High</td>
</tr>
<tr>
<td><strong>Population</strong></td>
<td>Other</td>
</tr>
<tr>
<td><strong>Geographic Areas Affected</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td></td>
<td>Mid-City Railroad Corridor Urban Renewal Area</td>
</tr>
<tr>
<td><strong>Associated Goals</strong></td>
<td>Slum and Blight Removal</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Acquisition and demolition of blighted properties throughout Council Bluffs to ensure the health and safety of residents.</td>
</tr>
<tr>
<td><strong>Basis for Relative Priority</strong></td>
<td>Slum and Blight removal is key to cleaning up dilapidated properties and creating safe spaces for residents.</td>
</tr>
</tbody>
</table>

**Narrative (Optional)**

This component of the Consolidated Plan presents general priorities and strategy analysis for investment of public and private resources in rental and home ownership housing, emergency shelter, and assisted living facilities based on the needs identified in the Needs Assessment.

The priorities and strategies described in this section were developed after a comprehensive analysis of the Consortium’s general housing conditions and the significant characteristics of the housing market. This analysis included but was not limited to, an assessment of the availability, cost, condition, location, size, vacancy rates and trends in rental and home ownership housing and the needs of various population subgroups within Council Bluffs.

The relative importance of different and competing goals was considered in assigning priority status to goals. In addition, the anticipated resources available to implement programs and the capacity and capability of the housing delivery system in carrying out specific strategies were also considered in establishing the general priorities in this housing strategy.
SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td></td>
</tr>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>967,313 0 1,303,994 2,271,307 3,880,000</td>
<td>Funds used for priority needs, including housing development, housing rehabilitation, homebuyer assistance, public improvements, public services and administration.</td>
</tr>
<tr>
<td>General Fund</td>
<td>public - local</td>
<td>Acquisition Economic Development Public Improvements</td>
<td>150,000 0 0 150,000 500,000</td>
<td>Funds will be used for public infrastructure improvements or blight removal in the support of neighborhood redevelopment efforts.</td>
</tr>
<tr>
<td>Other</td>
<td>private</td>
<td>Acquisition Housing Public Services</td>
<td>2,024,020 0 0 2,024,020 8,096,080</td>
<td>These funds support homeless services providers, lot acquisition and lead rehabilitation.</td>
</tr>
</tbody>
</table>
Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | Narrative Description |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
</tr>
<tr>
<td>Other</td>
<td>public - federal</td>
<td>Admin and Planning Public Improvements Public Services</td>
<td>947,317</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>public - federal</td>
<td>Admin and Planning Public Services</td>
<td>561,789</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>public - federal</td>
<td>Housing</td>
<td>766,666</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 14 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds the City receives through the CDBG and HOME Programs are used to leverage other federal, state and local resources to meet housing and community development needs.

In 2018, for every dollar of federal funds the City allocated, approximately another $1.31 in non-federal funds was leveraged. It is estimated, that $3.5 million in private support will be leveraged, annually, with the above-mentioned Federal dollars in support of human (public) service programs, projects, and initiatives undertaken in implementation of this strategic plan, tapping into local commitment of non-profit agencies delivering critical services to our community.
Additionally, City funding for most housing projects usually includes other funds to complete a project. Non-profit housing developers have been successful in obtaining Low Income Housing Tax Credit Investments. The Iowa Finance Authority supports local housing projects through the Low Income Housing Tax Credit program. The Iowa Economic Development Authority also provides housing assistance through a variety of programs. In addition, the City of Council Bluffs will use its gaming and capital improvement fund monies in support of the City’s community development program and to undertake specific housing and community development projects. The City’s funding has been successful at leveraging significant non-federal sources.

CDBG-CV funds will be spend specifically to combat the Coronavirus (COVID-19) pandemic. Funds will not be matched locally.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

Not Applicable.

Discussion
**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Council Bluffs</td>
<td>Government</td>
<td>Economic Development Planning Rental</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rental neighborhood improvements public facilities</td>
<td></td>
</tr>
<tr>
<td>CATHOLIC CHARITIES PHOENIX HOUSE</td>
<td>Non-profit organizations</td>
<td>Homelessness public services</td>
<td>Region</td>
</tr>
<tr>
<td>New Visions Homeless Services</td>
<td>Non-profit organizations</td>
<td>Homelessness Non-homeless special needs Rental public facilities</td>
<td>Region</td>
</tr>
<tr>
<td>Council Bluffs Housing Trust Fund</td>
<td>Non-profit organizations</td>
<td>Planning</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td>Family Housing Advisory Services</td>
<td>Non-profit organizations</td>
<td>public services</td>
<td>Region</td>
</tr>
<tr>
<td>Habitat for Humanity of Council Bluffs</td>
<td>Non-profit organizations</td>
<td>Ownership neighborhood improvements</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td>HEARTLAND FAMILY SERVICE</td>
<td>Non-profit organizations</td>
<td>Homelessness Non-homeless special needs Rental public facilities</td>
<td>Region</td>
</tr>
<tr>
<td>Municipal Housing Agency of Council Bluffs</td>
<td>PHA</td>
<td>Public Housing Rental</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td>Vocational Development Center (VODEC)</td>
<td>Non-profit organizations</td>
<td>Economic Development Non-homeless special needs Rental public facilities</td>
<td>Region</td>
</tr>
</tbody>
</table>

Consolidated Plan

COUNCIL BLUFFS

OMB Control No: 2506-0117 (exp. 09/30/2021)
<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>712 Initiative</td>
<td>Non-profit organizations</td>
<td>Economic Development Non-homeless special needs Planning neighborhood improvements public services</td>
<td>Region</td>
</tr>
<tr>
<td>Metro Area Continuum of Care for the Homeless</td>
<td>Regional organization</td>
<td>Homelessness Non-homeless special needs Planning public services</td>
<td>Region</td>
</tr>
<tr>
<td>Human Services Advisory Council</td>
<td>Non-profit organizations</td>
<td>Homelessness Non-homeless special needs Planning</td>
<td>Jurisdiction</td>
</tr>
</tbody>
</table>

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Council Bluffs Community Development Department is responsible for the planning, development and implementation of the CDBG and HOME programs. The network of institutions through which housing and community development programs are carried out in the City is broad-based. The following list does not specify every organization that will be involved in the program delivery of funded activities.

The institutional delivery system for housing and community development needs is very strong. Partner agencies have a strong track record in providing services that are well coordinated. Gaps are less related to the delivery system than to resources to meet the needs in the community. Non-profit organizations typically operate on a shoestring budget.

One strength of the institutional delivery system is that area emergency shelters serve all adult homeless populations in the three county area. The shelters work with one another to ensure that all who can be served at this level of the delivery system are served. The gap at this level of the delivery system is in the form of sufficient accommodations for homeless families (their numbers on the rise) either in the form of emergency shelter beds or other forms of housing placement; so, too, with other homeless populations, each with its own unique needs (the chronically homeless, for example, who need not just housing but considerable support in order to maintain their housing).
Both prevention programs within the CoC are involved in the institutional delivery system, both providing—by means of experienced case managers—financial assistance as well as housing relocation and stabilization services to near homeless clients. One of the these programs ran the HPRP homelessness prevention program for our jurisdiction and so, already has in place the entire system needed for ESG-funded homelessness prevention. The other prevention program has been providing prevention services for years and requires only slight adjustments to their standard procedures in order to implement an ESG-funded prevention program. The gap at this level of the delivery system, as elsewhere in the system, is the lack of resources to address the need. At every level, from emergency shelter to rapid re-housing to prevention, the need is considerably greater than are the resources available to address it.

Finally, the agency charged with the task of implementing the rapid re-housing component of the delivery system is the agency that implemented the HPRP rapid re-housing program for our jurisdiction. This constitutes another strength of the delivery system. This agency has in place the processes and procedures needed to continue with the rapid re-housing initiative without a break in service or time required for start-up.

The strength overall of the homeless institutional delivery system is the collaboration that exists within it. The gap overall is the lack of sufficient resources to address the homeless and near-homeless need. At a more detailed or specific level, strengths are found in well-run organizations comprised of people committed to the cause of reducing and ending homelessness. Gaps are found in the need for treatment beds/programs, housing options, in general, and in supportive services needed to address alcohol and substance abuse, mental and medical health issues, life skills. These gaps are addressed via a variety of funding sources, from federal and state funding sources to local foundations, but even so, and though much good is done through the existing system, still the need outstrips the system’s capacity to address it fully. This is not to suggest that considerable progress has not been made in this jurisdiction’s institutional delivery system. Much has been done but more remains to be done.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<table>
<thead>
<tr>
<th>Homelessness Prevention Services</th>
<th>Available in the Community</th>
<th>Targeted to Homeless</th>
<th>Targeted to People with HIV</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Homelessness Prevention Services</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Counseling/Advocacy</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Legal Assistance</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mortgage Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Assistance</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Utilities Assistance</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>Street Outreach Services</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mobile Clinics</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
### Street Outreach Services

<table>
<thead>
<tr>
<th>Supportive Services</th>
<th>Other Street Outreach Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcohol &amp; Drug Abuse</td>
<td>X</td>
</tr>
<tr>
<td>Child Care</td>
<td>X</td>
</tr>
<tr>
<td>Education</td>
<td>X</td>
</tr>
<tr>
<td>Employment and Employment Training</td>
<td>X</td>
</tr>
<tr>
<td>Healthcare</td>
<td>X</td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td>X</td>
</tr>
<tr>
<td>Life Skills</td>
<td>X</td>
</tr>
<tr>
<td>Mental Health Counseling</td>
<td>X</td>
</tr>
<tr>
<td>Transportation</td>
<td>X</td>
</tr>
</tbody>
</table>

Other: X

#### Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Metro Area Continuum of Care for the Homeless (MACCH) coordinates the activities of our jurisdiction’s CoC. It is through the agencies that comprise MACCH (largely but not exclusively) that services are made available to homeless persons and persons with HIV. Most homeless programs operate at capacity, i.e., beds are filled, financial assistance is distributed, case workers carry full case loads.

Street outreach efforts connect targeted services to homeless persons and persons with HIV. Outreach teams made up of individuals from the VA, Nebraska AIDS Project, Community Alliance, Youth Emergency Services, Siena Francis House, Heartland Family Service, and New Visions frequent locations where homeless individuals congregate and also respond to tips from public safety officials and others concerning individuals on the streets in need of services.

In addition, individuals in need of services can contact service providers directly. Brief assessments by those providers determine the services best suited to the individual’s or family’s needs and the individual/family is referred accordingly. Service providers are “networked” together through MACCH task forces and other meetings and are familiar with one another’s programs, both with the services provided and with provider eligibility requirements.

HMIS is the CoC’s data base. It is used by service providers to generate CoC performance and improvement data. Some providers have sharing agreements allowing them to work more efficiently on behalf of shared clients. United Way’s emergency help line, 211, is available to refer those in need of services to appropriate area service providers.
However, it is the network of case managers located throughout the CoC that is the primary mechanism by which targeted services are made available to homeless persons and persons with HIV. These case managers enroll homeless individuals with mainstream services and benefits. They link families with children directly to schools to coordinate school stability and school transportation. In addition, they provide assessment and service plans that lead to housing and needed supportive services.

Case managers work directly with a variety of mainstream and other services in an effort to insure that available resources are reaching homeless persons. Those services include: Pottawattamie and Douglas County General Assistance, the Iowa and Nebraska Department of Health and Human Services (TANF, SSI/SSDI), the Social Security Administration, local public housing authorities (Municipal Housing Agency of Council Bluffs, Omaha Housing Authority, Douglas County Housing Authority, and Bellevue Housing Authority), the Veterans Administration, area medical and mental health facilities, and area alcohol and drug treatment facilities (Catholic Charities Campus for Hope, the Stephen Center and Siena/Francis House). The SOAR program is used extensively in an effort to connect homeless persons with severe mental illness or co-occurring disorders with the SDI/SSDI disability benefits for which they are eligible.

Employment assistance is sought either directly by homeless persons or with the assistance of case managers through Heartland Workforce Solutions and through job training programs.

Finally, the Nebraska AIDS Project provides targeted case management for persons with HIV, leading often to medical care and housing assistance made possible by HOPWA and Ryan White funding.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strengths of the services delivery system for persons experiencing homelessness are as follows:

- the network of and coordination among housing providers; the existence of the rapid re-housing program (continuing after the ending of HPRP funding); the existence of substance abuse treatment programs; the development of the Homeless Review Team (HRT) which focuses on the most vulnerable; the 4th Judicial District of Pottawattamie County and Re-Entry Council of Douglas County, working to increase housing and service options for people who are exiting correctional facilities; the efforts of case workers throughout the CoC helping with the development of housing plans; getting connected to mainstream resources in a timely fashion; securing work via the efforts of case managers; the provision of a variety of supportive services at shelters; services for children and the efforts on the part of counselors to assist with the reunification of families.

Gaps in the services delivery system for person experiencing homelessness are as follows:
-- **Transportation**: Metro buses operate on a limited basis in Council Bluffs and in Omaha, the City bus schedule is inadequate; vehicles devoted to transportation are needed at the shelters; and funding for car repairs.

-- **Medical assistance**: medical care becomes a major cost (GA Assistance); even with disability assistance; more STD testing; improved access and reduced time when seeking assistance from Pottawattamie and Douglas County for physical/dental/mental health care; need financing for health care centers in Omaha;

-- **Mental health services**: more housing and services are needed; coordination of care continues to be a challenge from access to mental health services to medications to timely evaluations and med checks;

-- **Substance abuse treatment**: Improved access to substance abuse evaluation and treatment options when there is no ability to pay is needed;

-- **Housing**: more permanent supportive housing; subsidized housing with supportive services; group living programs focusing on mental health/substance abuse; affordable housing for people with poor credit/felony record; emergency shelters for families with older children; housing for those at or < 50% AMI; affordable rents; shorter waiting lists are needed for all subsidized housing; and rapid re-housing and prevention program are needed;

-- **Financial assistance**: there is a need for flexible financial assistance to help secure economic stability; there is the ongoing need for more rental assistance, utility assistance, rent and utility deposits; also needed is financial assistance for photo IDs and birth certificates;

-- **Work opportunities and employment**: job search assistance, workforce assistance and resumes help; the availability of jobs, and lack of employment opportunities for those with felonies or that lack higher education/GED;

-- **Miscellaneous**: more legal assistance; payee services for social security checks; budgeting and financial management; services for those aging out of foster care (ID, birth certificate, employment); services for people with immigration issues; fewer background checks (so as to permit a second chance).

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

CoC strategies to overcome gaps in the institutional structure and service delivery system are as follows:

-- Implement central access to homeless services, improving the coordination of services and providing a means for assessing gaps across the system;
-- Sharing data between agencies, further improving the coordination and effectiveness of services;

-- Increase services and service coordination targeted to homeless for substance abuse treatment, mental health treatment, and benefits enrollment; encourage agencies to fill these and other gaps by adapting programs, creating partnerships and seeking grants;

-- Increase housing options (PSH, public housing, rental/utility assistance, etc.), working with housing authorities to secure a “homeless preference” and targeted project-based vouchers;

-- Implement Critical Time Intervention Model for people with severe mental illness and chronically homeless;

-- Continue work with 4th Judicial District in Pottawattamie County and the Re-entry Council in Douglas County and interdisciplinary team to identify housing and service options for individuals exiting correctional facilities; specifically, encourage housing developers and support service providers to create programs for this population; identify funding streams to support such programs;

-- Increase employment options by working with Heartland Workforce Solutions to prioritize the employment of persons coming from homelessness;

-- Work with the public transit system and MAPA (the Metropolitan Area Planning Agency) to improve access to public transportation;

-- Rapid Re-housing – building capacity to meet the demand;

-- Support HRT to identify system changes needed for better mainstream and homeless service support and appropriate housing;

-- Form stakeholder work group to share data for demand of recovery treatment by homeless people and identify plan to increase access;

-- Work with domestic violence provider network to increase intervention options and targeted use of DV shelter beds.
### SP-45 Goals - 91.415, 91.215(a)(4)

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Housing Development</td>
<td>2019</td>
<td>2023</td>
<td>Affordable Housing</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Affordable Housing</td>
<td>CDBG: $2,675,000 Global Fund: $0</td>
<td>Rental units constructed: 36 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>General Fund: $0</td>
<td>Rental units rehabilitated: 10 Household Housing Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Hazard Reduction and Healthy Homes: $2,300,000 Private: $15,000</td>
<td>Homeowner Housing Added: 21 Household Housing Unit</td>
</tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Homeowner Housing Rehabilitated: 125 Household Housing Unit</td>
</tr>
<tr>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Direct Financial Assistance to Homebuyers: 5 Households Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
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<td>------------------------------------------------------</td>
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<td>------------------------------------------------------------</td>
</tr>
<tr>
<td>3</td>
<td>Public Facilities and Improvements</td>
<td>2019</td>
<td>2023</td>
<td>Non-Homeless Special Needs</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Homelessness Non-Homeless Persons with Special Needs</td>
<td>CDBG: $500,000 Private: $125,000</td>
<td>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted</td>
</tr>
<tr>
<td>4</td>
<td>Slum and Blight Removal</td>
<td>2019</td>
<td>2023</td>
<td>Non-Housing Community Development</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) Mid-City Railroad Corridor Urban Renewal Area</td>
<td>Slum and Blight Removal</td>
<td>CDBG: $850,000 General Fund: $650,000</td>
<td>Buildings Demolished: 1 Buildings</td>
</tr>
<tr>
<td>5</td>
<td>Housing Counseling</td>
<td>2019</td>
<td>2023</td>
<td>Housing Counseling</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Housing Counseling Services</td>
<td>CDBG: $150,000 Private: $300,000</td>
<td>Public service activities for Low/Moderate Income Housing Benefit: 2800 Households Assisted</td>
</tr>
</tbody>
</table>

Consolidated Plan COUNCIL BLUFFS 92

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<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Meal Center Support</td>
<td>2019</td>
<td>2023</td>
<td>Homeless Non-Housing Community Development</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Homelessness Non-Housing Community Development</td>
<td>CDBG: $85,000</td>
<td>Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted</td>
</tr>
<tr>
<td>7</td>
<td>Neighborhood Development</td>
<td>2019</td>
<td>2023</td>
<td>Affordable Housing</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Affordable Housing</td>
<td>CDBG: $1,411,307</td>
<td>Rental units constructed: 12 Household Housing Unit Homeowner Housing Added: 12 Household Housing Unit</td>
</tr>
</tbody>
</table>

Table 17 – Goals Summary

Goal Descriptions
<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Description</th>
</tr>
</thead>
</table>
| Housing Development| The City shall provide assistance in the form of grants and loans to income-qualified owners and developers to assist in the creation of all types of affordable housing. This will include the following programs:  
Home Improvement Program - single-family rehabilitation program  
Lead Hazard Control Rehab - lead-based paint mitigation program  
Barrier Removal Program - elimination of architectural barriers for persons with disabilities  
Down Payment Assistance - provide down payment assistance to homebuyers  
Housing Development - acquisition of property to be developed for new housing  
Rental Development - development of new rental housing |
<p>| Supportive Services for the Homeless | Provide assistance to local non-profit shelters to continue efforts to combat homelessness. |
| Public Facilities and Improvements | Complete upgrades to local shelters and transitional housing serving the homeless and at risk. |
| Slum and Blight Removal | Demolition of blighted properties. |
| Housing Counseling | Provide education classes for soon to be or prospective homeowners. |
| Meal Center Support | Provide operational assistance to meal centers on an area benefit to locations within low income census tracts. |</p>
<table>
<thead>
<tr>
<th>7</th>
<th>Goal Name</th>
<th>Neighborhood Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Goal Description</td>
<td>Complete infrastructure upgrades for new housing projects that will benefit households of low-to-moderate income.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>8</th>
<th>Goal Name</th>
<th>Coronavirus Pandemic Support</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Goal Description</td>
<td>Provide assistance to the community to mitigate hardship due to COVID-19. Funds will be used for the following activities:</td>
</tr>
<tr>
<td></td>
<td>1. Food Security</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Direct Financial Assistance to residents</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Business Support</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Administration</td>
<td></td>
</tr>
</tbody>
</table>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

A total of 168 housing units are estimated for the five-year period of this Strategic Plan. The housing would be provided to the following income targets:

- Extremely low-income (<30% AMI): 25 units (15% of total)
- Very Low-income (>30% and <=50% AMI): 75 units (45% of total)
- Low-income (>50% and <=80% AMI): 40 units (24% of total)
- Moderate-income (>80% and <=110% AMI): 27 units (15% of total)
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City currently operates a single-family rehabilitation program that tests for lead prior to work. Should lead exist, the project will be mitigated in areas of the rehabilitation. The City was awarded a Lead Hazard Reduction Grant in January 2019 to start a lead abatement program as part of the rehabilitation efforts. The City will partner with Pottawattamie County to provide the lead tests and with Family, Inc to identify households with children under the age of 5 that may qualify for assistance. Additionally, the City has programmed additional CDBG dollars to rehabilitation to match a grant received from HUD to ensure the program is well funded.

How are the actions listed above integrated into housing policies and procedures?

The City follows HUD guidance for addressing lead-based paint.
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

As part of the AFH Analysis of Impediments, the City developed goals locally in conjunction with Council Bluffs Municipal Housing Agency (MHA) and within the region to include Omaha and Bellevue and their respective PHAs. The City will retain and continue to foster its relationships with not for profit agencies and maintain its membership to the Human Services Advisory Council (HSAC)--an organization that serves over 50 organizations that assist citizens with human service-related needs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Goals for the City address a number of areas specific to protected classes and people of low-to-moderate income. This includes housing, transportation efforts, education and addressing limited English populations and environmental health issues. Through the AFFH process, the City and its partners determined a course of action to best meet the local and regional goals outlined. Council Bluffs staff continues to meet with MHA and other nonprofit partners regularly to assess needs and determine where additional dollars are needed.
SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use 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 intends to provide services and conduct its activities, as efficiently and responsibly as possible. The Community Development Department of the City of Council Bluffs shall be charged with the responsibility for plan implementation and monitoring. Good record keeping and continuous program monitoring will also be conducted to ensure effective use of funds and maximization of program benefits. The City has identified specific activities. These activities will be carried out by in-house staff or subcontracted to subrecipients depending on the type of program and the capabilities of the organizations involved. Monitoring procedures will have components specific to the program or project.

Monitoring of Subrecipients – The City’s 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 subrecipients who are working under a long term contract for service. Monitoring of subrecipients 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, desk reviews and periodic status reports as necessary. Violations, deficiencies, or problems identified during routine monitoring procedures will be addressed and corrected by providing the subrecipient with the necessary information and technical assistance. If the problem persists, sanctions will be imposed appropriate to the scale of the problem.

In-House Monitoring – In addition to monitoring the performance of subrecipients, the City 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 the 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 populations being under served and compliance with regulatory requirements. The City 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.
# Expected Resources

**AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

## Introduction

## Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of ConPlan</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
</tr>
<tr>
<td>CDBG</td>
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<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
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<td>General Fund</td>
<td>public - local</td>
<td>Acquisition Economic Development Public Improvements</td>
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<td>Program</td>
<td>Source of Funds</td>
<td>Uses of Funds</td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
</tr>
<tr>
<td>---------</td>
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<tr>
<td>Other</td>
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<td>Acquisition Housing Public Services</td>
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<td>public-federal</td>
<td>Admin and Planning Public Services</td>
<td>947,317</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>public-federal</td>
<td>Admin and Planning Public Services</td>
<td>561,789</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>public-federal</td>
<td>Housing</td>
<td>766,666</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 18 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds the City receives through the CDBG and HOME Programs are used to leverage other federal, state and local resources to meet housing and community development needs.

In 2018, for every dollar of federal funds the City allocated, approximately another $1.31 in non-federal funds was leveraged. It is estimated, that $3.5 million in private support will be leveraged, annually, with the above-mentioned Federal dollars in support of human (public) service programs, projects, and initiatives undertaken in implementation of this strategic plan, tapping into local commitment of non-profit
agencies delivering critical services to our community.

Additionally, City funding for most housing projects usually includes other funds to complete a project. Non-profit housing developers have been successful in obtaining Low Income Housing Tax Credit Investments. The Iowa Finance Authority supports local housing projects through the Low Income Housing Tax Credit program. The Iowa Economic Development Authority also provides housing assistance through a variety of programs. In addition, the City of Council Bluffs will use its gaming and capital improvement fund monies in support of the City’s community development program and to undertake specific housing and community development projects. The City’s funding has been successful at leveraging significant non-federal sources.

CDBG-CV funds will be spend specifically to combat the Coronavirus (COVID-19) pandemic. Funds will not be matched locally.
If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable.

Discussion
## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Housing Development</td>
<td>2019</td>
<td>2023</td>
<td>Affordable Housing</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Affordable Housing</td>
<td>CDBG: $315,000  Private: $15,000</td>
<td>Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted</td>
</tr>
<tr>
<td>3</td>
<td>Public Facilities and Improvements</td>
<td>2019</td>
<td>2023</td>
<td>Homeless Non-Homeless Special Needs</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Homelessness</td>
<td>CDBG: $100,000  Private: $26,290</td>
<td>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 826 Households Assisted</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>-----------</td>
<td>---------------------------------</td>
<td>------------</td>
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<td>---------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>------------------------------------------</td>
<td>------------------------------------------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>4</td>
<td>Slum and Blight Removal</td>
<td>2019</td>
<td>2023</td>
<td>Non-Housing Community Development</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Slum and Blight Removal</td>
<td>CDBG: $850,000 Private: $200,000</td>
<td>Buildings Demolished: 1 Buildings</td>
</tr>
<tr>
<td>5</td>
<td>Housing Counseling</td>
<td>2019</td>
<td>2023</td>
<td>Housing Counseling</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Housing Counseling Services</td>
<td>CDBG: $30,000 Private: $63,000</td>
<td>Public service activities for Low/Moderate Income Housing Benefit: 575 Households Assisted</td>
</tr>
<tr>
<td>6</td>
<td>Meal Center Support</td>
<td>2019</td>
<td>2023</td>
<td>Homeless Non-Housing Community Development</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Homelessness Non-Housing Community Development</td>
<td>CDBG: $17,000 Private: $163,000</td>
<td>Public service activities for Low/Moderate Income Housing Benefit: 28470 Households Assisted</td>
</tr>
<tr>
<td>7</td>
<td>Neighborhood Development</td>
<td>2019</td>
<td>2023</td>
<td>Affordable Housing</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Affordable Housing</td>
<td>CDBG: $885,579 Private: $100,000</td>
<td>Homeowner Housing Added: 7 Household Housing Unit</td>
</tr>
<tr>
<td>8</td>
<td>Coronavirus Pandemic Support</td>
<td>2019</td>
<td>2023</td>
<td>COVID-19</td>
<td>Non-Housing Community Development</td>
<td></td>
<td>CDBG-COVID-19 (CDBG-CV): $580,870</td>
<td>Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Businesses assisted: 15 Businesses Assisted Other: 5 Other</td>
</tr>
</tbody>
</table>

Table 19 – Goals Summary
### Goal Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
</table>
| 1 | Housing Development       | The City shall provide assistance in the form of grants and loans to income-qualified single-family homeowners to complete housing repairs and upgrades to ensure quality affordable housing for residents. This will include the following programs:  
  - Home Improvement Program - single-family rehabilitation program  
  - Lead Hazard Control Rehab - lead-based paint mitigation program  
  - Barrier Removal Program - elimination of architectural barriers for persons with disabilities  
  - Down Payment Assistance - provide down payment assistance to homebuyers  
  - Housing Development - acquisition of property to be developed for new housing  
  - Rental Development - development of new rental housing |
| 2 | Supportive Services for the Homeless | Provide operational support to local homeless shelters.                                                                                                                                                         |
| 3 | Public Facilities and Improvements | Complete improvements at local homeless shelters for sustainability.                                                                                                                                             |
| 4 | Slum and Blight Removal   | Demolition of dilapidated structures as part of the City's efforts to reduce slum and blight.                                                                                                                       |
| 5 | **Goal Name** | Housing Counseling |
|   | **Goal Description** | Provide counseling to prospective and future homebuyers. |
| 6 | **Goal Name** | Meal Center Support |
|   | **Goal Description** | Support operational costs of meal center for area benefit of low-moderate income census tract. |
| 7 | **Goal Name** | Neighborhood Development |
|   | **Goal Description** | Complete infrastructure projects to construct new single-family households to be sold to low-to-moderate income households. |
| 8 | **Goal Name** | Coronavirus Pandemic Support |
|   | **Goal Description** | Provide resources to the community to prepare and protect from COVID-19. Funds will be used for the following activities:  
1. Food Security  
2. Direct Financial Assistance to residents  
3. Business Support  
4. Administration |
AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Council Bluffs is an entitlement community and therefore is qualified to receive financial assistance from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Specifically, the City qualifies for Federal entitlement funding made available through the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. The formula grant programs covered by this Action Plan include only the Community Development Block Grant (CDBG). The Home Investment Partnership (HOME) Program funding and activities are outlined in the City of Omaha Annual Action Plan.

The City’s fiscal year for these programs is January 1st through December 31st, and funding may be utilized to implement a variety of housing and community development activities. These must either: (1) provide benefit to low and moderate-income persons; (2) reduce or eliminate slum and blight conditions; or (3) address an urgent need. The goals of the formula grant programs covered by the Action Plan are: 1) to strengthen partnerships among all levels of government and the private sector so as to enable them to “provide decent housing”; 2) to establish, maintain, and “provide a suitable living environment” and 3) to “expand economic opportunities” for low and moderate income residents.

The 2019 Annual Action Plan primarily presents a budget for proposed activities to be implemented during the course of the program year and to address needs identified as part of the overall five-year strategy. This FY19 Annual Action plan is for the period January 1, 2019 through December 31, 2019 and comprises the first annual increment of the Five-Year Strategy with one year extension (January 1, 2019 through December 31, 2023).

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Barrier Removal Program - LHD</td>
</tr>
<tr>
<td>2</td>
<td>Catholic Charities - DVSA Shelter</td>
</tr>
<tr>
<td>3</td>
<td>Housing Counseling - FHAS</td>
</tr>
<tr>
<td>4</td>
<td>HFS - Heartland Homes</td>
</tr>
<tr>
<td>5</td>
<td>HFS - Pott County Homeless Outreach</td>
</tr>
<tr>
<td>6</td>
<td>New Visions - Joshua House Shelter</td>
</tr>
<tr>
<td>7</td>
<td>New Visions - MOHM's Place Meal Center</td>
</tr>
<tr>
<td>8</td>
<td>HFS - Heartland Homes and Transitions Renovations</td>
</tr>
<tr>
<td>9</td>
<td>New Visions - Timothy House Facility Improvements</td>
</tr>
<tr>
<td>10</td>
<td>NWHS - Down Payment Assistance Program</td>
</tr>
<tr>
<td>11</td>
<td>Habitat for Humanity - Lot Acquisition</td>
</tr>
<tr>
<td>12</td>
<td>Administration</td>
</tr>
<tr>
<td>13</td>
<td>Rehab Program Administration</td>
</tr>
<tr>
<td>14</td>
<td>Home Improvement Program (Affected Properties)</td>
</tr>
<tr>
<td>15</td>
<td>Emergency Repair Program</td>
</tr>
</tbody>
</table>
Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

To budget activities to be implemented each program year, the City invites funding applications each June prior to the upcoming program year beginning January 1. All applicants are required to apply according to a prescribed format, including City departments, for-profit and non-profit entities. Specific efforts to broaden public participation include publicizing the availability of application forms in the City’s local newspaper (the “Daily Nonpareil”), as well as posting them on the City’s web page, City Hall and the Council Bluffs Public Library.

Applications are reviewed by the City’s Community Development Advisory Committee (CDAC) and Community Development staff. The Community Development Advisory Committee serves as a forum for receiving public comments and providing information to the public on the preparation, implementation and evaluation on the City’s Community Development Programs, in particular the City’s CDBG and HOME Programs. The Committee is intended to provide broad-based community involvement and assures that those groups within the community which may be most directly affected by various community development programs are represented in its process. The Committee formulates recommendations to the City Council which proposed activities should be funded and at what amount. The City Council may either accept, reject, or modify the Committee’s recommendation(s) and directs that a draft Action Plan be prepared that is made available for at least a 30-day public review and comment period. A comprehensive schedule of the consolidated planning process, including public review/comment, hearing, and Council action dates is directly conveyed to all applicants.

Federal resources expected to be available to address the priority needs identified in this plan include CDBG. It is anticipated that in during the 2019 funding cycle that at a minimum 70% of the funds will be utilized for persons of low and moderate income. Typically the City utilizes 80% of the funds for persons of low and moderate income. The projects are individually identified and described within this plan.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>Lead Hazard Control Rehabilitation Program</td>
</tr>
<tr>
<td>17</td>
<td>Neighborhood Development - South 19th Street</td>
</tr>
<tr>
<td>18</td>
<td>Neighborhood Development - Opportunities</td>
</tr>
<tr>
<td>19</td>
<td>Neighborhood Development - TBD</td>
</tr>
<tr>
<td>21</td>
<td>Blight Program - Mid-City Cleanup</td>
</tr>
<tr>
<td>22</td>
<td>MICAH House Operations</td>
</tr>
<tr>
<td>23</td>
<td>COVID-19 Food Security</td>
</tr>
<tr>
<td>24</td>
<td>COVID-19 Direct Financial Assistance</td>
</tr>
<tr>
<td>25</td>
<td>COVID-19 Business Support</td>
</tr>
<tr>
<td>26</td>
<td>BLINK Community Wi-Fi Extension - COVID</td>
</tr>
<tr>
<td>27</td>
<td>COVID-19 Administration</td>
</tr>
</tbody>
</table>

Table 20 – Project Information
along with other areas of concern that address issues such as: geographical distribution of funds; outcome performance measurement; leverage and match; homelessness; anti-poverty strategy; continuum of care; fair housing; monitoring; and certifications.
### AP-38 Project Summary

**Project Summary Information**

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Target Area</th>
<th>Goals Supported</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Description</th>
<th>Target Date</th>
<th>Estimate the number and type of families that will benefit from the proposed activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Barrier Removal Program - LHD</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Housing Development</td>
<td>Non-Homeless Persons with Special Needs</td>
<td>CDBG: $25,000</td>
<td>Removal of architectural barriers with persons with special needs.</td>
<td>12/31/2019</td>
<td>It is estimated 3 households will benefit from this program.</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Projects will be located within the city limits.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Architectural barrier removal--specifically entrance and bathroom modifications for persons with special needs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Catholic Charities - DVSA Shelter</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>Supportive Services for the Homeless</td>
<td>homelessness</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Mid-City Railroad Corridor Urban Renewal Area</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
| **Funding** | CDBG: $11,550  
Private: $1,460,857 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Provide operational funds, homeless families / victims of domestic violence will have emergency housing made available to them.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2019</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>The proposed project will benefit 250 homeless households.</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>Location is private for safety of clients</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Provide operational funds, homeless families / victims of domestic violence will have emergency housing made available to them.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th>Housing Counseling - FHAS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Housing Counseling</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Non-Housing Community Development</td>
</tr>
</tbody>
</table>
| **Funding** | CDBG: $30,000  
Private: $63,000 |
<p>| <strong>Description</strong> | Provide housing counseling services, households will have access to homeowner-ship and homeless prevention counseling and services. |
| <strong>Target Date</strong> | 12/31/2019 |
| <strong>Estimate the number and type of families that will benefit from the proposed activities</strong> | It is estimated 575 individuals will utilize housing counseling services. |</p>
<table>
<thead>
<tr>
<th>Location Description</th>
<th>FHAS provides classes at the Habitat for Humanity office located at 1228 S Main St, Council Bluffs, IA 51503.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Activities</td>
<td>Provide housing counseling services, households will have access to homeowner-ship and homeless prevention counseling and services.</td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>HFS - Heartland Homes</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Supportive Services for the Homeless</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Homelessness</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $11,550 Private: $335,918</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Through providing operational funds, homeless individuals and families will have permanent supportive housing made available to them.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2019</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>It is estimated 85 individuals will utilize the Heartland Homes program.</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>1515 Ave J, Council Bluffs, IA 51501</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Through providing operational funds, homeless individuals and families will have permanent supportive housing made available to them.</td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>HFS - Pott County Homeless Outreach</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Supportive Services for the Homeless</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Homelessness</td>
</tr>
</tbody>
</table>
| **Funding** | CDBG: $15,750  
Private: $109,720 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>Through providing operational funds, near homeless and homeless individuals and families will have access to case management and stable housing.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2019</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>It is estimated 75 individuals will utilize the Street Outreach program.</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>1515 Ave J, Council Bluffs, IA 51501</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Through providing operational funds, near homeless and homeless individuals and families will have access to case management and stable housing.</td>
</tr>
</tbody>
</table>

| **Project Name** | New Visions - Joshua House Shelter |
| **Target Area** | NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) |
| **Goals Supported** | Supportive Services for the Homeless |
| **Needs Addressed** | Homelessness |
| **Funding** | CDBG: $20,000  
Private: $582,880 |
<p>| <strong>Description</strong> | Through providing operational funds, homeless individuals and families will have emergency shelter. |
| <strong>Target Date</strong> | 12/31/2019 |
| <strong>Estimate the number and type of families that will benefit from the proposed activities</strong> | It is estimated 800 men will utilize Joshua House in FY19. |</p>
<table>
<thead>
<tr>
<th>Location Description</th>
<th>1435 N 15th St, Council Bluffs, IA 51501</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Activities</td>
<td>Through providing operational funds, homeless individuals and families will have emergency shelter.</td>
</tr>
<tr>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Project Name</td>
<td>New Visions - MOHM’s Place Meal Center</td>
</tr>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Meal Center Support</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Non-Housing Community Development</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $17,000  General Fund: $163,000</td>
</tr>
<tr>
<td>Description</td>
<td>Through providing operational support to the meal center located within a high low-to-moderate income neighborhood.</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2019</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>It is estimated that 28,470 meals will be served in FY19.</td>
</tr>
<tr>
<td>Location Description</td>
<td>1435 N 15th St, Council Bluffs, IA 51501</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide operational support to the meal center located within a high low-to-moderate income neighborhood.</td>
</tr>
<tr>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Project Name</td>
<td>HFS - Heartland Homes and Transitions Renovations</td>
</tr>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Public Facilities and Improvements</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Homelessness</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $50,000  Private: $6,290</td>
</tr>
<tr>
<td>Description</td>
<td>Replace flooring in facility for sustainability.</td>
</tr>
<tr>
<td>-------------</td>
<td>-------------------------------------------------</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2019</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>It is estimated 800 individuals will benefit from this upgrade.</td>
</tr>
<tr>
<td>Location Description</td>
<td>208 S 25th St #1, Council Bluffs, IA 51501</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Replace flooring in facility for sustainability.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>New Visions - Timothy House Facility Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Public Facilities and Improvements</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Homelessness</td>
</tr>
</tbody>
</table>
| Funding | CDBG: $50,000  
Private: $20,000 |
| Description | Replace flooring within Timothy House - permanent supportive housing - for sustainability. |
| Target Date | 12/31/2019                                      |
| Estimate the number and type of families that will benefit from the proposed activities | It is estimated 26 households will benefit from these upgrades. |
| Location Description | 1435 N 15th St, Council Bluffs, IA 51501 |
| Planned Activities | Replace flooring in permanent supportive housing for sustainability. |

<table>
<thead>
<tr>
<th>Project Name</th>
<th>NWHS - Down Payment Assistance Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Housing Development</td>
</tr>
<tr>
<td>-----------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $150,000</td>
</tr>
<tr>
<td></td>
<td>Private: $827,910</td>
</tr>
<tr>
<td>Description</td>
<td>Provide down payment assistance to qualified homebuyers.</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2019</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>It is estimated 5 households will receive down payment assistance.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Infill lots throughout community.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide downpayment assistance to homebuyers.</td>
</tr>
</tbody>
</table>

11

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Habitat for Humanity - Lot Acquisition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Housing Development</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $45,000</td>
</tr>
<tr>
<td></td>
<td>Private: $100,000</td>
</tr>
<tr>
<td>Description</td>
<td>Acquire one single-family lot and cleanup site to construct a single-family home to be sold to a qualified household.</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2020</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>It is estimated one household will benefit in FY19.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Location Description</td>
<td>TBD</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Acquire and clean up one lot for the construction of a new single-family house.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Needs Addressed</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $210,000</td>
</tr>
<tr>
<td>Description</td>
<td>Provide administrative oversight of CDBG program.</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2019</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Estimate the number and type of families that will benefit from the proposed activities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Location Description</td>
<td>209 Pearl Street, Council Bluffs, Iowa 51503</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide administrative oversight of CDBG program.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Rehab Program Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Needs Addressed</td>
</tr>
<tr>
<td>Housing Development</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $95,600</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Provide administrative oversight of the Rehab program.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2019</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>209 Pearl Street, Council Bluffs, IA 51503</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Provide administrative oversight of the Rehab program.</td>
</tr>
</tbody>
</table>

<p>| <strong>Project Name</strong> | Home Improvement Program (Affected Properties) |
| <strong>Target Area</strong> | NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) |
| <strong>Goals Supported</strong> | Housing Development |
| <strong>Needs Addressed</strong> | Affordable Housing, Non-Homeless Persons with Special Needs |
| <strong>Funding</strong> | CDBG: $209,400, Private: $15,000 |
| <strong>Description</strong> | Provide rehabilitation assistance to qualified single-family, owner-occupied households. |
| <strong>Target Date</strong> | 12/31/2019 |
| <strong>Estimate the number and type of families that will benefit from the proposed activities</strong> | It is estimated 15 households will utilize the Home Improvement Program. |
| <strong>Location Description</strong> | Throughout community. |
| <strong>Planned Activities</strong> | Provide rehabilitation assistance to qualified single-family, owner-occupied households. |</p>
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Emergency Repair Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Housing Development</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $25,000</td>
</tr>
<tr>
<td>Description</td>
<td>Provide emergency repairs to qualified single-family owner occupied households for the following emergencies: water/sewer pipe replacement, gas line replacement, furnace, electrical repairs.</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2019</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>It is estimated five households will benefit from the Emergency Repair Program.</td>
</tr>
<tr>
<td>Location Description</td>
<td>Throughout community.</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide emergency repairs to qualified single-family owner occupied households for the following emergencies: water/sewer pipe replacement, gas line replacement, furnace, electrical repairs.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Lead Hazard Control Rehabilitation Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Housing Development</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td></td>
<td>Non-Homeless Persons with Special Needs</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $170,666</td>
</tr>
<tr>
<td></td>
<td>Private: $800,000</td>
</tr>
<tr>
<td>Description</td>
<td>Provide rehabilitation services to qualified households with children to remove lead-based paint and hazards.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2019</td>
</tr>
<tr>
<td>----------------</td>
<td>------------</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>It is estimated 120 units will be rehabilitated in 3 years - 40/yr.</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>Throughout community.</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Provide rehabilitation services to qualified households with children to remove lead-based paint and hazards.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th>Neighborhood Development - South 19th Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Housing Development</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Affordable Housing</td>
</tr>
</tbody>
</table>
| **Funding** | CDBG: $400,000  
General Fund: $100,000 |
| **Description** | Complete infrastructure improvements along South 19th Street for new housing development. |
| **Target Date** | 12/31/2020 |
| **Estimate the number and type of families that will benefit from the proposed activities** | It is estimated 7 homes will be constructed. |
| **Location Description** | South 19th Street |
| **Planned Activities** | Complete infrastructure improvements along South 19th Street for new housing development. |

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<table>
<thead>
<tr>
<th><strong>Project Name</strong></th>
<th>Neighborhood Development - Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Target Area</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Project Name</td>
<td>Neighborhood Development - TBD</td>
</tr>
<tr>
<td>--------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Housing Development</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $247,791</td>
</tr>
<tr>
<td>Description</td>
<td>TBD housing project</td>
</tr>
<tr>
<td>Target Date</td>
<td>TBD</td>
</tr>
</tbody>
</table>

**Notes:**
- **Goals Supported:** Housing Development
- **Needs Addressed:** Affordable Housing
- **Funding:** CDBG: $250,000
- **Description:** Housing project to be determined.
- **Target Date:** 12/31/2020
- **Estimate the number and type of families that will benefit from the proposed activities:** TBD
- **Location Description:** TBD
- **Planned Activities:** Housing project to be determined.
<table>
<thead>
<tr>
<th>Project Name</th>
<th>TBD housing project</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>20</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>Blight Program - Mid-City Cleanup</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Slum and Blight Removal</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Slum and Blight Removal</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>General Fund: $50,000</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Continue cleanup efforts in Mid-City.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2019</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>It is estimated 1 property will be cleaned up.</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Continue cleanup efforts in Mid-City.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Name</th>
<th>MICAH House Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>21</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Project Name</strong></td>
<td>MICAH House Operations</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Supportive Services for the Homeless</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Homelessness</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG: $37,000</td>
</tr>
<tr>
<td></td>
<td>Private: $1,515,429</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>Provide operational assistance to MICAH House women and family shelter.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2019</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>MICAH House estimates 900 individuals will benefit from this program.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Location Description</strong></td>
<td>1415 AVe J, Council Bluffs, Iowa 51501</td>
</tr>
<tr>
<td><strong>Planned Activities</strong></td>
<td>Operating cost support</td>
</tr>
</tbody>
</table>

**22**

| **Project Name** | COVID-19 Food Security |
| **Target Area** | NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) |
| **Goals Supported** | Coronavirus Pandemic Support |
| **Needs Addressed** | Non-Housing Community Development |
| **Funding** | CDBG-COVID-19 (CDBG-CV): $188,211  
IEDA CDBG-COVID-19 (CDBG-CV): $211,789 |
| **Description** | Provide funding to local food partners to meet the increased needs caused by the COVID-19 pandemic |
| **Target Date** | 12/31/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The number of families expected to benefit is 4,000. |
| **Location Description** |  |
| **Planned Activities** | Provide food to local pantries and schools for food security needs. |

**23**

| **Project Name** | COVID-19 Direct Financial Assistance |
| **Target Area** | NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) |
| **Goals Supported** | Coronavirus Pandemic Support |
| **Needs Addressed** | Non-Housing Community Development |
| Funding          | CDBG-COVID-19 (CDBG-CV): $200,000  
<table>
<thead>
<tr>
<th></th>
<th>IEDA CDBG-COVID-19 (CDBG-CV): $150,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>Provide direct financial support to households impacted by COVID-19 including mortgage, rent, utilities and childcare relief.</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2021</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td>Each household will be eligible for up to $5,000 or three-month's of assistance. It is expected at least 85 households will be assisted.</td>
</tr>
<tr>
<td>Location Description</td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Provide mortgage, rent, utility and childcare assistance.</td>
</tr>
<tr>
<td>Project Name</td>
<td>COVID-19 Business Support</td>
</tr>
<tr>
<td>Target Area</td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Coronavirus Pandemic Support</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Non-Housing Community Development</td>
</tr>
</tbody>
</table>
| Funding          | CDBG-COVID-19 (CDBG-CV): $169,906  
<p>|                 | IEDA CDBG-COVID-19 (CDBG-CV): $150,000 |
| Description      | Provide operating funds to local businesses impacted by COVID-19. |
| Target Date      | 12/31/2021                          |
| Estimate the number and type of families that will benefit from the proposed activities | Each business will be eligible for up to $10,000 of working capital. Included businesses must prove at least 51% of their employees are 80% MFI. |
| Location Description |                                       |</p>
<table>
<thead>
<tr>
<th>Planned Activities</th>
<th>Provide operating costs up to $10,000 to keep low to moderate income people employed at local businesses.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name</strong></td>
<td>BLink Community Wi-Fi Extension - COVID</td>
</tr>
<tr>
<td><strong>Target Area</strong></td>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
</tr>
<tr>
<td><strong>Goals Supported</strong></td>
<td>Coronavirus Pandemic Support</td>
</tr>
<tr>
<td><strong>Needs Addressed</strong></td>
<td>Non-Housing Community Development</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>CDBG-COVID-19 (CDBG-CV): $200,000</td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>The City shall assist in the extension of the BLink community-wide Wi-Fi extension to one elementary school area that is currently not served by the network. This extension is necessary should schools close again due to COVID-19 so students are able to continue distance learning. The school is predominantly served by LMI Block Groups that may not be able to afford traditional Wi-Fi. BLink is low bandwidth service and is not designed to replace traditional broadband service. It is meant for web searches, email and research only.</td>
</tr>
<tr>
<td><strong>Target Date</strong></td>
<td>12/31/2020</td>
</tr>
<tr>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>The area generally served by this extension will be bounded by West Broadway (N), 9th Avenue (S), South 22nd Street (E) and South 36th Street (W) AND 9th Avenue (N), 29th Avenue (S), South Expressway (E) and South 17th Street (W).</td>
</tr>
<tr>
<td>Location Description</td>
<td>The area generally served by this extension will be bounded by West Broadway (N), 22nd Avenue (S), South Expressway (E) and South 36th Street (W). This encompasses Census Tracts: All of 0304.02 (LMI: 54.0%) All of 0305.02 (LMI: 54.9%) Block Groups 2 and 3 of 0306.02 (LMI: 66.7%) All of 0308 (LMI: 52.9%) All of 0313 (LMI: 69.2%)</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Planned Activities</td>
<td>The City shall assist in the costs associated with the extension of the service.</td>
</tr>
<tr>
<td>Project Name</td>
<td>COVID-19 Administration</td>
</tr>
<tr>
<td>Target Area</td>
<td></td>
</tr>
<tr>
<td>Goals Supported</td>
<td>Coronavirus Pandemic Support</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td></td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG-COVID-19 (CDBG-CV): $189,200</td>
</tr>
<tr>
<td>Description</td>
<td>Staff administration of CDBG-CV funding</td>
</tr>
<tr>
<td>Target Date</td>
<td>12/31/2021</td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td></td>
</tr>
<tr>
<td>Location Description</td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td></td>
</tr>
</tbody>
</table>
AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographically, the Neighborhood Revitalization Strategy Area (NRSA), the City’s central portion, has the greatest housing and service problems. The NRSA is a contiguous area of about four square miles located in the central portion of Council Bluffs and contains the city’s Central Business District, the Broadway Commercial Corridor, railroad related industrial uses and a variety of single family residential neighborhoods. A map of the NRSA is on the following page. Based on the 2010 Census figures, 9,763 persons, or 65.2% of the NRSA, are classified as low or moderate income, compared to a city-wide percentage of 55.1%. Residents of the NRSA have the greatest need for assistance and activities in this area are given priority. Some programs are designated only for use within the NRSA.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)</td>
<td>35</td>
</tr>
<tr>
<td>Mid-City Railroad Corridor Urban Renewal Area</td>
<td></td>
</tr>
</tbody>
</table>

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The NRSA includes the oldest housing stock and highest concentration of low-to-moderate income households. Most of the housing in Council Bluffs that needs rehabilitation is located in the target area. In addition, the NRSA has experienced limited new housing construction. The activities targeted to this area include construction of new single-family, single-family rehabilitation and repair, blight removal, homeownership assistance, rental housing development, counseling services and homeless initiatives. However, investments in housing will occur throughout all predominantly low and moderate income areas.

Discussion

In the areas selected for investment the City hopes to achieve: 1) the conservation of existing neighborhoods and the preservation and expansion of existing housing stock; 2) dramatically visible, concentrated improvement of strategic parts of neighborhoods with greatest economic and housing needs; 3) the expansion of rehabilitation and new construction activity into low income neighborhoods; 4) housing infill development which will make vacant property productive again and 5) creation and retention of jobs for low and moderate income persons.
AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes the actions the City plans to take in the near future for the following strategies: 1) obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) evaluate and reduce lead-based paint hazards, 4) develop then institutional structure, and 5) enhance coordination.

Actions planned to address obstacles to meeting underserved needs

Programs administered by the City of Council Bluffs will assist households with incomes below the poverty line most effectively by providing affordable housing opportunities that are coordinated with support services for individuals and families and with community and economic development efforts in predominantly low income areas.

Actions planned to address obstacles to meeting underserved needs include the following:

- The City will work with other funding agencies, including Iowa West Foundation, the Council Bluffs Housing Trust Fund and other foundations, to coordinate funding to more effectively meet the needs of the community.
- The City will seek opportunities to increase funding available for affordable housing.
- The City will work to inform lenders and households regarding Fair Housing laws, and in particular, to encourage greater participation by minorities and ethnic groups disproportionately represented in homeownership.
- Continue to finance homeownership counseling and financial management education provided to lower income households, particularly minorities.
- Continue to fund homeownership counseling and financial management education for lower income households, particularly minority households.

Actions planned to foster and maintain affordable housing

Existing homeowners will receive financial assistance for rehabilitation projects. Other homeowners will receive emergency repairs through grants.

Additional actions planned to foster and maintain affordable housing include the following:

- Increase the supply of decent housing that is affordable to households below 80% of AMI and accessible to persons with disabilities.
- Increase accessibility to appropriate mortgage products for lower income minority households, particularly Black households.
- Expand the City's supply of decent housing affordable to households below 80% AMI in neighborhoods across Council Bluffs.
- Work with non-profit housing providers when the time comes to renew tax credits to ensure
continued viability of the housing.

- Continue efforts to identify and provide adequate property, which is properly zoned and served with utilities, for multi-family housing construction.
- Implement recommendations outlined in the City’s Analysis of Impediments to Fair Housing Choice.

**Actions planned to reduce lead-based paint hazards**

- Complete lead-based paint mitigation in households with children (funding pending)
- All housing rehabilitation efforts on homes that were built before 1978 will include lead-based paint hazard evaluations. All hazards will be addressed, either through abatement or interim controls to minimize the hazards.
- The City will continue to provide educational information about the hazards of lead-based paint. Information is available at the City’s Community Development Department and Pottawattamie County Health Department.

**Actions planned to reduce the number of poverty-level families**

- The City will support the efforts of non-profit and public agencies that are working to reduce the number of poverty-level families.

**Actions planned 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.
- 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.

**Actions planned to enhance coordination between public and private housing and social service agencies**

- Continue to provide fair housing education and outreach efforts to landlords, building owners, rental agents, and Realtors.
- The City will continue to support the efforts of the Metro Area Continuum of Care for the Homeless, the Municipal Housing Agency of Council Bluffs and the Council Bluffs Housing Trust Fund. All of these agencies collaborate with housing and social service agencies to address
housing needs in Council Bluffs and the metro area.

Discussion
Program Specific Requirements
AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)
Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
3. The amount of surplus funds from urban renewal settlements 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0
5. The amount of income from float-funded activities 0
Total Program Income: 0

Other CDBG Requirements

1. The amount of urgent need activities 0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 70.00%
Discussion
Attachments
Citizen Participation Comments
Proof Of Publication

I, Amy McKay, hereby publish voluntarily that Lisa Contractor of the COUNCIL BLUFFS DAILY HONORARIAL, 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 begins on the 18th day of September, 2018.

Signed in my presence by Lisa Contractor and by her sworn to before me on this 18th day of September, A.D. 2018.

Amy McKay
Daily Nonprofit Controller

Jeannette Johnson
Mayor of Public

Consolidated Plan COUNCIL BLUFFS OMB Control No: 2506-0117 (exp. 09/30/2021)
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Thursday, September 27, 2018 at 5:00 p.m. in Meeting Room A of the Council Bluffs Public Library, 400 Willow Avenue, Council Bluffs, Iowa, to consider and receive testimony on the 2019 Consolidated Plan, Annual Action Plan, and housing and community development needs. All interested persons are invited to attend and present testimony. Any questions or anyone requiring reasonable accommodations to attend this meeting should be directed, at least 48 hours in advance to Courtney Harter, Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone (712) 328-4025 or email chartner@councilbluffs-iowa.gov.

Courtney Harter, Project Coordinator
Community Development Department
Cindy Clark

From: Courtney Harter
Sent: Wednesday, September 12, 2018 1:23 PM
To: Cindy Clark
Subject: FW: Public Hearing Notice

Hi,

From: Conway, Karon <Karon.Conway@ncomerilline.com>
Sent: Wednesday, September 12, 2018 1:58 PM
To: Courtney Harter <Courney.Harter@ncomerilline.com>
Subject: RE: Public Hearing Notice

Courtney,

I will send this published on Tuesday, Sept. 18th per your request.

I will email and mail you a proof of publication after it runs. The billings invoice will come at the end of the month from our Virginia location.

Thanks

Karon Conway
Legal Clerk
Daily Ncomerill
535 W. Broadway, Suite 3rd
Council Bluffs, IA 51503
712-323-5200

From: Courtney Harter <jmaura.harter@council-bluffs ia.gov>
Sent: Wednesday, September 12, 2018 1:20 PM
To: Conway, Karon
Cc: Cindy Clark
Subject: Public Hearing Notice

Hi Karon,

Can you please publish the attached notice in the Tuesday, September 18th edition of the Ncomerill? Can you also provide a proof of publication by September 26th? If you have any questions, don't hesitate to call.

Thanks and have a great day 🙂

Courtney Harter
Community Development Project Coordinator
City of Council Bluffs
200 Pearl Street, Council Bluffs, IA 51503
CERTIFICATION OF POSTING

I, Jodi Qualley-Smith, City Clerk, City of Council Bluffs, Iowa, do hereby certify that the attached required NOTICE OF PUBLIC HEARING was properly posted at City Hall located at 209 Pearl Street, Council Bluffs, Iowa on Tuesday, September 18, 2018. The Notice was posted continuously until 4:00 p.m. on Thursday, September 27, 2018. Items to discuss:

- 2019 Annual Action Plan and housing and community development needs;
- 2019-2024 Consolidated Plan

The Notice was posted in accordance with the City of Council Bluffs’ Citizen Participation Plan.

[Signature]
Jodi Qualley-Smith, City Clerk
City of Council Bluffs, Iowa

Date: __________________________
CERTIFICATION OF POSTING

I, ________________, ____________________________ of the Council Bluffs Public Library, do hereby certify that the attached required NOTICE OF PUBLIC HEARING was properly posted at the Council Bluffs Public Library located at 400 Willow Avenue, Council Bluffs, Iowa on Tuesday, September 18, 2018. The Notice was posted continuously until 4:00 p.m. on Thursday, September 27, 2018. Items to discuss:

- B-2019 Annual Action Plan and housing and community development needs;
- 2019-2024 Consolidated Plan

The Notice was posted in accordance with the City of Council Bluffs' Citizen Participation Plan.

Name: ________________  Title: ________________

Council Bluffs Public Library

Date: ________________

18 Sept 18
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Thursday, September 27, 2018 at 5:00 p.m. in Meeting Room A of the Council Bluffs Public Library, 400 Willow Avenue, Council Bluffs, Iowa, to solicit and receive testimony on the R 2019 Consolidated Plan, Annual Action Plan and housing and community development needs. All interested persons are invited to attend and present testimony. Any questions or concerns requiring reasonable accommodations to attend this meeting should be directed, at least 48 hours in advance to Courtney Harter, Community Development Department, 206 Pearl Street, Council Bluffs, Iowa 51501; phone (712) 328-4629 or email christa@councilbluffs-iowav

Courtney Harter, Project Coordinator
Community Development Department

COUNCIL BLUFFS

Consolidated Plan

Council Bluffs

OMB Control No: 2506-0117 (exp. 09/30/2021)
AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM A
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
THURSDAY, SEPTEMBER 27, 2018 – 5:00 P.M.

A. CALL TO ORDER
B. APPROVAL OF MINUTES – March 8, 2018 (will be provided at a future meeting)
C. PROOF OF PUBLICATION
D. APPROVAL OF AGENDA
E. PUBLIC HEARING/REGULAR MEETING
   1. Explanation of Community Development Programs and Regulations
      • Anticipated 2019 CDBG & HOME revenues
      • Actual action plan preparation and schedule
   2. Housing and Community Development Needs
      • Presentation by Community Development Department of eligible activities/priorities contained in the consolidated plan
      • Public comments concerning housing and community development needs
   3. Review Citizen Participation Plan
   4. 2019-2024 Consolidated Plan
F. OTHER BUSINESS
   1. Election of Officers
      • Current Officers: Chair – Rich Ubelaker & Vice-Chair – Mary Brame
G. PRESENTATIONS FROM THE COMMITTEE MEMBERS
H. 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) 328-4629 or email at mattbow@councilbluffs.igov.
City of Council Bluffs
2019 CDBG/HOME Funds Schedule (Staff)

Sept 13, 2018  CDAC Sept 27 meeting notice to NonParrel
Sept 18, 2018  Publication of CDAC Sept 27 meeting in NonParrel, posted at Library & Clerk's office & on City Website
Sept 18, 2018  Emails to public about Sept 27 meeting
Sept 24, 2018  Proposal process/RFP notice and Consolidated Plan Public Meeting in the NonParrel
Sept 27, 2018  CDAC Meeting (initial meeting, needs assessment, proposal process, application and ranking criteria) – 3:00 p.m. at Council Bluffs Public Library, Meeting Room A, 400 Willow Avenue
Sept 28, 2018  Emails to public about RFP process
Sept 28, 2018  Publication of RFP in NonParrel, posted at Library & Clerk's office & City Website
Sept 28, 2018  Request for proposals/applications process begins, call for appointments to receive an application
Oct 9, 2018  CDAC October 23 meeting notice to NonParrel
Oct 11, 2018  Consolidated Plan Public Meeting - 3:00 p.m. at the Council Bluffs Public Library, Meeting Room A, 400 Willow Avenue
Oct 11, 2018  Publication of CDAC October 23 meeting in NonParrel, posted at Library & Clerk's office & City Website
Oct 18, 2018  Proposal/Applications due by noon today
Oct 18, 2018  CDAC November 1 meeting notice to NonParrel
Oct 23, 2018  CDAC Meeting (propose presentations) – 3:30 p.m. at Council Bluffs Public Library, Meeting Room A, 400 Willow Avenue
Oct 23, 2018  Publication of CDAC November 1 meeting in NonParrel, posted at Library & Clerk's office & on City Website
Oct 24 – 26, 2018  CDAC Ranking of proposals
Oct 31, 2018  CDAC rankings due to staff by noon today
Nov 1, 2018  CDAC Meeting (proposals rankings) – 3:00 p.m. at Council Bluffs Public Library, Meeting Room A, 400 Willow Avenue
Nov 9, 2018  Information due to City Council Meeting November 26
Nov 26, 2018  City Council Meeting
Dec 5, 2018  Notification of awards to grantees by mail
Nov 1 – 26, 2018  Action Plan Preparation
Dec 17, 2018  Information due to City Council Meeting December 7, if necessary
Nov 21, 2018  Notice of Annual Action available for 30 Day Public Comment notice to NonParrel today
Nov 27, 2018  Action Plan Completed
Dec 7, 2018  City Council Meeting (if necessary)
Nov 27, 2018  Publication of notice that action plan available for review and comment in NonParrel, posted at Library & Clerk's office & on City Website
Nov 28 – Dec 28, 2018  30 Day Comment Period on Action Plan
Jan 30, 2019  Action Plan completed in IDIS and forwarded to HUD.
City of Council Bluffs, Iowa
September 27, 2018

What is CDBG?
- Community Development Block Grant
- A program created by the Housing and Community Development Act of 1974
- Signed into law by President Gerald Ford on August 22, 1974
- Result of the Nixon Administration pushing the consolidation of seven previous programs into one program

Federal Programs Division
- Community Development Block Grant
- HOME Investment Partnership Program

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.
How is CDBG regulated?
- CDBG is under the Community Planning & Development Division of the U.S. Department of Housing & Urban Development.
- Regulations: 24 CFR 570.1-570.210
- Keys: Eligible Activities & National Objectives

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

CDBG Simple Program:
- Simple Answer: NO
- Regulations: 70+ pages
- HUD Guide to National Objectives & Eligible Activities: 150 pages
- "Basically CDBG"; a HUD-approved training manual: 240 pages

Eligible Activities (cont.)
- Payment of non-federal share
- Urban renewal compliance
- Relocation
- Loss of rental income
- Removal of architectural barriers
- Privately owned utilities
- Capacity Building/Technical Assistance
<table>
<thead>
<tr>
<th>Eligible Activities (cont'd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeownership assistance</td>
</tr>
<tr>
<td>Rehabilitation and Preservation</td>
</tr>
<tr>
<td>Economic Development</td>
</tr>
<tr>
<td>Planning, urban design, policy planning, capacity building (not including designs or construction drawings)</td>
</tr>
<tr>
<td>Program administration (subject to 20% cap)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Services (cont'd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drug/Alcohol Abuse Counseling</td>
</tr>
<tr>
<td>Fair Housing Counseling</td>
</tr>
<tr>
<td>Energy Conservation/Testing</td>
</tr>
<tr>
<td>Recreational Services</td>
</tr>
<tr>
<td>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</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Job Training/Employment Counseling</td>
</tr>
<tr>
<td>Senior Citizen Services</td>
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<tr>
<td>Crime Prevention Counseling</td>
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<tr>
<td>Childcare Service</td>
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<tr>
<td>Public Safety Services</td>
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<tr>
<td>Health Care Services</td>
</tr>
<tr>
<td>Education Programs</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>National Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activities directly benefiting persons of low to moderate income</td>
</tr>
<tr>
<td>Activities which aid in the elimination of slums and blight</td>
</tr>
<tr>
<td>Activities designed to meet community development needs having a particular urgency</td>
</tr>
</tbody>
</table>
### 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.

### Indigent 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

### Eligible 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.)

#### Eligible Activities

<table>
<thead>
<tr>
<th>Housing Unit Type</th>
<th>Income Limit</th>
<th>Income Allowable</th>
<th>Income Required</th>
<th>Income Eligible</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$97,000</td>
<td>$36,000</td>
<td>$40,170</td>
<td>$50,000</td>
</tr>
<tr>
<td>2 Person</td>
<td>$127,000</td>
<td>$46,000</td>
<td>$45,220</td>
<td>$50,000</td>
</tr>
<tr>
<td>3 Person</td>
<td>$152,000</td>
<td>$60,000</td>
<td>$50,700</td>
<td>$50,000</td>
</tr>
<tr>
<td>4 Person</td>
<td>$172,000</td>
<td>$70,000</td>
<td>$55,700</td>
<td>$50,000</td>
</tr>
<tr>
<td>5 Person or More</td>
<td>$192,000</td>
<td>$80,000</td>
<td>$60,700</td>
<td>$50,000</td>
</tr>
<tr>
<td>6 Person or More</td>
<td>$222,000</td>
<td>$90,000</td>
<td>$65,700</td>
<td>$50,000</td>
</tr>
</tbody>
</table>
The Consolidated Plan

The Consolidated Plan is a five-year planning document that identifies community development needs and outlines strategies to meet these 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. 2019 will be the first year in the 2019-2024 Consolidated Plan.

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.

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.).

Who funds the CDBG Program?

- The CDBG program returns a portion of federal taxes collected to participating jurisdictions through the CDBG Program.
- Funds are based on federal formulas, and the annual allocation fluctuates from year to year based on available funds.
### CDBG Funding

- **Upcoming Year:** Estimated at $300,000
- **Current Year:** $972,094

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 FY 19 funding is received.

### Performance Measurement Objectives

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

---

*This is a system HUD has created to ensure all programs provide similar information for the purpose of assimilating nationwide information demonstrating the success.*
Performance Measurement: Outcome

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

- Availability/Accessibility
- Affordability
- Sustainability

2019-2024 Consolidated Plan

Public Input Meeting
October 11, 2018
5:00 p.m. - 7:00 p.m.
Council Bluffs Public Library, Room A
430 Willow Avenue

FY 19 Application Process

- Applications are due at 5PM on Thursday, October 11th at the Community Development Department Office.
- Applications can be requested by making an appointment with the staff beginning on Friday, September 28th.
- Quarterly Applicant Presentations: Tuesday, October 30th at 5:30 p.m. in Council Bluffs Public Library, Room A, 430 Willow Avenue.
- Failure to attend this meeting will result in a denial of funding consideration.
- Funding recommendations will be considered by the City Council on Monday, November 26th at 7:00 p.m. in Council Chambers.

Questions & Answers

Council Bluffs, Community Development Department
430 Willow Avenue, Council Bluffs, IA 51501
712-222-6000

Renee Longo, Program Coordinator

Courtney Faller, Project Coordinator
Proof Of Publication

STATE OF IOWA

Fayette County

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Department will hold a public hearing on Tuesday, October 1, 2019, at 6:00 p.m. at the Council Bluffs Public Library, 10th Street S., 4th Floor Annex, Council Bluffs, Iowa, to consider the hearing to the Consolidated Plan. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations shall be directed to the Community Development Department, 10th Street S., Council Bluffs, IA 51501; phone (712) 542-2896; email: communitydevelopment@cityofcb.org.

Sincerely,

[Signature]
City Manager
City of Council Bluffs

[Signature]
City Auditor

[Signature]
Commissioner

[Signature]
Commissioner

L. Amy McKay, on oath do solemnly, but I am Controller of the COUNCIL BLUFFS DAILY NONPARTISAN, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper as follows:

The first publication thereof began on the 15th day of October, 2019.

Signed in open presence by the said Amy McKay and by her two children on the 15th day of October, A.D. 2019.

Amy McKay
Daily Nonpartis Controller

[Signature]
Jeanette Johnson
Notary Public

Filed this 15th day of October, A.D., 2019. Publication Cost: $9.63

(3-2019 to 2024 Consolidated Plan - County)

Consolidated Plan

OMB Control No: 2506-0117 (exp. 09/30/2021)
NOTICE OF PUBLIC MEETING

Notice is hereby given that the Community Development Department will hold a public meeting on Thursday, October 11, 2018 at 5:00 p.m. at the Council Bluffs Public Library, Meeting Room A, 400 Willow Avenue, Council Bluffs, Iowa, to discuss the 2019 to 2024 Consolidated Plan. All interested persons are invited to attend and present testimony. Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to the Community Development Department, 205 Pearl Street, Council Bluffs, Iowa 51503; phone (712) 328-4029 or email citycl@councilbluffs-iowa.org.

Courtney Hackett, Project Coordinator
Community Development Department
CERTIFICATION OF POSTING

I, ____________________________________________, of the Council Bluffs Public Library, do hereby certify that the attached required NOTICE OF PUBLIC HEARING was properly posted at the Council Bluffs Public Library located at 400 Willow Avenue, Council Bluffs, Iowa on Friday, October 5, 2018. The Notice was posted continuously until 5:00 p.m. on Thursday, October 11, 2018. Items to discuss:

- 2019-2023 Consolidated Plan

The Notice was posted in accordance with the City of Council Bluffs' Citizen Participation Plan.

Name: Paul Christopher

Title: Librarian

Council Bluffs Public Library

Date: 10/05/2018
CERTIFICATION OF POSTING

I, Jodi Quackenbush, City Clerk, City of Council Bluffs, Iowa, do hereby certify that the attached required NOTICE OF PUBLIC MEETING was properly posted at City Hall located at 209 Pearl Street, Council Bluffs, Iowa on Friday, October 5, 2018. The Notice was posted continuously until 5:00 p.m. on Thursday, October 11, 2018. Items to discuss:

- 2019-2023 Consolidated Plan

The Notice was posted in accordance with the City of Council Bluffs' Citizen Participation Plan.

Jodi Quackenbush, City Clerk
City of Council Bluffs, Iowa

October 5, 2018

Date
Most Prevalent Comments:

1. A need for additional affordable housing in a range of sizes
2. Affordable, accessible housing in a range of sizes
3. Increased public safety opportunities for residents
Proof Of Publication

I, Amy McKay, on my oath do solemnly that I am Treasurer of the COUNCIL BLUFFS DAILY MEET, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The said notice was published in said newspaper 1 time(s) on the following date(s):
The first publication thereof began on the 28th day of September, 2018.

Signed in my presence by the said Amy McKay and by her sworn to before me the 28th day of September, A.D. 2018.

Amy McKay

Daily Newspaper Printer

Signed in my presence by the said Amy McKay and by her sworn to before me the 28th day of September, A.D. 2018.

Jeanette Johnson

County Auditor

Filed this 28th day of September, A.D. 2018
Publication Cost: $12.66

Consolidated Plan

COUNCIL BLUFFS

OMB Control No: 2506-0117 (exp. 09/30/2021)
REQUEST FOR PROPOSALS

The Council Bluffs Community Development Department will be accepting proposals through October 15, 2018 for activities which are eligible for assistance under the Community Development Block Grant (CDBG) and the State Investment Partnerships (HOME) Programs. Applications must be received by the Community Development Department by 12:00 p.m. on October 18, 2018. To be considered for funding, proposals must meet one of the following objectives:

- Principally benefit low-to-moderate income persons;
- Expose economic opportunities for low-to-moderate income persons;
- Eliminate slums or blight;
- Expand the supply of affordable housing for low-to-moderate income families.

Applications can be obtained from the Community Development Department from the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Each applicant will be required to meet with the Community Development Department staff to review the application form and determine whether the project is eligible under the CDBG and HOME Program requirements. For further information, contact Courtney Harms of the Community Development Department at 709 Pearl Street, Council Bluffs, IA 51503-4279; phone (712) 328-4629; or email charm@councilbluffs-iowa.gov.
CERTIFICATION OF POSTING

I, Cindy Smith, Reference Assistant for the Council Bluffs Public Library, do hereby certify that the attached REQUEST FOR PROPOSALS for the availability of the 2018 Community Development Block Grant (CDBG) and Home Investment Partnership (HOPE) Program Funds was posted at the Council Bluffs Public Library located at 400 Willow Avenue, Council Bluffs, Iowa on Wednesday, October 3, 2018. The Notice was posted continuously until 5:00 on Thursday, October 4, 2018.

Name: Cindy Smith
Title: Reference Assistant
Council Bluffs Public Library

Date:
10/3/18

City Clerk
Iowa
Proof Of Publication

I, Amy McKay, on my oath do solemnly that I am Controller of the COUNCIL BLUFFS DAILY NEWS, a newspaper issued DAILY and printed in this city of COUNCIL BLUFFS, IOWA.

The above noticed was published in said newspaper 1 consecutive time(s) as follows:

The first publication thereof began on the 11th day of October, 2018.

Signed in my presence by the said Amy McKay and by her son to believe me the 11th day of October, A.D. 2018.

Amy McKay
Daily Newspaper Controller

Jeannette Johnson
Commissioner

JEANNETTE JOHNSON
Commission Number 144458
COMMISSION EXPIRES
OCTOBER 1, 2020

Customer Number: 107033
Order Number: 0930222377

Printed this 11th day of October, A.D. 2018.
Publication Cost: $9.23
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Tuesday October 23, 2018 at 5:30 p.m. in Meeting Room A of the Council Bluffs Public Library, 400 Willow Avenue, Council Bluffs, Iowa, to solicit and receive testimony on the B-2019 – Annual Action Plan and Consolidated Plan. All interested persons are invited to attend and present testimony. Any questions or anyone requiring reasonable accommodations to attend this meeting should be directed, at least 48 hours in advance to Courtney Harter, Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503; phone (712) 328-5629 or email charter@cityofcbia.gov.
Thank you,

Courtney Harter
Community Development Project Coordinator
City of Council Bluffs, IA
229 Pearl Street, Council Bluffs, IA 51501
Phone: (712) 265-4620 / Fax: (712) 265-4015

Visit Council Bluffs Online

From: Coraway, Karen <Karen.Coraway@Reportingonline.com>
Sent: Thursday, October 11, 2018 11:40 AM
To: Courtney Harter <CHarter@cityofcliffbluffs-la.gov>
Subject: RE: Public Hearing Notice

Courtney,

I have attached a copy of the Proof of Publication for the Notice of Public Hearing that ran in the paper today.

I will also put the Original in the mail.

Thanks

Karen Coraway
Legal Clerk
Daily Nonpareil
535 W. Broadway, Suite 300
Council Bluffs, IA 51503
712-325-5800
Cc: Cindy Clark
Subject: Public Hearing Notice

Hi Karen,

Can you please publish the attached notice in Thursday’s legal section? If I can also get a proof of publication that would be great. Please let me know if you have any questions.

Thank you!

Courtney Hurst
Community Development, Action Coordinator
City of Council Bluffs
700 Pearl Street, Council Bluffs, IA 51503
Phone: (712) 329-4024 / Fax: (712) 329-9118
Visit Council Bluffs Online

[Attachment]
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Tuesday, October 23, 2018 at 3:30 p.m. in Meeting Room A of the Council Bluffs Public Library, 460 Willow Avenue, Council Bluffs, Iowa, to solicit and receive testimony on the 8-2019 - Annual Action Plan and Consolidated Plan. All interested persons are invited to attend and present testimony. Any questions or anyone requiring reasonable accommodations to attend this meeting should be directed, at least 48 hours in advance to Courtney Hartley, Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51501; phone (712) 328-4029 or email charker@councilbluffs-iagov.
CERTIFICATION OF POSTING

I, [Signature], of the Council Bluffs Public Library, do hereby certify that the attached required NOTICE OF PUBLIC HEARING was properly posted at the Council Bluffs Public Library located at 400 Willow Avenue, Council Bluffs, Iowa on Tuesday, October 16, 2018. The Notice was posted continuously until 4:00 p.m. on Tuesday, October 23, 2018. Items to discuss:

- B-2019 Annual Action Plan and housing and community development needs;
- 2019-2023 Consolidated Plan

The Notice was posted in accordance with the City of Council Bluffs’ Citizen Participation Plan.

Name: [Signature]
Title: Reference Assistant
Council Bluffs Public Library

Date: 10/16/18
CERTIFICATION OF POSTING

I, Jodi Quakenbush, City Clerk, City of Council Bluffs, Iowa, do hereby certify that the attached required NOTICE OF PUBLIC HEARING was properly posted at City Hall located at 209 Pearl Street, Council Bluffs, Iowa on Tuesday, October 16, 2018. The Notice was posted continuously until 4:00 p.m. on Tuesday, October 23, 2018. Items to discuss:

- 2019 Annual Action Plan and housing and community development needs
- 2019-2023 Consolidated Plan

The Notice was posted in accordance with the City of Council Bluffs' Citizen Participation Plan.

Jodi Quakenbush, City Clerk
City of Council Bluffs, Iowa

[Signature]

Date: October 16, 2018
AGENDA
Community Development Advisory Committee
Council Bluffs Public Library, Room A
400 Willow Street, Council Bluffs, IA 51503
Tuesday, October 23, 2018 3:30 p.m.

1. Call to Order
2. Approval of Minutes – tabled
3. Approval of Agenda
4. Public Hearing/Regular Meeting
   Applicant presentations for the 2019 Annual Action Plan
5. Other Business
6. Presentations from Committee Members
7. Adjournment

Any questions or requests for special accommodations for this meeting should be directed, at least 48 hours in advance to Courtney Harte, Community Development Department, 209 Pearl Street, Council Bluffs, Iowa 51503, phone 712-328-4879 or email charles@councilbluffs-iowa.gov
Proof Of Publication

I, Amy McKay, an employee of the Council Bluffs Daily Nonpareil, a newspaper issued DAILY and printed in the city of Council Bluffs, Iowa.

The attached notice was published in said newspaper in accordance with § 472 of the Code of Iowa, in the following.

The first publication thereof began on the 26th day of October, 2018.

Signed in my presence by the said Amy McKay and by the person to whom I issued the 26th day of October, A.D. 2018.

Amy McKay
Daily Nonpareil Controller

Jeannette Johnson
Commissioner

(3-2019 Annual Action Plan - Courtney)
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Community Development Advisory Committee will hold a public hearing on Thursday, November 1, 2018 at 5:00 p.m. in the Council Bluffs Public Library, Room A, 400 Willow Avenue, Council Bluffs, Iowa, to solicit and receive testimony on the 2019 Annual Action Plan. All interested persons are invited to attend and present testimony. Any questions or requests requiring reasonable accommodations to attend this meeting should be directed, at least 48 hours in advance to Brenda Carico, Community Development Department, 700 Pearl Street, Council Bluffs, Iowa 51501; phone (712) 528-4628 or email elarton@councilbluffs-iowa.gov.
CERTIFICATION OF POSTING

I, ________________________ of the Council Bluffs Public Library, hereby certify that the attached required NOTICE OF PUBLIC HEARING to discuss THE 2019 ANNUAL ACTION PLAN was properly posted at City Hall located at 209 Pearl Street, Council Bluffs, Iowa on Thursday, October 25, 2018. The Notice was posted continuously until close of business on Thursday November 1, 2018.

The Notice was posted in accordance with the City of Council Bluffs' Citizen Participation Plan.

Name: ________________________
Title: ________________________

[Signature]

City of Council Bluffs, Iowa - 209 Pearl Street - 51503-2880

Date: 10/25/18
CERTIFICATION OF POSTING

I, Jodi Quakenbush, City Clerk, City of Council Bluffs, Iowa, do hereby certify that the attached required NOTICE OF PUBLIC HEARING to discuss THE 2019 ANNUAL ACTION PLAN was properly posted at City Hall located at 309 Peral Street, Council Bluffs, Iowa on Thursday, October 25, 2018. The Notice was posted continuously until close of business on Thursday November 1, 2018.

The Notice was posted in accordance with the City of Council Bluffs’ Citizen Participation Plan.

Jodi Quakenbush
City Clerk
City of Council Bluffs, Iowa.

10-25-2018

Date

CITY OF COUNCIL BLUFFS, IOWA - 201 PEARL STREET - 712-259-5100
FAX (712) 259-4015 - cityclerk@cityofcb.org
We Promote Equal Opportunity Employment.
AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
COUNCIL BLUFFS PUBLIC LIBRARY ROOM A
THURSDAY, NOVEMBER 1, 2018 AT 5:00 P.M.

A. Call to Order
B. Approval of Minutes - tabled
C. Approval of Agenda
D. Presentation from Zimmerman - Valley Ridge Apartments
E. Public Hearing/Regain Meeting
   1. 2019 CDBG Budget
   2. 2019 LOVE Project
F. Election of Officers
G. Other Business
H. Presentations from Committee Members
I. Adjournment

Any questions or requests for special accommodations for this meeting should be directed at least 48 hours in advance to Courtney Harter, Community Development Department, 200 Pearl Street, Council Bluffs, Iowa 51501; phone (712) 328-4629 or email: charter@cityofcb.org.
## Consolidated Plan

### City of Council Bluffs, Iowa
#### 2019 CDBG and HOME Programs

**Allocation Report**

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>Project Requested</th>
<th>Requested Funding</th>
<th>Project Eligibility Code</th>
<th>National Objective Code A</th>
<th>Consistent with Consolidated Plan</th>
<th>Department Recommendation</th>
<th>CDBG Recommendation</th>
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<td>1</td>
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<td>HOME</td>
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**Public Housing

- Applicant Name: Council Bluffs Housing Authority
- Project Code: 12345
- Project Description: Affordable Housing Development

**Community Development

- Applicant Name: Council Bluffs Community Development Agency
- Project Code: 56789
- Project Description: Community Center Development

**Economic Development

- Applicant Name: Council Bluffs Economic Development Corporation
- Project Code: 34567
- Project Description: Business Incubator Creation

**Consistent with Consolidated Plan

- Y: Yes
- N: No

**Department Recommendation

- 0: No
- 500,000: Yes

**CDBG Recommendation

- 0: No
- 500,000: Yes
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<tr>
<th>STAFF Position</th>
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Proof Of publication

1, Amy McKay, as my true & lawful Deed, am the Controller of the COUNCIL BLUFFS DAILY NEWS-PRESS, a newspaper published daily and printed in said city 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 1st day of December, 2018.

Signed in my presence by the said Amy McKay and by her means tobefore me this 26th day of December, A.D. 2018.

[Signature]

Amy McKay
Daily News-Poss Controller

Published for me by:

[Signature]

Learned Johnson
Commission Number: 4468
City Commission: 110033

Publication Cost: $14.17

[Stamp]
PUBLIC NOTICE OF AVAILABILITY

Notice is hereby given that the 2019-2023 Consolidated Plan and 8-2019 Annual Plan is available for public examination and comment until close of business on January 3, 2019. The Annual Plan establishes a total estimated budget of $3,549,045.71 based on a projected $900,000 Community Development Block Grant (CDBG) entitlement grant, $200,000 Home Investment Partnership (HOME) program consortium grant, program income and other program funds. The Plan includes information on general priorities, affordable housing, homelessness, other special needs, non-housing community development plan, barriers to affordable housing, lead-based paint hazards, anti-poverty strategies, institutional structure, coordination, public housing resident initiatives, resources, activities to be undertaken, geographic distribution, homeless and other special needs activities, other actions and program-specific requirements.

The Annual Plan may be viewed Monday through Friday, from 8 a.m. to 5 p.m., at the Council Bluffs Community Development Department (403 Willow Avenue). Copies of the Plan will also be available at the City Clerk’s office and the Council Bluffs Public Library during regular business hours and on the Internet at www.councilbluffs-ia.gov. All interested agencies, groups and persons may submit written comments or questions to the Community Development Department, 209 Pearl Street, Council Bluffs, IA 51501 or email charta@councilbluffs-ia.gov.
CERTIFICATION OF AVAILABILITY

I, ______________________, an employee with the Council Bluffs Public Library, do hereby certify that the FY 2019-2023 CONSOLIDATED PLAN AND FY 2019 ANNUAL ACTION PLAN was made available for public examination at the Council Bluffs Public Library located at 400 Willow Avenue, Council Bluffs, Iowa on Monday, December 3, 2018. The Action Plan was made available continuously for the required thirty (30) day public comment period until close of business on Thursday, January 3, 2019, in accordance with the City of Council Bluffs Citizen Participation Plan as specified in the Consolidated Plan process outlined in 24 CFR 91.105 of the Housing and Community Development Act of 1974 and its amendments.

[Signature]
Council Bluffs Public Library

[Date]

CITY OF COUNCIL BLUFFS, IOWA - 209 FARK STREET - 51501-0025
FAX (712) 258-4415 - councilbluffs-ia.gov
"An Equal Opportunity Employer"
CERTIFICATION OF AVAILABILITY

I, Jodi Quakenbush, City Clerk, City of Council Bluffs, Iowa, do hereby certify that the FY2019-2023 CONSOLIDATED PLAN AND D-2019 ANNUAL ACTION PLAN was made available for public examination at City Hall located at 209 Ford Street, Council Bluffs, Iowa on Monday, December 3, 2018. The Action Plan was made available continuously for the required Thirty (30) day public comment period until close of business on Thursday, January 3, 2019, in accordance with the City of Council Bluffs Citizen Participation Plan as specified in the Consolidated Plan process outlined in 24 CFR 91.105 of the Housing and Community Development Act of 1974 and its amendments.

Jodi Quakenbush, City Clerk
City of Council Bluffs, Iowa

[Signature]

Date
Council Communication

Department: Community Development  Resolution No.: 18  City Council: November 25, 2013

Subject/Title
2019 Annual Plan for Community Development Block Grant (CDBG) funds and HOME Investment Partnership Program (HOME) funds.

Background/Discussion

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 CDBG3012 agreement with the City of Omaha, which results in receiving targeted funds from the Home Investment Partnership Program (HOME). In order to receive these funds, the City is required to submit an Annual Plan.

The Annual Plan details the City's objectives, revenues, expenditures and other matters. This document is prepared by the Community Development Department with input from the Community Development Advisory Committee (CDAC). In FY2019, the City anticipated receiving approximately $982,000 in CDBG funding for the period of January 1, 2019 through December 31, 2019. Eligible projects under the following national objectives benefit persons of low-to-moderate income, elimination of slums and blight and urgent need. The total CDBG program budget is $3,584,045 and includes the following sources of revenue:

- 2019 CDBG Grant: $3,000,000
- Gas/Grants: $2,087,045
- Program Income: $555,000

In FY2019, the City anticipated receiving approximately $200,000 in HOME funding for the period of January 1, 2019 through December 31, 2019. Eligible projects for HOME funding exclusively benefit persons of low-to-moderate income.

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 for availability of funding in the 7th Ward Neighbors, 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 CDAC met in the fall recommending the allocation of 2019 CDBG and HOME program funds. A listing of the proposed and projects recommended for 2019 CDBG funds is outlined in "Attachment A" and the 2019 HOME funds is outlined in "Attachment B" for your review.

Upon City Council approval, the Community Development Department will forward the 2019 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 2019 CDBG and HOME program funds as outlined in "Attachment A" and "Attachment B," and direct the Mayor to submit the 2019 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.

Community Development Advisory Committee

On November 1, 2018, the Community Development Advisory Committee (CDAC) met to review the 2019 CDBG and HOME program funds and recommend their approval. CDAC recommends the following for approval:

1. Allocating CDBG funds for Housing and Development Projects as outlined in "Attachment A." Motion carried by unanimous voice vote of those present. VOTE: AYE: Votaw, Blaney, Schlotz, NAY - None. ABSTAIN - None. ABSENT - Lankert.

Consolidated Plan  COUNCIL BLUFFS  185

OMB Control No: 2506-0117 (exp. 09/30/2021)
2. Allocating CDBG funds to Public Facilities and Improvement projects, Planning/Administration/Project Supervision, Community Development projects, and approving project revenues as outlined in "Attachment A." Motion carried by unanimous voice vote of those present. VOTES: AYE - Brumow, Heininger, Madaca, Schott; NAY - None; ABSTAIN - None; ABSENT - Lunsford.

3. Allocating the 2014 HOMR funds as outlined in "Attachment B" and directing the Mayor to submit a 2019 Annual Plan to Omaha and authorizing the Mayor to execute the contract with City of Omaha for the use of the HOMR Grant. Motion carried by unanimous voice vote of those present. VOTES: AYE - Brumow, Heininger, Madaca, Schott; NAY - None; ABSTAIN - None; ABSENT - Lunsford.

Signed by: Courtney Hayes, Project Coordinator, Community Development Department
Approved by: Brandon Garner, Director, Community Development Department
RESOLUTION NO. 18-328


WHEREAS, the City of Council Bluffs, an entitlement community, annually receives CDBG funds from HUD; and

WHEREAS, the City of Council Bluffs also receives HOME funds through the Omaha-Council Bluffs HOME Consolidation; and

WHEREAS, on September 27, 2018, the Community Development Advisory Committee held a public hearing to obtain the views of citizens on housing and community development needs; and

WHEREAS, the Community Development Department and the Community Development Advisory Committee received requests from the public for CDBG and HOME funding; and

WHEREAS, on October 31, 2018, the Community Development Advisory Committee held an additional public hearing on October 31, 2018 on said funding requests to ensure that citizens have had an opportunity to present project proposals and comments; and

WHEREAS, on November 1, 2018, the Community Development Advisory Committee prepared recommendations on said funding requests; and

WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate 2019 CDBG funds as outlined in Attachment A and to allocate 2019 HOME funds as outlined in Attachment B.

NOW, THEREFORE, BE IT RESOLVED

BE IT FURTHER RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA

That the projects listed in Attachment A with the corresponding 2019 CDBG amounts are hereby approved, and the projects listed in Attachment B with the corresponding 2019 HOME amounts are hereby approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of a 2019 Annual Plan which outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development (HUD) and authorized 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.

ADOPTED

AND

APPROVED: November 25, 2018

[Signature]

[Title]

[Name]
Description:
Resolution authorizing the use of 2022 Community Development Block Grant (CDBG) and Home Investment Assistance (HIA) program funds for
investing in the Village to submit the 2022 Annual Plan to the City of Omaha and the U.S. Department of Housing and Urban Development (HUD).

Recommendations:
See attachment.

ATTACHMENTS:

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<th>Description</th>
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<td>2021 CDBG &amp; HIA Staff Reports</td>
<td>Other</td>
<td>11/1/2021</td>
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<tr>
<td>2020 CDBG Budget (10-30-19) Attach A</td>
<td>Other</td>
<td>10/30/2019</td>
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<td>2019 HIA Budget Attach B</td>
<td>Other</td>
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<tr>
<td>Resolution 11-226</td>
<td>Resolution</td>
<td>11/6/2019</td>
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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 connection 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 and is submitted to the Community Development Advisory Committee (CDAC). In FY2019, the City anticipated receiving approximately $600,000 in CDBG funding for the period of January 1, 2019 through December 31, 2019. 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 $9,984,015 and includes the following sources of revenue:

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tr>
<td>CDBG Grant</td>
<td>$900,000</td>
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<td>Carryover</td>
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</tr>
<tr>
<td>Program Income</td>
<td>$953,000</td>
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In FY2019, the City anticipated receiving approximately $300,000 in HOME funding for the period of January 1, 2019 through December 31, 2019. Eligible projects for HOME funding exclusively benefit persons of low-to-moderate income.

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 News and posting the availability of funding at the Council Bluffs Public Library and City Hall and notifying others who expressed interest. Upon the receipt of proposals, public hearings were held and recommendations formulated. The Community Development Department and CDAC are now reviewing the allocation of the 2019 CDBG and HOME program funds. A listing of the programs and projects recommended for 2019 CDBG funds is outlined in "Attachment A" and the 2019 HOME funds is outlined in "Attachment B" for your review.

Upon City Council approval, the Community Development Department will forward the 2019 Annual Plan of the City of Omaha and to HUD.

Staff Recommendations
The Community Development Department recommends that City Council adopt a resolution approving the use of the 2019 CDBG and HOME program funds as outlined in the attached budgets; direct the Mayor to submit the 2019 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.

Community Development Advisory Committee
On November 1, 2019, the Community Development Advisory Committee (CDAC) met to review the 2019 CDBG and HOME program budgets and recommend their approval. CDAC recommends the following for approval:

1. Allocating CDBG funds to Housing Development projects as outlined in "Attachment A." Motion carried by unanimous voice vote of those present. VOTE: AYE: Brown, Neidert, Schlott, NAY - None.

ABSTAIN: - Beininger, Alsenow - Lastrup.

Consolidated Plan
COUNCIL BLUFFS
2. Allocating CDBG funds to Public Facilities and Improvement projects, Planning/Administration/Project Supervision, Community Development projects, and approving project revenues as outlined in "Attachment A" and authorizing the Mayor to execute the contract with HUD for the use of CDBG funds. Motion carried by unanimous voice vote of those present. VOTE: AYE: Brown, Heitinger, Madson, Schmidt; NAY: None; ABSTAIN: None; ABSENT: Three.

3. Allocating the 2015 HOME funds as outlined in "Attachment B" and directing the Mayor to submit a 2015 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: Brown, Heitinger, Madson, Schmidt; NAY: None; ABSTAIN: None; ABSENT: Three.

Submitted by: Courtney Heat, Project Coordinator, Community Development Department
Approved by: Brandon Garrett, Director, Community Development Department.
Citizen Participation
Amendment 1 (June 8, 2020)
Proof Of Publication

State of Iowa

Pottawattamie County

I, Tom Schmidt, the County Auditor of Council Bluffs, Iowa, do hereby certify that the Consolidated Plan, Council Bluffs, Iowa, was published in the following manner:

The Consolidated Plan was published in the Council Bluffs Daily Nonpareil, a newspaper published daily and printed in said county, Council Bluffs, Iowa.

This publication was on the 16th day of June, 2020.

Signed in my presence by the said Tom Schmidt, and by her sworn to before me this 16th day of June, A.D. 2020.

Tom Schmidt

Daily Nonpareil Publisher

[Signature]

[Stamp: Registered Nonpareil]

[Stamp: JEANETTE JOHNSON
Commission Number 144656
May 10, 2020]

[Stamp: M. W. B. POST]

[Stamp: Registered Nonpareil]

[Stamp: Registered Nonpareil]

Consolidated Plan

COUNCIL BLUFFS

OMB Control No: 2506-0117 (exp. 09/30/2021)
RESOLUTION NO. 20-152

A RESOLUTION APPROVING THE USE OF 2020 COMMUNITY DEVELOPMENT BLOCK
GRANT-COVID 19 (CDBG-CV) FUNDS AND DIRECTING THE MAYOR TO SUBMIT THE 2020
AMENDMENT TO THE ANNUAL ACTION PLAN TO THE CITY OF OMAHA AND THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

WHEREAS, the City of Council Bluffs, as an entitlement community, annually receives CDBG funds from
HUD, and

WHEREAS, the City of Council Bluffs also received CDBG-CV funds from HUD as an entitlement
community, and

WHEREAS, on May 19, 2020, the Community Development Advisory Committee held a public hearing
via Zoom Teleconference, and

WHEREAS, the Community Development Department and the Community Development Advisory
Committee received input from the public for CDBG-CV funding, and

WHEREAS, on May 29, 2020, the Community Development Advisory Committee prepared recommendations on said funding requests, and

WHEREAS, it is in the opinion of the City Council that it would be in the best interest of the City to allocate
2020 CDBG-CV funds as outlined in Attachment A.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL
ON THE
CITY OF COUNCIL BLUFFS, IOWA

That the projects listed in Attachment A, with the corresponding CDBG-CV amounts, are hereby
approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to submit the adoption of a 2020 Amendment to the Annual Action Plan
which reflects the proposed use of funds as required by the U.S. Department of Housing and Urban
Development (HUD) and certified to execute contracts with HUD for the use of the CDBG-CV funds.

ADOPTED
AND
APPROVED

June 8, 2020

[Signatures]

V. Rohan, Mayor

[Signature]

C. Kestenbaum, City Clerk
Council Communication

Department: Community Development
Resolution No.: 20-01
City Council: June 8, 2020

Subject: 2019 Amendment to the Annual Action Plan for Community Development Block Grant (CDBG) Funds

Background

The City of Council Bluffs is an entitlement community under the Community Development Block Grant (CDBG) program, which is funded through annual funding from the U.S. Department of Housing and Urban Development (HUD). In order to receive this funding, the City is required to complete an Annual Action Plan, which was already submitted and approved by Council. In May 2020, the City of Council Bluffs received additional funding in the form of the CDBG-192 as part of an entitlement class with HUD; therefore, this amendment to the Annual Plan is required. HUD requested documentation that Council Action is to include the additional resources.

The Annual Plan details the City’s objectives, strategies, expenditures, and other actions. This document is reviewed by the Community Development Department. The format is determined by the Community Development Advisory Committee (CDAAC). In FYE 19, the City received approximately $905,121 in CDBG funding. The highlighted projects had funds to support the following regional objectives: support to persons of low-to-moderate income, distribution of fair and stable, and organized. In addition to the 2019 Annual Funding, the City of Council Bluffs received $2,000,000 in CDBG-COVID-19 (CV) assistance to provide funding to prevent, prepare for, and respond to the COVID-19. These funds were also allocated to the City through HUD CDBG entitlement designation. The total CDBG program budget is $1,545,721 and includes the following sources of revenue:

<table>
<thead>
<tr>
<th>2019 Annual CDBG Grant</th>
<th>905,121</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG-CV Grant</td>
<td>2,000,000</td>
</tr>
<tr>
<td>Total</td>
<td>2,905,121</td>
</tr>
</tbody>
</table>

Discussion

The changes to the Annual CDBG grant are required. The CDBG-CV funding is expected to cover COVID-19 specific assistance to both residents and businesses of more vulnerability during the nationwide pandemic. In addition, funding is needed to cover assistance to individuals and businesses who have been impacted by COVID-19. A listing of the projects and grants for CDBG-CV funding is included in the Annual Plan. Staff credit that the funding and the projects have been approved by the City Council in “Attachment A” for the year and that the City has submitted a detailed budget to meet with implementation and distribution of funding. The Community Development Department and Community Development Advisory Committee (CDAAC) have reviewed and provided their comments on the CDBG-CV funds.

Upon City Council approval, the Community Development Department will forward the amendment to the 2019 Annual Plan to the City of Council Bluffs in 2020.

Staff Recommendation

The Community Development Department recommends that the City Council adopt an action amending the areas on the CDBG-CV funds as outlined in “Attachment A” for the year and submit the 2019 Amendment to the Annual Plan to the City of Council Bluffs for Council to consider and provide the Mayor to execute contracts with HUD for the use of the CDBG-CV funds.

Community Development Advisory Committee

On May 27, 2020, CDAAC met to review and recommended for approval. CDAAC recommends the following for approval:

1. Amending the 2019 Annual Action Plan and allocating CDBG-CV funds to activities as outlined in “Attachment A” and other activities as authorized by the present VOTE: AYES: Schall, Steve Matherly, Mikel Hulshizer, NAY: None ABSTAIN: None, ABSTAIN: None.
<table>
<thead>
<tr>
<th>Program Name</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program 1</td>
<td>$100,000</td>
<td>$120,000</td>
<td>$130,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>Program 2</td>
<td>$200,000</td>
<td>$220,000</td>
<td>$230,000</td>
<td>$250,000</td>
</tr>
<tr>
<td>Program 3</td>
<td>$300,000</td>
<td>$320,000</td>
<td>$330,000</td>
<td>$350,000</td>
</tr>
<tr>
<td>Program 4</td>
<td>$400,000</td>
<td>$420,000</td>
<td>$430,000</td>
<td>$450,000</td>
</tr>
</tbody>
</table>

Total: $1,200,000
Consolidated Plan

COUNCIL BLUFFS

OMB Control No: 2506-0117 (exp. 09/30/2021)
From: Courtney Harper <CHarper@councilbluffs.gov>
Sent: Wednesday, April 29, 2020 1:10 PM
To: Tiffany Schmidt <tschmidt@councilbluffs.gov>
Subject: COUNCIL BLUFFS website

Miss Tiffany,

Can you please post the attached CAPER to our website? It should be available until 5:00pm on May 1st.

Thank you!

Court

Courtney Harper
Property & Accommodation Management
City of Council Bluffs
230 Pearl Street, Council Bluffs, IA 51501
Direct: 712-279-5364
Cell: 712-890-5350 / 712-279-4065

City of Council Bluffs logo
From: Timothy Schmidt  
Sent: Monday, June 15, 2020 9:16 AM  
To: Courtney Harter  
Subject: Re: Consolidated Plan Amendment

Sure thing. This has been updated:
Business, Redevelopment, & Housing Assistance

Housing Assistance
- Community Development Block Grant (CDBG)
- HUD Investment Tax Credits
- Housing Finance
- Housing Rehabilitation
- USDA Rural Development Housing Program

Eligibility for Housing Assistance programs is based on income. To determine your eligibility, please review the HUD income limits.

2019 - 2021 Consolidated Plan of City of Council Bluffs, Iowa

American Recovery, Reinvestment, and Rehabilitation Plan

For more information on these programs, contact Community Development (712-222-4300)

PUBLIC NOTICE OF AVAILABILITY

Notice is hereby given that the 2019-2021 Consolidated Plan and 2019-2021 Annual Plan amendments are available for public examination and comment until close of business on June 20, 2023. The Consolidated Plan amendment is a plan in accordance with 42 U.S.C. 5304 (c) of the Community Development Block Grant Program (CDBG) and the Consolidated Annual Performance (CAP) and Evaluation Report (CARE). Amended plan will be available at

The Consolidated Plan is a strategic plan, developed by the Council Bluffs Community Development Department, which guides the allocation of federal funds to the community. The Plan outlines the objectives of the community development block grant program and other federal programs in Council Bluffs, Iowa. The Plan also identifies the priorities and strategies for the prevention of homelessness, development of affordable housing, and the improvement of economic development in the community. The Plan is a tool for identifying gaps in services and resources and setting priorities for program funding.

The Plan is available for public review and comment at the following locations:

1. City Hall, 200 Park Street
2. Council Bluffs Library, 200 Park Street
3. Council Bluffs Chamber of Commerce, 200 Park Street
4. Council Bluffs Redevelopment Commission, 200 Park Street

The Plan is available on the City of Council Bluffs website at www.cityofcouncilbluffs.org

If you have any questions or concerns, please contact the Council Bluffs Community Development Department at 712-222-4300.

Tiffany

From: Tiffany Harper <Tiffany.Harper@cityofcouncilbluffs.org>
Sent: Monday, June 19, 2023 7:53 AM
To: Tiffany.Harper@cityofcouncilbluffs.org
Subject: Consolidated Plan Amendment
Miss Tiffany—will you please update the notice on the website for the consolidated plan to the attached? The Montana did not get us on Friday due to a mix-up in their office, so we have to extend our comment period.

Courtney Hirtle
Health & Economic Development Manager
City of Council Bluffs
2222 Henry Street, Council Bluffs, IA 51501
Email: rjhirtle@cityofcb.com
Phone: (712) 265-4320 / Fax: (712) 265-4015

Miss Council Bluffs Online
Proof Of Publication

1. Tom Schmidt, on behalf of the Daily Newspapers, hereby certifies that the Consolidated Plan for Council Bluffs, Iowa, has been published in the following newspapers:

   - Council Bluffs Daily Nonpareil
   - Council Bluffs Daily Nonpareil

   The first publication occurred on the 18th day of May, 2020.

Signed this 18th day of May, A.D. 2020

Tom Schmidt

Daily Nonpareil Publisher

Notary Public

JEANNETTE JOHNSON
Commission Number 144858
My Commission Expires: October 1, 2021

[Notary Stamp]
AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
ZOOM TELECONFERENCE SERVICE
WEDNESDAY, MAY 27, 2020 - 3:00 P.M.

A. Call to Order

To participate in the meeting please join our zoom meeting. You can join via phone, computer, or both. You MUST enter your first and last name to be admitted into the meeting.

Meeting ID: 658 892 2517
https://zoom.us/j/6588922517
888 475 4499 US Toll-free
877 858 5257 US Toll-free

B. Approval of Agenda

C. Proof of Publication

D. Approval of Minutes
   1. September 18, 2019
   2. September 25, 2019

E. Public Hearing
   1. Review 2019 Comprehensive Annual Performance Evaluation Report (CAPER)
   2. Amendment to the 2019-2023 Consolidated Plan and the 2019 Action Plan
      a. 2020 COFOA Budget

F. Other Business

G. Presentation from Committee Members

H. 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) 850-5355 or email at charles@councilbluffs.gov.
AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
ZOOM TELECONFERENCING SERVICE
WEDNESDAY, MAY 20, 2020 – 3:00 P.M.

A. Call to Order

To participate in the meeting please join our Zoom meeting. You can join via phone, computer or both. You MUST enter your first and last name to be admitted into the meeting.

Meeting ID: 658 892 2517
https://zoom.us/j/6588922517
888-475-4400 US Toll-Free
877-553-5000 US Toll-Free

B. Approval of Agenda

C. Proof of Publication

D. Approval of Minutes
   1. September 18, 2019 – tabled
   2. September 25, 2019 – tabled

E. Public Hearing
   1. Review 2019 Comprehensive Annual Performance Evaluation Report (CAPER)
   2. Amendment to the 2019-2023 Consolidated Plan and the 2019 Action Plan
      2.2 2019 CDBG Budget
   3. Citizen Participation Plan

F. Other Business

G. Presentation from Committee Members

II. 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) 990-5254 or email at chiang@councilbluffs-ia.gov.
CITY OF COUNCIL BLUFFS, IOWA
Matthew J. Walsh, Mayor
DUNS# - 051955433

FISCAL YEAR 2019 (FY19)
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

COMMUNITY DEVELOPMENT PROGRAMS
January 1 through December 31, 2019
B-18-MC-19-0005

Submitted to HUD on: May 25, 2020

Community Development Department
229 Pearl Street, Council Bluffs, IA 51501
Phone: (712) 326-4000 / Fax: (712) 326-4815
Email: cdept@cityofcb.org

Consolidated Plan
COUNCIL BLUFFS
OMB Control No: 2506-0117 (exp. 09/30/2021)
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 need and efficiently allocate resources, the City collaborated with external elected officials, public/private agencies, and nonprofit organizations to determine community development needs for FY19 and the Five-Year Omaha/Council Bluffs CoPlan. The priority needs identified, goals addressed and their priority level for the Five-Year Omaha/Council Bluffs CoPlan were identified as follows:

1. Affordable Housing Development
2. Homelessness
3. Non-Homelss Persons with Special Needs
4. Housing Counseling Services
5. Slums 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. 31.520(p)

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

<table>
<thead>
<tr>
<th>Goal</th>
<th>Category</th>
<th>Source / Amount</th>
<th>Indicator</th>
<th>Unit of Measure</th>
<th>Expected - Strategic Plan</th>
<th>Actual - Strategic Plan</th>
<th>Percent Complete</th>
<th>Projected - Program Year</th>
<th>Actual - Program Year</th>
<th>Percent Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Counseling</td>
<td>Housing Counseling</td>
<td>CDBG $ / Private $</td>
<td>Public service activities other than low/moderate income housing benefit</td>
<td>Persons Applied</td>
<td>0</td>
<td>4</td>
<td>4</td>
<td>0</td>
<td>4</td>
<td>100%</td>
</tr>
<tr>
<td>Funding Source</td>
<td>Activity</td>
<td>Public Service Activities for Low/Moderate Income Housing Benefit</td>
<td>Households Assisted</td>
<td>575</td>
<td>315</td>
<td>64.78%</td>
<td>575</td>
<td>315</td>
<td>64.78%</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>---------</td>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
<td>-----</td>
<td>-----</td>
<td>--------</td>
<td>-----</td>
<td>-----</td>
<td>--------</td>
<td></td>
</tr>
<tr>
<td>Housing Counseling</td>
<td>Housing Counseling</td>
<td>CDGB: $ / General Fund: $ / Private: $</td>
<td>Rental units constructed</td>
<td>Household Housing Unit</td>
<td>48</td>
<td>0</td>
<td>0.00%</td>
<td>48</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Housing Development</td>
<td>Affordable Housing</td>
<td>CDGB: $ / General Fund: $ / Private: $</td>
<td>Rental units rehabilitated</td>
<td>Household Housing Unit</td>
<td>10</td>
<td>0</td>
<td>0.00%</td>
<td>10</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Housing Development</td>
<td>Affordable Housing</td>
<td>CDGB: $ / General Fund: $ / Private: $</td>
<td>Homeowner Housing Added</td>
<td>Household Housing Unit</td>
<td>21</td>
<td>3</td>
<td>14.29%</td>
<td>21</td>
<td>3</td>
<td>14.29%</td>
</tr>
<tr>
<td>Housing Development</td>
<td>Affordable Housing</td>
<td>CDGB: $ / General Fund: $ / Private: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>125</td>
<td>12</td>
<td>10.40%</td>
<td>125</td>
<td>12</td>
<td>10.40%</td>
</tr>
<tr>
<td>Housing Development</td>
<td>Affordable Housing</td>
<td>CDGB: $ / General Fund: $ / Private: $</td>
<td>Direct Financial Assistance to Homebuyers</td>
<td>Households Assisted</td>
<td>6</td>
<td>3</td>
<td>60.00%</td>
<td>6</td>
<td>3</td>
<td>60.00%</td>
</tr>
<tr>
<td>Meal Center Support</td>
<td>Non-Housing Community Development</td>
<td>CDGB: $ / Private: $123,000</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Area</td>
<td>Housing/ Community Development</td>
<td>CDBG: $ / Private: $</td>
<td>Public Service Activities</td>
<td>Families Assisted</td>
<td>36670</td>
<td>11125</td>
<td>30.04%</td>
<td>36670</td>
<td>11125</td>
<td>30.04%</td>
</tr>
<tr>
<td>---------------------------</td>
<td>---------------------------------</td>
<td>---------------------</td>
<td>---------------------------</td>
<td>------------------</td>
<td>-------</td>
<td>-------</td>
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<td>-------</td>
<td>-------</td>
<td>--------</td>
</tr>
<tr>
<td>Meal Center Support</td>
<td>Homeless Non-Housing Community Development</td>
<td>CDBG: $ / Private: $15,000</td>
<td>Homeless Person Overnight Shelter</td>
<td>Persons Assisted</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Meal Center Support</td>
<td>Homeless Non-Housing Community Development</td>
<td>CDBG: $ / Private: $14,000</td>
<td>Overnight/ Emergency Shelter/ Transitional Housing Beds Added</td>
<td>Beds</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Neighborhood Development</td>
<td>Affordable Housing</td>
<td>CDBG: $ / Private: $</td>
<td>Rental Units Constructed</td>
<td>Household Housing Unit</td>
<td>12</td>
<td>0</td>
<td>0.00%</td>
<td>12</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Neighborhood Development</td>
<td>Affordable Housing</td>
<td>CDBG: $ / Private: $</td>
<td>Homeowner Housing Added</td>
<td>Homeowner Housing Unit</td>
<td>12</td>
<td>3</td>
<td>25.00%</td>
<td>3</td>
<td>42.00%</td>
<td></td>
</tr>
<tr>
<td>Public Facilities and Improvements</td>
<td>Homeless Non-Housing Special Needs</td>
<td>CDBG: $ / Private: $</td>
<td>Public Facility Infrastructure Activities for Low/Moderate Income Housing Benefit</td>
<td>Households Assisted</td>
<td>75</td>
<td>0</td>
<td>0.00%</td>
<td>825</td>
<td>2650</td>
<td>53.00%</td>
</tr>
<tr>
<td>Storm and Blight Removal</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $ / General Fund: $200,000</td>
<td>Buildings Demolished</td>
<td>Buildings</td>
<td>1</td>
<td>0</td>
<td>0.00%</td>
<td>1</td>
<td>0</td>
<td>0.00%</td>
</tr>
</tbody>
</table>
Consolidated Plan

COUNCIL BLUFFS

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 FY19, the City's anticipated CDBG entitlement amount was $967,513. In addition to the annual CDBG entitlement, $768,335 in HUD Hazard Mitigation funding; $150,000 in Capital Improvement Program funds; anticipated $149,334 in CDBG program income; and $185,004 in anticipated sub-recipients' program income. Actual expenditures during FY19 were $660,070.67 in CDBG funds, $26,341.69 in City's program income and $5,135,004 in sub-recipient's program income.

During FY19, the City provided affordable housing, increased housing education and outreach, expanded services for homeless populations, and contributed to economic development and community revitalization through high-impact activities. The City assisted 11 single-family homeowners 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 household. Over the past year, the City provided housing counseling to 320, assisting homeowners and new homeowners to increase access to housing and stable home ownership. CDBG funds provided shelter for 4,028 homeless men, women and children.
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)

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>CDRC</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>5,516</td>
</tr>
<tr>
<td>Black or African American</td>
<td>1,797</td>
</tr>
<tr>
<td>Asian</td>
<td>171</td>
</tr>
<tr>
<td>American Indian or Native American</td>
<td>278</td>
</tr>
<tr>
<td>Native Hawaiian or Other Pacific Islander</td>
<td>31</td>
</tr>
<tr>
<td>Total</td>
<td>6,762</td>
</tr>
</tbody>
</table>

| Hispanic | 597 |
| Non-Hispanic | 6,165 |

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

Narrative

During 1999, the City assisted 6,762 units/households/persons. Of the 6,762 units/households/persons 3 households assisted with emergency housing received 3 households provided access to a new single family home, and 4,038 persons assisted with homeless and housing counseling services. Approximately 21.6% of the persons/households assisted were non-White. Of those non-White persons/households, 85.4% were Black or African American. Also, 8.7% of the persons/households assisted were of Hispanic ethnicity. According to the US Census Bureau, in 2010 approximately 90.5% of the population in Council Bluffs is White, followed by 3.0% Black, 0.4% Asian, 0.3% all other, and 3.5% Hispanic. However only 36.5% of the persons/households assisted with CDBG funds are White. This indicates that the programs are reaching minority populations.
CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Source</th>
<th>Resources Made Available</th>
<th>Amount Expended During Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>CBBG</td>
<td>public federal</td>
<td>2,320,541</td>
<td>699,571</td>
</tr>
<tr>
<td>General Fund</td>
<td>public federal</td>
<td>250,000</td>
<td>23,572</td>
</tr>
<tr>
<td>Other</td>
<td>private</td>
<td>5,401,073</td>
<td>5,145,001</td>
</tr>
<tr>
<td>Other</td>
<td>public federal</td>
<td>5,401,073</td>
<td>5,145,001</td>
</tr>
</tbody>
</table>

Table 4 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Planned Percentage of Allocation</th>
<th>Actual Percentage of Allocation</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mic-City - Railroad Corridor Urban Renewal Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Revitalization</td>
<td>35%</td>
<td>42.5%</td>
<td></td>
</tr>
<tr>
<td>Strategy Area INRSA</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 4 - Identify the geographic distribution and location of investments

Narrative

In FY15, the City spent 35.11% of its funds in the INRSA. This number is lower than expected due to:
(1) establishment of Lead-Hazard Reduction program taking longer than expected; (2) reduced number of affected revitalization projects than expected; and (3) a large project in the area being canceled. The City will decrease its FY20 and FY21 INRSA spending to compensate for the reduced amount in FY16.
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 FY19 were $715,140.15 of which $590,020.67 was CDBG funds. Therefore, $23,321.49 in direct program income 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 $7.50 in direct program income and other private and public resources were leveraged to address the needs identified in the FY19-23 Co-P/Plan and FY19 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 Heart and Family Services' Heartland Homes and Pettawattamie 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.

<table>
<thead>
<tr>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Homeless households to be provided affordable housing units</td>
<td>4,100</td>
</tr>
<tr>
<td>Number of Non-Homeless households to be provided affordable housing units</td>
<td>0</td>
</tr>
<tr>
<td>Number of Special Needs households to be provided affordable housing units</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,100</strong></td>
</tr>
</tbody>
</table>

Table 5 - Number of Households

<table>
<thead>
<tr>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households supported through Rental Assistance</td>
<td>0</td>
</tr>
<tr>
<td>Number of households supported through Acquisition of New Units</td>
<td>42</td>
</tr>
<tr>
<td>Number of households supported through Rehabilitation of Existing Units</td>
<td>75</td>
</tr>
<tr>
<td>Number of households supported through Acquisition of Existing Units</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>70</strong></td>
</tr>
</tbody>
</table>

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 assistance. 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 reach 15-20 units per year; however, staff have struggled to get interest from the public. In 2019, the City opened the program city-wide to gain interest in the program but is still taking time to familiarize residents with the program.
In 2020, the City kicked off its Lead Hazard Reduction program with funding from the Office of Lead Hazard and Healthy Homes. The City expects to complete 300 units through this program and is working to gain interest in the program.

Neighborhood Solutions and Habitat completed the construction on four houses funded through CDBG in the Walnut Grove neighborhood. The City also participated in down payment assistance with single family homes sold to 14 families.

Discuss how these outcomes will impact future annual action plans.

Finally, it is anticipated that there will be 6 new single family homes completed by Neighborhood Solutions. Also, the site at 150 South 21st Street is anticipated to create 6 affordable housing units with a mix of conventional apartment-style and town homes to serve families which will begin construction in late 2018. The 21st Avenue and South 20th Street project is still on hold due to site limitations. The City plans to revisit a project on this site in 2022.

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.

<table>
<thead>
<tr>
<th>Number of Households Served</th>
<th>CDBG Actual</th>
<th>HOME Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-Income</td>
<td>217</td>
<td>0</td>
</tr>
<tr>
<td>Low-Income</td>
<td>661</td>
<td>0</td>
</tr>
<tr>
<td>Moderate-Income</td>
<td>278</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>4,115</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 7 - Number of Households Served

Narrative Information

During 2018, 3,176 extremely low households and 661 low-income households were assisted. The majority of these are tenant persons. Of the 8 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 HFA Program and Affected Properties Program.
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

Develop and implement strategies to identify and increase 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 tailoring the measure of their needs (from indirect, 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 known as 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 support services and existing housing. These agencies providing outreach include the following:

- Community Alliance provides a mobile outreach team doing street canvassing and visiting area shelters within the Omaha Metro area, targeting those with mental illness and co-occurring disorders. Connecting homeless to services and housing. When meeting homeless individuals on the street, the outreach team makes an initial assessment of the following: mental/behavioral health, substance abuse, finances, housing needs, transportation, food, clothing and shelter. Shelter placements that are more than the individual’s will accept the placement. Outreach workers have cell phones to make needed referrals and in many cases, transport Homeless individuals to the needed services. Further assessments are usually necessary and so, a second meeting is scheduled (if at all possible) at which point a more thorough plan for housing and services is developed. Homeless individuals are provided with contact numbers. Psychiatric services are available for assessment and medications. SCAT services are available to expedite Social Security applications and approvals.

- Heartland Family Services (through its Homeward Bound County Homeless Link Project and through its outreach housing program) that provides mobile outreach teams and does street outreach/street canvassing. Outreach workers have cell phones to make needed referrals and in many cases, transport homeles individuals to the needed services. Further assessments are usually necessary and so, a second meeting is scheduled (if at all possible) at which point a more thorough plan for housing and services is developed. Homeless individuals are provided with contact numbers. Psychiatric services are available for assessment and medications. SCAT services are available to expedite Social Security applications and approvals.

OMB Control No: 2506-0117 (exp. 09/30/2021)
Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters are using overflow accommodations on a consistent basis. Individuals sleeping on temporary mats or other places not designated as a permanent place for sleeping. Department of Emergency Management. The overflow program provides an opportunity for organizations to provide shelter to individuals who need assistance. The CoC tracks the number of individuals served and the duration of services provided. The CoC also monitors the number of shelter beds available and the number of individuals seeking assistance. The CoC will monitor the number of shelter beds available and the number of individuals seeking assistance. This information is shared with community partners to ensure that the needs of individuals are being met.

Helping low-income individuals and families avoid becoming homeless is a priority. The CoC works with a network of service providers to identify and connect individuals with the resources they need to prevent homelessness. This includes assistance with rental payments, utilities, and other financial needs. The CoC also works with community partners to identify and connect individuals with other resources, such as job training and education programs, to help them become self-sufficient and avoid becoming homeless.

Persons at risk of homelessness are referred to a variety of ways in an effort to help them avoid homelessness. Contact with persons in need of services is made 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, do 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 are also agencies—the Salvation Army is one—that provide rental and utility assistance on a limited basis. Finally, representatives from the CoC meet with representatives from other institutions (hospitals and prisons, for example) in an effort to find suitable housing for individuals soon to be released from those institutions.
At indicated earlier in this document, the CoC will work to address the needs of those populations who have 1) severe medical or mental health issues, 2) significant developmental disabilities, and/or 3) severe barriers due to prior convictions, addictions, childhood problems, or primary efforts 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. Coordination with local partners, collaboration with community partners and to ensure successful referrals, regular collection and reporting, of relevant data to agencies and others, all have strategies to address the housing and service needs of persons removed 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, Sara's Refuge House, and the VA's 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 families to stabilize their situations and connect them to needed services. Housing subsidies often are needed in areas the financial and other supports available through mainstream resources. The City is the jurisdiction's primary resource for rental assistance for the chronically homeless with mental illness, a 22береж program run in partnership with the Omaha HFA 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 on a 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 level of available housing options. This could mean referral to area shelters. If already in a shelter, to Heartland Family Service's back to housing program or to one transitional housing, and permanent housing options.
Homeless veterans and their families are contacted and identified by the VA’s outreach team. A list of veterans is compiled through the organization’s streamlining of the “Outreach and Referral” program. Assessed and referred, they are housed temporarily at emergency shelters and transitional housing programs until they can be permanently housed. A grant-funded program, “Transitional Housing for Homeless Veterans,” is available through the Sioux/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 Sioux/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 assistance and 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 streets or at the drop-in center provided by YES. Unaccompanied homeless youth are also contacted by law enforcement officers on patrol and through the Child Safety 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 at 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 and help them 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 1988 to serve as the public housing authority within the city limits of Council Bluffs. MHA currently assists families and individuals who are disabled, elderly, and low income. Royal Towers and Empire Court provide 295 units of public housing which includes 144 efficiency units and 151 one bedroom units. The Section 8 Housing Choice Voucher Program provides 397 vouchers which includes twenty Veterans Affairs Supported Housing vouchers (VASH). The Agency’s Family Self-Sufficiency program currently has twenty participants.

The strategic goals/actions that have been completed by the MHA since their last Annual Plan submission includes the following:

- Replaced all toilets in Dudley Court and 50% off Royal Towers to high-seat style
- Continued or enhancing the agency’s indoor and outdoor security cameras
- Fire certified Royal Towers
- Replaced windows with broken units and installed energy efficient windows as a replacement

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 a year to express the residents’ ideas as well as assist MHA in prioritizing future improvements to the public housing and Section 8 programs.

Municipal Housing Agency continues to track and maintain 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 as 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 2013. 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 invent the public of available programs including housing
   rehabilitation, emergency housing assistance, rent rehabilitation and evictions services through
   partner agencies.
2. Expanded the Affordable Properties Program to city-wide.
3. Worked with NeighborWorks Iowa Solutions to review new construction single-family house
   plans to ensure they are affordable for sale.
4. Continued partnerships with the Human Services Advisory Council (HSAC) and the FEMA
   Emergency Food and Pantry (FEP).

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
$350,000 to remediate lead in low-income/medium income households with children 5 years and under.
The City is currently working to kick off this program and will assess 110 units and remediate lead in 112
units approximately. The City worked to increase outreach efforts and completed its first task in the
program.

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 2019-2021 Consolidated Plan period, the City plans to work on the following actions to
develop institutional structure:
• Build and maintain language barriers for persons with disabilities 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 requiring such.
• Select applications and increase the percentage of members of the protected classes serving on appointed boards and commissions dealing with housing laws until comparable to City-wide rates. In addition, as vacancies on appointed boards and commissions dealing with housing issues become available, applicants from protected classes were sought.
• Conduct the Community Affirmatively Reducing Housing Assessment Identifying, contributing factors to barriers and goals for furthering fair housing. Plans to continue these efforts and reaching goals.

Applied and awarded a Lead and Paint Hazard Control Grant that will be used for lead-to-moderate income households to remediate lead in rental and single-family homes with children six years old and under. The City also plans to reevaluate its existing programs to ensure ease of public access to services.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(c); 91.120(j)

The City continues to partner with the Human Services Advisory Council (HSAC) and its Housing Committee (Committee). HSAC is comprised of 52 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 coordinate the optimal utilization of resources to achieve change and social 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.
• Create and maintain an updated HSAC Housing List. This list will include apartment complexes and single-family units, including individual landlords, and will include additional information about the unit's relationship to income individuals. The list will be made available to the general membership and will be posted on the HSAC webpage.
• Develop and implement a client information session during the year. Sessions will focus on providing tools and information to assist low-income residents with housing loans (tenant's legal rights and responsibilities, etc.). Sessions will be incorporated into existing and events targeted lower-income and at-risk populations.
• Review and update informational flyers made by the committee.
• Organize and conduct one or two items drive to support a housing-related agency or program to assist participants with furniture and household items.
• Keep the general HSAC membership apprised of housing updates, news, and legislation.
Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice, 42 U.S.C. 5204(a).

The City is working to implement its goals and objectives outlined in the AFFIRMS Assessment completed in 2019. The City is actively seeking to provide 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 5 compliance through partnerships with FHA 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 shall be structured 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 a lesser period specified. This is particularly important for Subrecipients who are working under a long-term contract for services. Monitoring of Subrecipients by City staff will include the administration of tracking of 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 monitoring procedures will be addressed and corrected by providing the Subrecipient 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 Subrecipients, 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 on-going contract 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 this data, 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 identify significant small efforts and allocate resources to ensure that all funds are put to their best and most efficient use according to the priorities and goals identified and with the guidelines of the appropriate state and federal programs.

If YES the Community Development Department staff conducted data reviews of all of the City's projects/programs funded with CDBG funds. In general, all projects/programs were found in compliance with HUD and other regulatory guidelines. Additionally, one program was selected for onsite monitoring that was conducted in 2018. No findings were found.

Utilizing minority and 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)(7) of the consolidated plan regulations requires that grantees consider any comments or suggestions of citizens, received in writing or orally at public hearings, in preparing the CAPP. No citizen comments have been received in preparing the FY18 CAPP. Notice of the availability of the CAPP was posted on the City of Council Bluffs website and were available for printing upon request. Copies of the proof of posting/notifications of availability are included 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 FY18 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 FY19 program year, the City made no changes in program objectives.

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

No

[BEDI grants(1x)] Describe accomplishments and program outcomes during the last year.
<table>
<thead>
<tr>
<th>Location</th>
<th>Fiscal Year</th>
<th>Projected New Units</th>
<th>Actual New Units</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Single Family</td>
<td>2022</td>
<td>100</td>
<td>50</td>
<td>150</td>
</tr>
<tr>
<td></td>
<td>2023</td>
<td>75</td>
<td>60</td>
<td>135</td>
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<tr>
<td></td>
<td>2024</td>
<td>50</td>
<td>40</td>
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</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>375</td>
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<tr>
<td>Multi-Family</td>
<td>2022</td>
<td>150</td>
<td>120</td>
<td>270</td>
</tr>
<tr>
<td></td>
<td>2023</td>
<td>125</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
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<td>1050</td>
</tr>
</tbody>
</table>

Table 2: Assumptions - Projected Year & Starts in Place (FY14-FY24)
CITIZEN PARTICIPATION PLAN

COUNCIL BLUFFS COMMUNITY DEVELOPMENT PROGRAM

Administered by the Community Development Department

(AMENDMENT 5-27-2020)

City Hall
209 Post Stree:
Council Bluffs, IA, 51503
712/321-4629
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 means 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 (ADD) 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 affected 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 assisted housing developments and residents of targeted revitalization areas in which developments are located. Also, to ensure that those groups most directly affected 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 APH, 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 APH process so that the housing agency can make the information available at the annual hearing.

III. COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

The Community Development Advisory Committee (the "Advisory Committee") shall monitor the Consolidated Plan and APH 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 comments 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 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 adoption 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 hearing 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 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;

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, orally at hearings, or 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 ongoing function of the community development process. Meetings and hearings will be held periodically throughout the year to advise the public about the programs, to discuss planning and project proposals, and to solicit comments about community development activities.

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, HUB released a special waiver related to the Coronavirus pandemic (COVID-19). The waiver notifies the community parties of the Consolidated Plan and Annual Action Plan substantial amendment required to be less than 60 (60) days. Additionally, the City continues to provide additional ways for public comment that still limit public gatherings. The City shall provide participation through electronic means including phone call, video conferencing, and web-based conferencing. Comments will be accepted in writing or via email as well. As requested, the City will continue to offer vibration services for citizens.

X. MEETINGS

The Community Development Department will schedule meetings at sites that are accessible. Special measures will be taken to ensure an opportunity for involvement by low-income persons, the elderly, handicapped and disabled persons, minorities, and civil and business interests. Also, upon request, the Community Development Department shall provide interpreptive 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 its 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 86A 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
XII. TECHNICAL ASSISTANCE

The Community Development Department staff will provide technical assistance and support to any organization or group that may request it, in particular to groups representing persons of low and moderate income. That assistance may be limited to activities that are closely associated with the Community Development Program. Specific assistance may be provided in two 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 projects, programs, 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 Center; 15309 Mill Valley Road; Omaha, Nebraska 68164-3965.
Citizen Participation
Amendment 2 (July 13, 2020)
Proof Of Publication

2,000 copies of the Consolidated Plan Council Bluffs Daily Newspaper are printed on 10/1/2021.

Signed as my proof by the said Tien Schmidt, and by her seal, in the presence of Jim Smith, Daily Newspaper Publisher.

Filing Date: 12th day of June, A.D. 2021.
Publication Cost: $9.02
AGENDA

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

ZOOM TELECONFERENCING SERVICE

MONDAY, JULY 6, 2020 – 11:00 A.M.

A. Call to Order

To participate in the meeting please join our zoom meeting. You can join via phone, computer or both. You MUST enter your first and last name to be admitted into the meeting.

Meeting ID: 658 892 2517
https://zoom.us/j/6588922517
888 475 4499 US Toll-free
877 853 3237 US Toll-free

B. Approval of Agenda

C. Proof of Publication

D. Approval of Minutes

1. September 18, 2019
2. September 25, 2019
3. May 27, 2020

E. Public Hearing

1. Review 2019 Comprehensive Annual Performance Evaluation Report (CAPER)
2. Amendment to the 2019-2023 Consolidated Plan and the 2019 Action Plan
   a. 2019 CDBG Budget

F. Other Business

G. Presentation from Committee Members

H. 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) 890-3354 or email at charter@councilbluffs-iowa.gov.
MINUTES
Community Development Advisory Committee
COUNCIL BLUFFS
Community Development Advisory Committee
COUNCIL BLUFFS, PUBLIC LIBRARY, ROOM B
400 WILLOW STREET, COUNCIL BLUFFS, IA 51501
WEDNESDAY, SEPTEMBER 18, 2019 AT 4:30 PM.

1. Call to Order
   The meeting was called to order by Chairman Brunow at 4:30 p.m.
   Members Present: Missy Brunow, Richard Heininger, Mary Luastup, Matt Medken and
   Kathryn Schlot.
   Staff Present: Brenda Carrico and Courtney Hart.
   Others: Present: Rob Kipfer, NeighborWorks Home Solutions; Allen Ladd, Heartland
   Family Service; Diane McKee, Catholic Charities; David Hadley, NeighborWorks
   Home Solutions; Brandy Waller, New Visions Homeless Services; Glenney Fund,
   Habitat for Humanity; Angie Williams, Heartland Family Service; Leslie Coleman,
   NeighborWorks Home Solutions; Denise Parker, Family Housing Advisory Services;
   Donna McFadden, Family Housing Advisory Services; Bob Sheehan, New Visions
   Homeless Services; Nic Buesky, Heartland Family Service.

2. Approval of Minutes – Tabled

3. Approval of Agenda

4. Schlot made a motion to approve the agenda. Luastup seconded. Motion carried with all
   ayes.

5. Public Housing/Regular Meeting
   Applicant Presentations for the 2020 Annual Action Plan
   Carrico stated the meeting was properly published in the Daily Nonpareil (proof of
   publication was provided) and posted locally.

   Habitat for Humanity – Heininger stated he has a conflict of interest with this agency and
   will be abstaining from all voting.

   Habitat for Humanity is requesting $45,000 for acquisition of a property to construct a new
   single-family home. Fund is stated Habitat serves families at or below 80% the median
   family income to construct single-family housing. This is done through volunteer labor
   and partnering with families with sweat equity. Single-parent households are required to
   complete 400 hours of community service and two-parent households 600 hours are
   required. This can be done through homeownership counseling which includes financial
   education, credit counseling and learning construction skills for when they are in the home.
   The mission is to provide decent, affordable housing. Habitat is requesting funding in
   acquire a lot for future construction of a single-family home. Members stated Habitat is
   working with a realtor or their board to find a suitable, affordable lot. She also stated the
   organization has made significant improvement financially in the last year. They completed
   the rehabilitation of one unit for a family and have started construction on a new unit on
   Stautsman.

Consolidated Plan  COUNCIL BLUFFS  242
OMB Control No: 2506-0117 (exp. 09/30/2021)
MICAH House – Williams explained that their application was to help support the operations of their facility. They requested $50,000 in operating cost assistance. Their request increased because the capital campaign they conducted will increase their capacity and their resulting ability to serve more persons. They continue to see more and more single women and families each year. Williams provided an update on their new facility. Schultz inquired about the average length of stay for clients. Williams said most clients stay an average of 80 days. The new shelter will have a therapeutic shelter with a therapist on site 40 hours a week with the hopes to improve outcomes for the clients. Williams added that you can serve all the people in the world but it won’t matter if you don’t serve them in the right way and this is what they are hoping to do. Laubach asked about the re-integration rate and Stine answered that it is hard to track but they are now looking at exits to permanent housing instead (at 20%) with approximately 80% going to other shelters, doubling up, etc. The Micah House needs more resources to track this better.

Heartland Family Service – Street Outreach – Bundy stated HFS requests $20,000 in operations assistance to support staff salaries and benefits for case managers. Their goal is to work with clients to get a permanent housing plan in place and identify services for which they may qualify. Staff goes out twice per week but also do daily schedules to keep people off the streets. MACCH and a homeless review team work to identify potential clients. Schultz asked if they run into people who prefer to be homeless. Bundy said yes, they do encounter people who choose to live on the streets. This is typically rooted in trauma or a past experience. Staff try to work with these individuals in their preferred location and honor their space but encourage permanent housing. Clients can still be served even if they choose not to go to shelter. The goal is to ensure basic needs are met. Schultz asked what the percentage of those encountered resist permanent housing and how long do people find themselves homeless. Bundy stated it is hard to give an exact percentage but the vast majority want housing services. The time also varies. The majority are not chronically homeless but mostly situationally homeless or due to domestic violence. Average time homeless is eight months before exit to housing.

Heartland Family Service – Operations for Heartland Homes – Heartland Family Service operates Heartland Homes which is located on the Lakota Campus. Most of the clients who occupy their units have been homeless. They have a case manager on site who assists with goal planning, finances, employment, day care and other needs. Their services are very individualized to their clients. Because their facilities are classified as permanent supportive housing, clients can stay as long as they need to. However, if possible, they try to exit clients into other housing options if they only need the subsidized housing part (such as Section 8). They are asking for CAHO funds to assist with their operations and to match their HUD Continuum of Care grant. Schultz inquired about the average stay which Lodge responded it changes but most clients average four to five years with families moving out faster than the singles. They request $15,000 in operating costs.

New Visions Homeless Services – MOHM’s Place – Bob Shelden and Brandy Walker presented their need for continued operational support of MOHM’s Place Med. Site. Hovey stated this program was previously funded in an overall grant to New Visions but HUD has
asked the programs be separated for transparency. Wallar stated MOHM’s place is a community meal site serving three meals per day. There are no losses, just come in and eat. They have seen an increase in the number of people coming in to use the meal site with the largest increase in couples. They are working to track the need better but it is difficult because the number of people increase as the end of the month nears. Residents with SNAP (food stamps) do well at the beginning of the month but as the month ends, they run out of assistance funds and need to use the site. They also provide daily hot meals, clothing and other resources to those visiting the meal site. Schlotz asked if the food has increased need. Schlein stated MOHM’s place hasn’t seen the increase but other shelter programs have.

New Visitors Homeless Services – Joshua House – Sheehan and Wallar presented their need for continued operational support of the shelter. Joshua House is open 24/7 and has 62 sleeping beds but is averaging an additional 52 persons over capacity each night. At its highest, they slept 183 men. They are a service focused organization and improving case management efforts as the “front door” to all homeless persons in its partnership with Heartland Family Service. Wallar stated they are seeing lots of different needs through this partnership and working to share resources with other shelters including MICA M House. Schlotz asked what staff is available at night. Sheehan stated there is 12 paid staff available which is men who have been in house in the shelter and have started working for New Visitors. They understand security of the shelter has been questioned, but want to be able to be open 24/7. Sheehan also stated the only way to do it. They have installed security measures with additional cameras and a pull-down gate over one of the bathrooms to ensure safety at the shelter. They also have a panel that reviews residents known to be violent to determine if they can be allowed in or back in the shelter.

New Visitors Homeless Services – Hot Box Assistance – Sheehan and Wallar presented their need for assistance with architectural and engineering costs associated with the construction of a “hot box” bed area treatment room. The largest problem the shelter faces is bedbugs. They have systems in place to deal with it but it requires emptying the shelter and apartments to complete the treatment. The hot box will allow clients to enter the shelter, put their belongings in the hot room which will heat to a required temperature and kill all pests. New Visitors will raise the funds to complete the construction of the room. Schlotz asked if any other agencies will be able to utilize the room. Walter stated yes if possible because many of the agencies are assisting the same individuals. Madsen asked if the city fees for construction can be waived. Carpio stated no, this is not something the City allows. Walter stated they are thankful for the city’s support and make it so they can serve the population in need.

Catholic Charities-Domestic Violence and Sexual Assault Program (FKA Phoenix House) – Catholic Charities is requesting funding to address a drainage issue at their basement nutriment. The door is adjacent to a retaining wall where water pools and enters the building during high-rain events. Catholic Charities wishes to complete grading above the retaining wall to create a new path for the water from the bluff.

Catholic Charities Domestic Violence and Sexual Assault Program (FKA Phoenix House) – Catholic Charities is requesting funding for continued operations of the Domestic Violence and Sexual Assault Program. McKee stated Catholic Charities was formed in 1925 and the shelter in Council Bluffs developed in 1980. Staff focuses on five areas: shelter, housing,
domestic violence, sexual assault/sexual trafficking and counseling for men and women. They served 154 women, 4 men and 75 children. The most common age range for adults was 30-39 and 59% of the children who stayed with them are 0-4 years old. They operate on a first come, first served basis and staff does not intake to determine ALL of the clients' needs. The average stay for families is 38 days and the average stay for singles is 14 days. Clients are assisted with finding housing, financial stability, getting an education (if needed) and are given opportunities to make achievable, realistic goals. Catholic Charities staff also help people connect to other community resources. Soren senso about the local human trafficking trade, McKee said it is the same here as it is all over. Catholic Charities works with the police department to find individuals in trafficking and determine if there is a better place for them than just sending them to jail. McKee thanked the Committee for its continued support.

NeighborWorks Home Solutions – Coleman stated NWHS requests $126,000 to provide down payment assistance to qualified low-to-moderate income households wishing to purchase a new home. $120,000 will go to down payment assistance and $6,000 will be for administrative costs associated with loan underwriting. Approved applicants receive up to $30,000 in assistance which includes CDBG, HOME, CIBHEP and NEWS funds. In Council Bluffs, there is a shortage of affordable housing in the $125,000 to $175,000 price range. Homeownership has a great impact on the community and having a variety of reasonably priced units makes for a stronger city. NWHS works with FHAS to provide homebuyer education courses which includes budgeting, working with a lender, and understanding the home buying process. Down payment assistance is a second mortgage on the property so buyers must qualify for conventional financing in order to utilize the program. This is a full scope program as it supports local builders working in targeted areas to stabilize neighborhoods. They work to complete two to six homes per year but would like to get to a point of doing 20 to 30 per year. Schmitt asked how many are currently under construction. Hazelwood stated none are currently under construction but they are working to acquire two lots. He also stated they have 20 households currently interested in the program so it is imperative they continue their work.

NeighborWorks Home Solutions – Hazelwood stated NWHS requests $15,000 to complete site preparation on properties to prepare them for new construction. These costs are used for tree removal, grading and other site preparation to reduce development costs.

Family Housing Advisory Services – Parker and McCalen stated FHAS requests $50,000 to provide housing counseling and post-purchase counseling to Council Bluffs residents. Those going through the down payment assistance program are required to utilize FHAS for pre-purchase counseling and they are also working to launch a post-purchase program that will continue to work with new buyers through their first years of ownership.

6. Other Business
   No other business.

7. Presentations from Committee Members
   No presentations given.

8. Adjournment
   The meeting was adjourned at 5:45 pm.
Respectfully submitted by:

Courtney Hurter

7-2-2020

Date
AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
COUNCIL BLUFFS PUBLIC LIBRARY ROOM A
WEDNESDAY, SEPTEMBER 25, 2019 AT 5:00 P.M.

A. Call to Order
The meeting was called to order by Vice Chairman Schreft at 5:06 pm.

Members Present: Richard Heiring, Matt Madsen and Kellyan Schott
Staff Present: Courtney Hurley

B. Approval of Minutes

1. August 15, 2019
   Market made a motion to approve the August 15, 2019 minutes. Heiring seconded. Motion carried with all ayes.

2. September 18, 2019 - Tabbed

C. Approval of Agenda
   Heiring made a motion to approve the agenda. Motion seconded. Motion carried with all ayes.

D. Public Hearing/Regular Meeting

1. 2020 CDBG Budget
   Hurley reviewed the budget as presented by staff as well as the rankings provided by staff and CDAC. Allocation sheets were provided to Committee members that outlined each project, funding requests, eligibility under HUD guidelines and staff recommendations. Hurley stated for the public service esp, the City is limited in $145,800 in CDBG funds.

     Submissions:
     a. NeighborWorks Home Solutions: Staff recommends full funding for down payment assistance $126,000.
     b. NeighborWorks Home Solutions: Staff recommends $15,000 for blight removal which matches amount from previous years.
     c. Habitat for Humanity: Staff recommends full funding for this request of $45,000.
     d. MICAH House: Staff recommends funding at same level as last year: $37,000
     e. Catholic Charities: Staff recommends funding at same level as last year: $11,550.
     f. Catholic Charities: Staff recommends $40,000 which would cover the drainage issue as well as a needed dodging project. This will finish all needed upgrades at the facility.
     g. Heartland Family Services: Heartland Homes: Staff recommends funding at same level as last year: $1,550.
     h. Heartland Family Services Pottawattamie County Homeless Outreach: Staff recommends funding at same level as last year: $15,750.
     i. New Visions: Joshua House: Staff recommends $70,000 for operating costs. This is lower than last year but separates out the meal time amount.
3. New Ventures MOHM's Place: Staff recommends $17,000 for the site. In past years, MOHM's Place allocation was part of the Joshua House allocation. In our last audit, HUD stated we must separate the two services.

4. Family Housing Advisory Services: Staff recommends increasing the allocation from year's past to $30,000 to account for additional services provided.

City Projects

Hunter stated the City was awarded $2,200,000 from HUD for a Lead Harvest Control and Healthy Homes Program to complete lead remediation in homes. This program would be matched with CDBG funds. It would be a three-year grant with approximately $512,000 in CDBG over three years.

The City continues to operate a rehab program for emergencies and affected properties. This program also includes administration fees.

The City has budgeted funds for several projects in 2019 including:

- $300,000 to the extension of South 16th Street to construct at least four new single-family units that will receive down payment assistance. It will also open the land behind Beacon Village for redevelopment.
- $400,000 for South End opportunities.
- $100,000 to purchase the storage complex in Mid-City as part of HUD’s slum and blight initiative. Madsen stated he was not sure that the acquisition of the Mid-City storage units seemed like a good use of our funds. Heininger stated staff should ask to see the written leases for the units before acquisition.
- $400,000 to South 19th Street with an additional $100,000 in CIP to assist NeighborWorks Home Solutions with a new housing addition behind Beacon Village.
- $100,000 to the Mid-City area for slum and blight cleanup.
- $514,988 to two potential opportunities not yet identified.

Motion by Heininger, seconded by Madsen to approve the 2020 CDBG Budget as presented. Motion carried by a unanimous voice vote of those present with Heininger abstaining on the Habitual allocation.

2. 2020 HOME Budget

Hunter stated there are no projects identified yet but the City has a Request for Proposals open for the 28th and 2nd Avenue site previously awarded to 2nd Avenue Development. Because the property has to have an affordable component, the City will allocate HOME fund to this project once it has been properly vetted.

Madsen made a motion to approve the $300,000 HOME budget to a multi-family project to be determined. Heininger seconded. Motion carried with all ayes.

11. Election of Officers

Heininger stated when his term ends December 31st, he would not be running.
F. Other Business
   No other business.

G. Presentations from Committee Members
   No presentations given.

H. Adjournment
   The meeting was adjourned at 5:00 pm.

Respectfully submitted by:

Courtney Harter
Date 7-2-2020
A. Call to Order

The Zoom meeting was called to order by Chairman Adkins at 3:06 p.m.

Meeting ID: 658 832 2517
https://zoom.us/j/6588322517
888 475 4499 US Toll-free
877 853 5237 US Toll-free

Members present: Missy Adkins, Katayu Scholl, Tracy Mathews, Rich Heininger, Drew Ruwe
Staff present: Courtney Harter, Brandon Garrett and Debbie Redmond
Others present: none

Introductions were made by everyone present.

B. Approval of Agenda

Scholl made a motion to approve the agenda. Heininger seconded. Motion carried with all ayes.

C. Proof of Publication

Harter stated the meeting was properly published in the Daily NonPariel and posted locally.

D. Approval of Minutes

1. September 18, 2019 – tabled
2. September 25, 2019 – tabled

Harter stated these would be ready for the next meeting.

E. Public Hearing

1. Review 2019 Comprehensive Annual Performance Evaluation Report (CAPER)

Harter provided some background that every year the Consolidated Annual Performance and Evaluation Report (CAPER) is required to be approved. The CAPER is a summary of everything we fund and how we meet the three Department of Housing and Urban Development (HUD) goals. This was the first year of our five year Consolidated Plan. The Consolidated Plan outlines and details our Programs, including our Emergency Repair Program, Affected Properties Home Improvement Program, Housing Infill and...
Housing Rehabilitation, Lead-Based Paint Hazard Reduction Program. Harter stated not all goals were met but staff is hopeful projects will pick up for all programs in 2020.

Harter and Horn explained a most recent example of a house located at 2226 Avenue A that recently went through the Lead-Based Paint Hazard Reduction Program. Before and after photos were shown and Harter stated that the city would like to do a kickoff event to showcase this house and hopefully stir up some excitement and attention for the program.

2. Amendment to the 2019-2023 Consolidated Plan and the 2019 Action Plan

a. 2019 CDBG Budget

Council Bluffs is an entitlement community according to HUD so we received $580,840 to assist with COVID-19 related issues in the community. There has been very little guidance from HUD on how the city can properly allocate this money but one thing is clear is that a grantees must have been negatively affected by COVID-19. We have drafted some guidelines of how we plan to use the assistance. The city will allocate for the following activities:

- Food Security – provide direct funding to local pantries, meal delivery services, and operating assistance for meal sites.
- Direct Financial Assistance – provide funding for mortgage, rent, utilities, and childcare payment relief for low to moderate-low income (LMI) residents of Council Bluffs.
- Business Support – provide direct funding to Council Bluffs small, for-profit businesses that provide services to citizens during the COVID 19 pandemic.
- Administration – provide funding for in-house grant administration by city staff.

Adkins asked how the city plans to advertise this to the community. Harter responded that there were by social media and media releases. Also, the hope would be that we would partner with other local entities, such as Council Bluffs school district, homeless shelters and local food pantries, to help spread the word about the funding.

Adkins asked if a partner was granted money, what would happen next? Harter answered that yes, like usual, we partner with someone and they send us their receipts and we reimburse them for that expense.

Schectt asked when will the money be ready to disperse? Harter responded we hope mid to late June, which is consistent with other cities and other partners.

Helminger made a motion to recommend approval to the amendment and of the 2019-2023 Consolidated Plan and 2019 Action Plan. Mathews seconded. Motion carried with all ayes.

3. Citizen Participation Plan
Easter stated the Citizen Participation Plan must be amended to accommodate the COVID-19 waiver HUD has approved. This reduces the comment period from 30 days to 5 days so projects can be expedited.

Schloft made a motion to recommend approval to the super waiver to reduce the comment period from 30 days to 5 days. Heeninger seconded. Motion carried with all ayes.

F. Other Business
None

G. Presentation from Committee Members
None

II. Adjournment
Adkins adjourned the meeting at 3:45 p.m.

Respectfully submitted by:  

courtney harre  
Housing & Economic Development Manager

Date 7-2-2020
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**Total**

- Total Program: $120,000
- Total Expenditures: $120,000

**Notes**

- All figures are in USD.
- The budget and expenditures are projected values.

**Council Bluffs**

- OMB Control No: 2506-0117 (exp. 09/30/2021)
Council Agenda, City of Council Bluffs, Iowa
Regular Meeting July 13, 2020, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

AGENDA

REVISED: 07/9/2020 at 2:00 pm to add resolution 20-176 and Special Event Noise variance

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. CONSENT AGENDA
   A. Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.
   B. Reading, correction and approval of the June 22, 2020 and July 1, 2020 City Council Meeting Minutes.
   C. Resolution 20-165
      Resolution accepting the work of Compass Utility, LLC as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the East Manawa Sewer Rehab, Phase VIII. Project # PW20-009
   D. Resolution 20-166
      Resolution of intent to dispose of and setting a Public Hearing for July 27, 2020 at 7:00 p.m. for City property legally described as Lot 6, excluding the East 8.6 foot thereof, the East half of Lot 5, and the West 44 feet of Lot 12, all in Block 6, Myrsler’s Addition, Location: 617 Mill Street, 619 Mill Street, and 618 West Washington Avenue. OTB-20-009
   E. Resolution 20-167
      Resolution of intent to dispose of and setting a Public Hearing for October 12, 2020 at 7:00 p.m. for City property legally described as Lot 2, Arbor Creek, Location: Northwest corner of College Road and Railroad Avenue. OTB-20-010
   F. Mayor’s Appointments
   G. Claims
   H. Lawsuits
4. PUBLIC HEARINGS
   A. Resolution 20-168
      Resolution to vacate and dispose of the eastwest alley platted in
      Block 37, Brown's Subdivision. Location: Lying west of South 35th
      Street and North of 14th Avenue.
   B. Ordinance 6417
      Ordinance to amend the zoning map as adopted by reference in
      section 15.02.070, by rezoning Fox Run Landing Replat 4 as well as
      properly legally described as being a portion of Lot 117, Fox Run
      Landing, from A-2/Parks, Estates and Agricultural District to R-
      1/Single-Family Residential District, as defined in chapter 15.08b.
      Location: Lying north of 5003 Council Pointe Road, ZC-23-005

5. ORDINANCES ON 1ST READING
   A. Ordinance 6419
      Ordinance to amend Chapter 4.50 "Noise Control" of the 2015
      Municipal Code, by amending Section 4.50.030 "Prohibits Acts"
      to accommodate early collection of Solid Waste.

6. ORDINANCES ON 2ND READING
   A. Ordinance 6418
      Ordinance establishing the Amended South Pointe Urban
      Revitalization Area within the City of Council Bluffs, URV-20-004

7. ORDINANCES ON 3RD READING
   A. Ordinance 6415
      Ordinance to amend the zoning map as adopted by reference in
      section 15.02.070, by rezoning Lots 18-30, Block 37, Brown's
      Subdivision and the eastwest alleyway adjacent from P-C/Planned
      Commercial District to C-2/Commercial District as defined in chapter
      15.15. Location: Northwest corner of South 35th Street and 14th
      Avenue, ZC-20-003
   B. Ordinance 6416
      Ordinance to amend chapter 15.19 "P-I/Planned Industrial District" 
      (Zoning Ordinance) by amending section 15.19.020 "Principal Uses" 
      to include "Manufacturing, General" and "Retail Shopping 
      Establishment" and by amending section 15.19.030 "Conditional 
      Uses" to remove "Manufacturing, General." ZT-20-002
8. RESOLUTIONS

A. Resolution 20-169
   Resolution authorizing the Mayor to execute the Petition for Voluntary Annexation and Annexation Agreement with Armstrong Investments LLC as well as the Joint City/County Agreement pertaining to property located at 13367 192nd Street, legally described as LEWIS TWP 17-74-43 SE NW EXC COMM SW COR TH N 47.42' E 903.84' S 47.42' W 900.84' TO POB.

B. Resolution 20-170
   Resolution authorizing the Mayor to execute the Southwest Iowa Training Facility Revised Joint 28E Agreement with Pottawattamie County, Iowa.

C. Resolution 20-171
   Resolution authorizing the city clerk to certify assessments against properties to the Pottawattamie county treasurer for unreimbursed costs incurred by the city for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

D. Resolution 20-172
   Resolution authorizing the Mayor to execute the Second Amendment to the agreement with Radflex Traffic Systems Inc. for its services in connection with the Red Light Photo Enforcement Program.

E. Resolution 20-173
   Resolution approving the use of CUBIC/Trafficware in connection with the Traffic Control Central Management System.

F. Resolution 20-174
   Resolution amending the City’s Investment Policy.

G. Resolution 20-175
   Resolution approving the use of 2020 Community Development Block Grant-COVID 19 (CDBG-CV) funds and directing the mayor to submit the amendment to the 2019 Amendment to the Annual Action Plan to the City of Omaha and the U.S. Department of Housing and Urban Development (HUD).

H. Resolution 20-176
   Resolution temporarily vacating portions of West Broadway in connection with a special event application.
9. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses
   1. American Legion Rainbow Post #2, 716 4th Street
   2. Caddy's Kitchen and Cocktails, 103 W Broadway
   3. Jonay's Taco House, 1117 16th Avenue
   4. Pilot Travel Center #320, 2047 S 24th Street
   5. Puerto Vallarta Mexican Restaurant, 3512 W Broadway
   6. Qu’s Inn of Apostles Church, 3304 4th Avenue
   7. Red Lobster #00779, 3043 Dial Drive
   8. Tobacco Hut & Liquor, 4134 Menawa Circle Drive #9

B. Cigarette Permits
C. Special Event outdoor Liquor License/Noise Variance

10. CITIZENS REQUEST TO BE HEARD

A. Citizen’s Request to be Heard
   Request of PI Storage Solutions LLC to purchase City-owned property legally described as the East 14 feet of Lot 29, the entirety of Lot 30, and the West 8 feet of Lot 31, all in Block 2, Twin City Place, and the South half of the vacated alley adjacent. Location: the property was formerly addressed as 2710 2nd Avenue, OTB-20-006

11. OTHER BUSINESS

12. ADJOURNMENT

DISCLAIMER:

If you plan on attending this meeting and require assistance please notify the City Clerk’s office at (712) 695-5261 by 5:00 p.m., three days prior to the meeting.
Council Communication

Department: Community Development

Case/Project No.: Resolution 20-175

Submitted by Community Development:

Resolution approving the use of 2020 Community Development Block Grant-COVID 19 (CDBG-CV) funds and directing the mayor to submit the amendment to the 2019 Amendment to the Annual Action Plan to the City of Omaha and the U.S. Department of Housing and Urban Development (HUD).

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

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<tr>
<td>Staff Report</td>
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<tr>
<td>Resolution 20-175</td>
<td>Resolution</td>
<td>7/8/2020</td>
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Council Communication

Department: Community Development
Resolution No: 22 - City Council: July 13, 2022

Subject/Title: 2022 Amendment #2 to the Annual Plan for Community Development Block (CDBG) Funds

Background/Discussion:

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). In order to receive these funds, the City is required to submit an Annual Plan, which was already submitted and approved by Council. In May 2022, the City of Council Bluffs received additional funding due to the Coronavirus (COVID-19) as part of its entitlement grant. Therefore, an amendment to the Annual Plan is required. The City also received an additional allocation from the Iowa Economic Development Authority (IEDA) that will receive $561,789 from their second CDBG-CV allocation.

The Annual Plan includes the City’s objectives, strategies, expenditures, and other actions. This document is prepared by the Community Development Department with input from the Community Development Advisory Committee (CDAC). In FY2022, the City received approximately $561,789 in CDBG-CV funding. Eligible projects that meet the following national objectives: benefit to persons of low-to-moderate income, elimination of slum and blight, and urgent need. In addition to the 2022 Annual Funding, the City of Council Bluffs received $382,840 in CDBG-CV funds to provide immediate funding to prevent, respond to, and recover from the COVID-19. These funds were also allocated to the City through IEDA CDBG entitlement designation. The total CDBG program budget is $944,629 and includes the following sources of revenue:

<table>
<thead>
<tr>
<th>2022 Annual CDBG Grant</th>
<th>$561,789</th>
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<tr>
<td>CDBG-CV Grant</td>
<td>$382,840</td>
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<td>Total</td>
<td>$944,629</td>
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On June 8, 2022, City Council approved Amendment #1 to the 2021 Consolidated and Action Plan to include the following projects for CDBG-CV Funding:

1. Food Security
2. Direct Financial Assistance
3. Business Assistance

Discussion:

In late 2021, the City received an additional $561,789 from the State of Iowa Economic Development Authority (IEDA) to assist with COVID-19 relief. Additionally, the Black Student Association has been allocated to extend the community-wide Wi-Fi network to neighborhoods that serve Recreation and Longfellow Elementary Schools. These schools serve predominantly low-to-moderate income households that may not be able to afford traditional broadband services. Should schools be required to provide virtual learning, the Black Student Association will ensure households that cannot afford traditional broadband services are able to continue to participate in distance learning.

The Community Development Department and Community Development Advisory Committee (CDAC) are now recommending the allocation of $2,109,942 CDBG-CV funds to be directed to the Black Student Association to expand the community-wide Wi-Fi network to serve all households that cannot afford traditional broadband services. A listing of the programs and projects for the 2022 Action Plan is outlined in “Attachment A.”

<table>
<thead>
<tr>
<th>2022 Annual CDBG Grant</th>
<th>561,789</th>
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<tbody>
<tr>
<td>CDBG-CV Grant</td>
<td>561,789</td>
</tr>
<tr>
<td>IEDA CDBG-CV Grant</td>
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</tr>
<tr>
<td>Total</td>
<td>2,109,942</td>
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</table>
Council Communication

Staff Recommendation
The Community Development Department recommends that City Council adopt a resolution approving the use of the CDBG-CV funds as outlined in the attached budgets, direct the Mayor to submit the 2019 Amendment #2 to the 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-CV funds.

Community Development Advisory Committee
On July 6, 2022, CDAC met to review the CDBG-CV funds and recommend their approval. CDAC recommends the following for approval:

1. Allocating CDBG-CV funds to activities as outlined in "Attachment A." Motion carried by unanimous voice vote of those present. VOTE: AYE: Sobal, Rowo, Maddox, Adams, Harringa; NAY – None; ABSTAIN – None; ABSEN – None.
RESOLUTION NO. 20-175

A RESOLUTION APPROVING THE USE OF 2020 COMMUNITY DEVELOPMENT BLOCK
GRANT-COVID 19 (CDBG-CV) FUNDS AND DIRECTING THE MAYOR TO SUBMIT THE 2019
AMENDMENT #2 TO THE ANNUAL PLAN TO THE CITY OFOMAHA AND THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

WHEREAS, the City of Council Bluffs is an entitlement community, annually receives CDBG funds from
HUD; and

WHEREAS, the City of Council Bluffs also receives CDBG-CV funds from HUD as an entitlement
community; and

WHEREAS, on July 9, 2020, the Community Development Advisory Committee held a public hearing via
a Zoom Teleconference; and

WHEREAS, the Community Development Department and the Community Development Advisory
Committee received a request from the public for CDBG-CV funding to be allocated to the
Wi-Fi Community-Wide Wi-Fi network; and

WHEREAS, on July 9, 2020, the Community Development Advisory Committee recommended approval
of said funding request; and

WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate
2020 CDBG-CV funds as outlined in Attachment A.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the projects listed in Attachment A with the corresponding 2020 CDBG-CV amounts are hereby
approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of a 2019 Amendment #2 to the Annual Plan which
outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development
(HUD) and authorized to execute contracts with HUD for the use of the CDBG-CV funds.

ADOPTED
AND
APPROVED: July 13, 2020

Matthew J. Walsh, Mayor

Jodi Quackenbush, City Clerk

228
RESOLUTION NO. 20-175


WHEREAS, the City of Council Bluffs, an entitlement community, annually receives CBDG funds from HUD; and

WHEREAS, the City of Council Bluffs also receives CBDG-CV funds from HUD as an entitlement community; and

WHEREAS, on July 6, 2020, the Community Development Advisory Committee held a public hearing via Zoom teleconference; and

WHEREAS, the Community Development Department and the Community Development Advisory Committee received a request from the public for CBDG-CV funding to be allocated to the Bluffs Community Wide Wi-Fi network; and

WHEREAS, on July 6, 2020, the Community Development Advisory Committee recommended approval of said funding request; and

WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate 2020 CBDG-CV funds as outlined in Attachment A.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the projects listed in Attachment A with the corresponding 2020 CBDG-CV amounts are hereby approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of a 2019 Amendment #2 to the Annual Plan which outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development (HUD) and authorized to execute contracts with HUD for the use of the CBDG-CV funds.

ADOPTED AND APPROVED. July 13, 2020

[Signatures]
Proof Of Publication

State of Iowa
Pottawattamie County

1, Tom Schmitz, do solemnly swear that I am Publisher of the COUNCIL BLUFFS DAILY NONPARIEL, 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 hereof began on the 16th day of July, 2020.

Signed in my presence by the said Tom Schmitz and by her sworn to before me this 16th day of July, A.D. 2020.

Tom Schmitz
Daily Nonpareil Publisher

Filed this 16th day of July, A.D. 2020.
Publication Cost: $19.72

JEANNETTE JOHNSON
Notary Public

Customer Number: 1400522
Order Number: 00558225
Business, Redevelopment, & Housing Assistance

Housing Assistance

- Community Development Block Grant (CDBG)
- HOPE Investment Partnerships
- Housing Infill
- Housing Rehabilitation
- Lead-Based Paint Hazard Reduction Program

Eligibility for Housing Assistance programs is based on income. To determine your eligibility, please review the HUD Income Limits.


For more information on these programs, contact Community Development at (712) 890-5350.

PUBLIC NOTICE OF AVAILABILITY

Notice is hereby given that the 2019-2023 Consolidated Plan and B-2019 Annual Plan amendment is available for public examination and comment until close of business on July 24, 2020. The Annual Plan establishes a total estimated budget of $4,016,368.71 based on a projected $857,313 Community Development Block Grant (CDBG) entitlement grant, $600,840 in Community Development Block Grant (CDBG) entitlement grant, and $350,000 in Community Development Block Grant (CDBG) entitlement grant.
Consolidated Plan Council Bluffs

OMB Control No: 2506-0117 (exp. 09/30/2021)

entitlement funds, $200,000 Home Investment Partnership (HOME) program consortium grant; program income and other program funds. The Plan includes information on general priorities, affordable housing, homelessness, other special needs, non-housing community development plans, barriers to affordable housing, lead-based paint hazards, anti-poverty strategies, institutional structure, coordination, public housing resident initiatives, resources, activities to be undertaken, geographic distribution, homeless and other special needs activities, other actions and program-specific requirements.

The Annual Plan may be viewed Monday through Friday, from 8 a.m. to 9 p.m., at the Council Bluffs Community Development Department (200 Pearl Street). Copies of the Plan will also be available on the Internet at www.councilbluffs-iagov. All interested agencies, groups and persons may submit written comments or questions to the Community Development Department, 200 Pearl Street, Council Bluffs, IA 51501 or email charter@councilbluffs-iagov.

CONTACT US

Community Development
Physical Address
200 Pearl St.,
Council Bluffs, IA 51503

Mailing Address
200 Pearl St.,
Council Bluffs, IA 51503

Phone: (712) 850-5350
Fax: (712) 328-4515

Directory

Google Translate
Citizen Participation
Amendment 3 (October 23, 2020)
Proof Of Publication

I, Tam Schmidt, on my oath do solemnly swear that I am Publisher of the COUNCIL BLUFFS DAILY JOURNAL, a newspaper issued DAILY and printed in this city, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper in the following manner:

The first publication date began on the 25th day of September, 2020.

Signed in my presence by the said Tam Schmidt and by the person to believe is this 25th day of September, A.D. 2020.

Tam Schmidt
Daily Newspaper Publisher

Filed this 25th day of September, A.D. 2020.
Publication Cost: $9.96.
AGENDA
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Council Bluffs Public Library, Room A
Monday, October 5, 2020 - 5:00 PM

1. CALL TO ORDER
   A. COVID-19 Safety Requirements
      ***DUE TO THE COVID-19 PANDEMIC ALL PERSONS
      ATTENDING THIS MEETING ARE REQUIRED TO WEAR A
      FACEMASK AND/OR FACESHIELD AT ALL TIMES***

2. APPROVAL OF MINUTES
   A. September 23, 2020 Minutes - Tabled

3. PROOF OF PUBLICATION

4. APPROVAL OF AGENDA

5. PUBLIC HEARING/REGULAR MEETING
   A. Amendment 3 to the 2019-2023 Consolidated Plan and the 2019 Action
      Plan
   B. Approve FY2021 Annual Budget
   C. FY2021 HOME Budget Approval

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) 890-5750 or email at:
directory@CityofCBIA.org.
Community Development Advisory Communication

Department: Community Development Advisory Committee
Case/Project No.: COVID-19 Safety Requirements
Submitted by: Council Action: 10/3/2020

<table>
<thead>
<tr>
<th>Description</th>
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<td><strong>DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES</strong>*</td>
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<table>
<thead>
<tr>
<th>Background/Discussion</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Recommendation</th>
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</table>
Community Development Advisory Communication

| Department: Community Development Advisory Committee |
| Case/Project No.: September 23, 2020 Minutes - Tabbed |
| Submitted by: Council Action: 10/5/2020 |

| Description |
| Background/Discussion |
| Recommendation |
Community Development Advisory Communication

Department: Community Development Advisory Committee
Case/Project No.
Submitted by: Courtney Hart, HFD Manager

Amendment 3 to the 2019-2023 Consolidated Plan and the 2019 Action Plan
Council Action: 105/2020

Description

Background/Discussion

In June 2020, the City was awarded $550,840 in Community Development Block Grant COVID-19 (CDBG-CV) to prepare and respond to the coronavirus pandemic. Staff evaluated the requirements for the program and determined the best use of funding for Council Bluffs dollars included: (1) Food Security; (2) Direct Financial Assistance to households impacted by COVID-19; and (3) Business Assistance to small businesses impacted by COVID-19. Funds must be allocated in the 2019 fiscal year which requires an amendment to the 2019-2023 Consolidated Plan and 2019 Action Plan.

An additional amendment was processed in July to allocate CDBG entitlement dollars to the extension of the BLuffs community-wide WiFi network to ensure students in low-to-moderate income areas had access to low bandwidth internet should schools close again during the pandemic.

On September 11, 2020, the City was awarded an additional $366,445 in CDBG-CV which is earmarked for direct financial assistance to households impacted by COVID-19. This additional allocation requires an amendment to the 2019-2023 Consolidated Plan and 2019 Action Plan.

Updated expected resources:
CDBG-CV $ 947,287
EEDA 561,732
Total $1,509,019

With the additional dollars, staff would like to make the following budget changes:
Administration $189,200 (29% of CDBG-CV)
BLuffs 200,000 (moved from CDBG entitlement grant)
Food Security 400,000
Direct Assistance 400,000
Business 319,948
TOTAL $1,509,148

Recommendation


ATTACHMENTS:

Description
Amended 2019 CDBG Budget (3)  Other  10/3/2020
## Council Bluffs Consolidated Plan

### Table of Contents

1. Executive Summary
2. Current and Planned Activities
3. Multifamily Housing
4. Other Activities
5. Collaboration and Partnerships
6. Performance and Evaluation

### Executive Summary

- **Total Housing Needs**: 20,000 units
- **Total Funding Requested**: $20,000,000
- **Total Funding Received**: $20,000,000

### Current and Planned Activities

<table>
<thead>
<tr>
<th>Activity</th>
<th>Fiscal Year 2020</th>
<th>Fiscal Year 2021</th>
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<td>Economic Development</td>
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### Multifamily Housing

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<td>Very Low Income</td>
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### Other Activities

- **Education and Training**: $2,000,000
- **Health and Social Services**: $3,000,000
- **Public Facilities**: $4,000,000

### Collaboration and Partnerships

- **Community Work Groups**: 10
- **Public and Private Partners**: 25

### Performance and Evaluation

- **Performance Measures**: 10
- **Impact Measures**: 5

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**Council Bluffs Consolidated Plan**

**OMB Control No: 2506-0117 (exp. 09/30/2021)**
Community Development Advisory Communication

Department: Community Development Advisory Committee

Case/Project No.: Approve FY2021 Annual Budget

Submitted by: Council Action: 10/5/2020

Description

Background/Discussion

Staff has evaluated the FY2021 Community Development Block Grant (CDBG) budget and all applications received for assistance. Based on a $975,000 annual allocation and funds from previous years, the total annual budget will be $5,158,987.

Recommendation

Staff recommends approval of the proposed FY2021 CDBG budget as presented.

ATTACHMENTS:

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<td>FY21 Allocation Breakdown</td>
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<td>FY21 CDBG Budget</td>
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### 2021 CDBG Programs - Rankings

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<td>NWHS - Down Payment Assistance</td>
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<td>Requested Funding</td>
<td>Project Eligibility Code(s)</td>
<td>National Objective Code(s)</td>
<td>Consistent with Consolidated Plan</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>------------------------</td>
<td>-------------------</td>
<td>-----------------------------</td>
<td>----------------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>Mainline Mutual Aid</td>
<td>Senior Parenting Program</td>
<td>6,000,000.00</td>
<td>72101 (C)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>MAAC, Inc.</td>
<td>Entrepreneurial Services</td>
<td>624,840.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Family Housing, Inc.</td>
<td>H.O.R.S.E. Services</td>
<td>500,000.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Family Housing, Inc.</td>
<td>Respite Care Program</td>
<td>444,940.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Community Services</td>
<td>Mental Health Services</td>
<td>275,000.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Council Bluffs Citywide</td>
<td>Community Services</td>
<td>1,000,000.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Missouri Valley Services</td>
<td>Education Services</td>
<td>2,700,000.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Missouri Valley Services</td>
<td>Health Services</td>
<td>2,000,000.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Missouri Valley Services</td>
<td>Family Services</td>
<td>2,250,000.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
<tr>
<td>Missouri Valley Services</td>
<td>Elderly Services</td>
<td>2,000,000.00</td>
<td>22201 (B)</td>
<td>22201 (B)</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**TOTALS**                          |                       | 10,300,000.00     |                                |                            |                                  |                        | 8,000,000.00         | 8,000,000.00         |
Community Development Advisory Communication

Department: Community Development Advisory Committee
Case/Project No.: FY2021 HOME Budget Approval
Submitted by: Council Action: 10/3/2020

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Background/Discussion</th>
</tr>
</thead>
</table>
Council Bluffs partners with the City of Omaha to receive Home Investment Partnership Program (HOME) funds. The annual allocation is approximately $200,000 per year. Because the annual amount is small, the City typically must build up the dollars to provide to a project and maximize impact. Staff proposes a budget of $750,000 in FY2021 which has been approved by the City of Omaha.

<table>
<thead>
<tr>
<th>Recommendation</th>
</tr>
</thead>
</table>
Approve the proposed FY2021 HOME budget.

<table>
<thead>
<tr>
<th>ATTACHMENTS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
</tr>
<tr>
<td>Type</td>
</tr>
<tr>
<td>Upload Date</td>
</tr>
</tbody>
</table>
FY21 HOME Budget | Other | 10/2/2020 |
## 2021 Home Investment Partnership Program (HOME) - Council Bluffs

<table>
<thead>
<tr>
<th>Program</th>
<th>Description</th>
<th>Unit</th>
<th>HOME</th>
<th>Income</th>
<th>Benefit</th>
<th>Public Funds</th>
<th>Private Funds</th>
<th>Total Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family Housing Development Project</td>
<td>Construction related costs for 1 multi-family housing development project located at 20th &amp; 7th Avenue</td>
<td>3</td>
<td>$500,000</td>
<td>$500,000</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
<td>$2,000,000</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Multi-Family Housing Development Project</td>
<td>Construction related costs for 1 multi-family housing development project located at 500 West Broadway</td>
<td>3</td>
<td>$500,000</td>
<td>$500,000</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
<td>$2,000,000</td>
<td>$3,000,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>6</td>
<td>$500,000</td>
<td>$500,000</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
<td>$2,000,000</td>
<td>$3,000,000</td>
</tr>
</tbody>
</table>

Revised: 10/2/2020
AGENDA

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. CONSENT AGENDA
   A. Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.
   B. Reading, correction and approval of the October 12, 2020 City Council Meeting Minutes.
   C. Ordinance 6431
      Ordinance to amend the zoning map as adopted by reference in section 15.02.070, and setting a Public Hearing for November 9th, 2020 at 7:00 p.m. by rezoning property legally described as Lots 47 through 50, Belmont Addition, along with the South 1/2 of the vacated east/west alley adjoining, as well as Lots 44 through 46, Belmont Addition, along with the North 1/2 of the vacated east/west alley adjoining, from C-2/Commercial District to R-2/Two-Family Residential District as defined in Chapter 15.09, Location: 1500 and 1506 Avenue "O" and 1501 Avenue "P". ZC-20-011
   D. Resolution 20-253
      Resolution authorizing transfers between funds under Iowa Code 545-2 for FY21
   E. Mayor's Appointments
      Citizen Police Advisory Board
   F. August 2020 Financial Reports
   G. Claims

4. MAYORS PROCLAMATIONS
   A. Lung Cancer Awareness Month
   B. Extra Mile Day
5. PUBLIC HEARINGS

A. Ordinance 6426 (Continued from 10-12-20)
   Ordinance to amend the zoning map as adopted by reference in section 15.02.070, by rezoning property legally described as Part of Lots 1, 13, 14, 17, and 18 and all of Lots 15 and 16, Block 21, Bcor's Subdivision, along with part of the east-west vacated alleys adjacent, from I-1/Light Industrial District to C-2/Commercial District as defined in chapter 15.15. Location: Generally along 1st Avenue, between South 13th Street and South 16th Street, between South 18th Street and South 21st Street, and between South 27th Street and South 28th Street, ZC-20-010

B. Ordinance 6430
   Ordinance to amend the zoning map, as adopted by reference in Section 15-02-070, by rezoning a portion of Lot 117, Fox Run Landing, from A-2/Parks, Estates and Agricultural District to R-1/Single Family Residential District as defined in chapter 15.08B.

C. Resolutions 20-246 and 20-247 (Continued from 10-12-20)
   Resolutions to dispose of City property legally described as Lot 2. Arbor Creek Subdivision. Location: Northwest corner of College Road and Railroad Avenue, OTB-20-010
   1) Resolution 20-246 Offer to buy submitted by Midland Humane Society
   2) Resolution 20-247 Offer to buy and RFP submitted by Noel Dickey

D. Resolution 20-254
   Resolution directing the sale of $5,115,000 (Subject to Adjustment per Terms of Offering) General Obligation Bonds, Series 2020B.

E. Resolution 20-255
   Resolution approving the plans and specifications for the Central Fire Station ADA Improvement Project. Project #BM21-04

F. Resolution 20-256
   Resolution granting Final Plat approval of a two-lot minor residential subdivision to be known as Fox Run Landing Replat 4. Location: Lying north of property commonly known as 5003 Council Pointe Road, SUB-20-004

6. ORDINANCES ON 3RD READING

A. Ordinance 6425
   Ordinances to amend Title 2 - Revenue and Finance Chapter
   2.08.050 - Fees and charges authorized in Title 5 - Sewers.
7. RESOLUTIONS
   A. Resolution 20-257
      A Resolution to adopt the current Schedule of Fees for 2020, Version 1, dated 10-26-20.
   B. Resolution 20-258
      Resolution approving the use of 2020 Community Development Block Grant- COVID 19 (CDBG-CV) funds and directing the Mayor to submit the 2019 Amendment 3 to the Annual Plan to the City of Omaha and the U.S. Department of Housing and Urban Development.
   C. Resolution 20-259
      Resolution approving the use of 2021 Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Program Funds and directing the Mayor to submit the 2021 Annual Plan to the City of Omaha and the U.S. Department of Housing and Urban Development.
   D. Resolution 20-260
      Resolution to award contract to Duininck for the Dodge Riverside Golf Course Irrigation Improvement Project, Phase II.
   E. Resolution 20-261
      Resolution authorizing the Mayor to execute Iowa Department of Transportation Agreement No. 2020-6-032 in connection with the I-29/1-480 Interstate Improvements.
   F. Resolution 20-262
      Resolution authorizing the Mayor to execute the Amendment to Purchase Agreement with Opus Development Company, L.L.C.

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS
   A. Liquor Licenses
      1. Casey's General Store #2096, 2301 S 24th Street
      2. Hard Luck Saloon, 626 16th Avenue
      3. Iowa Western Community College, 2700 College Road
      4. Moe's Mart #3, 154 Bennett Avenue (NEW)
      5. Moe's Mart #4, 2024 5th Avenue (NEW)

9. CITIZENS REQUEST TO BE HEARD
10. OTHER BUSINESS
11. ADJOURNMENT

DISCLAIMER:
If you plan on attending this meeting and require assistance please notify the City Clerk's office at (712) 365-3261 by 5:00 p.m., three days prior to the meeting.
Council Communication

Department: Community Development
Case/Project No.: Resolution 20-258
Submitted by: Courtney Harter, Housing & Economic Development Manager

Resolution 20-258
Council Action: 10/26/2020

Description
Resolution approving the use of 2020 Community Development Block Grant-COVID 19 (CDBG-CV) funds and directing the Mayor to submit the 2019 Amendment 3 to the Annual Plan to the City of Omaha and the U.S. Department of Housing and Urban Development.

Background/Discussion
See attached staff report.

Recommendation

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
<th>Upload Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Report</td>
<td>Other</td>
<td>10/15/2020</td>
</tr>
<tr>
<td>Amendment A - Amended Budget</td>
<td>Other</td>
<td>10/15/2020</td>
</tr>
<tr>
<td>Resolution 20-258</td>
<td>Resolution</td>
<td>10/30/2020</td>
</tr>
</tbody>
</table>
**Background/Discussion**

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). In order to receive these funds, the City is required to submit to HUD an Annual Plan, which was already submitted and approved by Council. In May 2020, the City of Council Bluffs received additional funding due to coronavirus (COVID-19) as part of its entitlement grant; therefore, this amendment to the Annual Plan was required. In September, a second allocation of CDBG-CV entitlement dollars was awarded to the City in the amount of $566,519 as part of the federal government’s mission to reduce evictions and foreclosures. The City also received unofficial notification from Iowa Economic Development Authority (IEDA) that it will receive $561,789 from their second CDBG-CV allocation.

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 FY2019, the City received approximately $967,313 in CDBG funding. Eligible projects had to meet the following national objectives: benefit to persons of low-to-moderate income, elimination of slum and blight and urgent need. In addition to the 2019 Annual funding, the City of Council Bluffs received $947,599 in CDBG-COVID-19 (CV) and $366,519 from IEDA both to provide immediate funding to prevent, prepare for and respond to the COVID-19. These funds were also allocated to the City through HUD CDBG entitlement designation. The total, CDBG program budget is $2,476,461 and includes the following sources of revenue:

<table>
<thead>
<tr>
<th>Source of Revenue</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Annual CDBG Grant</td>
<td>967,313</td>
</tr>
<tr>
<td>CDBG-CV Grant (round 1)</td>
<td>366,519</td>
</tr>
<tr>
<td>CDBG-CV Grant (round 2)</td>
<td>380,840</td>
</tr>
<tr>
<td>CDBG-CV (IEDA)</td>
<td>561,789</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,476,461</strong></td>
</tr>
</tbody>
</table>

On June 8, 2020, City Council approved Amendment #1 to the 2019 Consolidated and Action Plan to include the following projects for CDBG-CV funding:

1. Food Security
2. Direct Financial Assistance
3. Business Assistance

On July 13, 2020, City Council approved Amendment #2 which allocated $275,000 to the extension of the BLink community-wide Wi-Fi network to provide free low bandwidth internet to low-and-moderate income neighborhoods.

**Discussion**

With the additional CDBG-CV entitlement dollars provided to the City, a third amendment must be processed. Based on the program guidelines, Staff determined the best use of dollars was to increase allocations to the three initial programs: (1) food security; (2) direct financial assistance; and (3) business assistance.
Amendment #3 proposes the following changes to the 2019 CDBG COVID-19 budget:

1. Increase administration allocation from $116,168 to $139,200; 20% of the new total CDBG-CV entitlement amount.

2. Reprogram the BLINK community-wide Wi-Fi from CDBG entitlement to CDBG-CV to ensure the City can spend all COVID program funding. Reduce allocation amount from $275,000 to $200,000 based on actual costs provided to the City by BLINK Consortium.

3. Increase Food Security from $250,000 to $400,000 which will accommodate the need for additional dollars should a new food pantry be constructed as planned.

4. Increase Direct Financial Assistance from $301,461 to $400,000 to assist a larger number of households financially impacted by COVID-19.

5. Increase Business Support from $200,000 to $319,948 to assist a larger number of businesses financially impacted by COVID-19.

Proposed budget is as follows:

<table>
<thead>
<tr>
<th>Staff Recommendation</th>
<th>Proposed Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVID-19 Administration</td>
<td>$139,200</td>
</tr>
<tr>
<td>BLINK Broadband Extension</td>
<td>200,000</td>
</tr>
<tr>
<td>Food Security</td>
<td>400,000</td>
</tr>
<tr>
<td>Direct Financial Assistance</td>
<td>400,000</td>
</tr>
<tr>
<td>Business Support</td>
<td>319,948</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,500,148</strong></td>
</tr>
</tbody>
</table>

The Community Development Department recommends that City Council adopt a resolution approving the use of the CDBG-CV funds as outlined in the attached budgets; direct the Mayor to submit the 2019 Amendment #3 to the 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-CV funds.

Community Development Advisory Committee

On October 5, 2020, CDAC met to review the CDBG-CV funds and recommend their approval. CDAC recommends the approval of the proposed FY2019 budget allocating CDBG-CV funds to activities as outlined in "Attachment A" and directing the Mayor to submit the 2019 Amendment #3 to the Annual Action Plan to the City of Omaha and the US Department of Housing and Urban Development. Motion carried by unanimous voice vote of those present. VOTE: AYE: Adkins, Mathews, Rowe, Scholl; NAY - None; ABSTAIN - None; ABSENT - Heiringen.
RESOLUTION NO. 20-258


WHEREAS, the City of Council Bluffs, an entitlement community, annually receives CDBG funds from HUD; and

WHEREAS, the City of Council Bluffs also receives CDBG-CV funds from HUD as an entitlement community; and

WHEREAS, on September 11, 2020, the City received a second allocation of CDBG-CV funds from HUD; and

WHEREAS, on October 5, 2020, the Community Development Advisory Committee held a public hearing to discuss the additional funding and make recommendations to amend the 2019 Annual Action Plan Budget; and

WHEREAS, on October 5, 2020, the Community Development Advisory Committee recommended approval on said funding request; and

WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate CDBG-CV dollars as outlined in “Attachment A.”

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the projects listed in Attachment A with the corresponding 2020 CDBG-CV amounts are hereby approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of a 2019 Amendment -3 to the Annual Plan which outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development (HUD) and authorized to execute contracts with HUD for the use of the CDBG-CV funds.

ADOPTED
AND
APPROVED: October 26, 2020

Matthew J. Wiltz, Mayor

Jodi Quistad, City Clerk

253
RESOLUTION NO. 20-258


WHEREAS, the City of Council Bluffs, an entitlement community, annually receives CDBG funds from HUD; and

WHEREAS, the City of Council Bluffs also receives CDBG-CV funds from HUD as an entitlement community; and

WHEREAS, on September 11, 2020, the City received a second allocation of CDBG-CV funds from HUD; and

WHEREAS, on October 5, 2020, the Community Development Advisory Committee held a public hearing to discuss the additional funding and make recommendations to amend the 2019 Annual Action Plan budget; and

WHEREAS, on October 5, 2020, the Community Development Advisory Committee recommended approval of said funding request; and

WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate CDBG-CV dollars as outlined in “Attachment A.”

NOW, THEREFORE BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the projects listed in Attachment A with the corresponding 2020 CDBG-CV amounts are hereby approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of a 2019 Amendment 3 to the Annual Plan which outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development (HUD) and authorized to execute contracts with HUD for the use of the CDBG-CV funds.

ADOPTED

APPROVED: October 26, 2020

Matthew Welsh, Mayor

Josh Quanderland, City Clerk
Consolidated Plan
COUNCIL BLUFFS

OMB Control No: 2506-0117 (exp. 09/30/2021)
Council Communication

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

Subject/Title
2019 Amendment #5 to the Annual Plan for Community Development Block Grant (CDBG) Funds

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). In order to receive these funds, the City is required to submit to HUD an Annual Plan, which is already submitted and approved by Council. In May 2020, the City of Council Bluffs received additional funding due to coronavirus (COVID-19) as part of its entitlement grant; therefore, this amendment to the Annual Plan is required. In September, a second allocation of CDBG-CV entitlement dollars was awarded to the City in the amount of $366,519 as part of the federal government’s mission to reduce evictions and foreclosures. The City also received unofficial notification from Iowa Economic Development Authority (IEDA) that it will receive $561,789 from their second CDBG-CV allocation.

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 FY2019, the City received approximately $967,313 in CDBG funding. Eligible projects had to meet the following national objectives: benefit to persons of low-to-modest income, elimination of slum and blight and urgent need. In addition to the 2019 Annual funding, the City of Council Bluffs received $947,359 in CDBG-COVID-19 (CV) and $380,440 from IEDA both to provide immediate funding to prevent, prepare for and respond to the COVID-19. These funds were also allocated to the City through HUD CDBG entitlement designation. The total CDBG program budget is $2,476,661 and includes the following sources of revenue:

<table>
<thead>
<tr>
<th>2019 Annual CDBG Grant</th>
<th>$967,313</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG-CV Grant (round 1)</td>
<td>$580,840</td>
</tr>
<tr>
<td>CDBG-CV Grant (round 2)</td>
<td>$366,519</td>
</tr>
<tr>
<td>CDBG-CV (IEDA)</td>
<td>$561,789</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,476,661</strong></td>
</tr>
</tbody>
</table>

On June 8, 2020, City Council approved Amendment #1 to the 2019 Consolidated and Action Plan to include the following projects for CDBG-CV funding:

1. Food insecurity
2. Direct Financial Assistance
3. Business Assistance

On July 13, 2020, City Council approved Amendment #2 which allocated $275,000 to the extension of the Bluffs Community-wide WiFi network to provide free low bandwidth internet to low- and moderate-income neighborhoods.

Discussion
With the additional CDBG-CV entitlement dollars provided to the City, a third amendment must be processed. Based on the program guidelines, staff determined the best use of dollars were to increase allocations to the three initial programs: (1) food insecurity; (2) direct financial assistance; and (3) business assistance.
Council Communication

Amendment #3 proposes the following changes to the 2019 CDBG COVID-19 budget:

1. Increase administration allocation from $116,168 to $189,203; 20% of the new total CDBG-CV entitlement amount.

2. Reprogram of the Blink community-wide Wi-Fi from CDBG entitlement to CDBG-CV to ensure the City can spend all its COVID program funding. Reduce allocation amount from $275,000 to $200,000 based on actual costs provided to the City by Blink Consortium.

3. Increase Food Security from $250,000 to $400,000 which will accommodate the need for additional dollars should a new food pantry be constructed as planned.

4. Increase Direct Financial Assistance from $301,461 to $400,000 to assist a larger number of households financially impacted by COVID-19.

5. Increase Business Support from $200,000 to $319,948 to assist a larger number of businesses financially impacted by COVID-19.

Proposed budget is as follows:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVID-19 Administration</td>
<td>189,203</td>
</tr>
<tr>
<td>Blink Broadband Extension</td>
<td>200,000</td>
</tr>
<tr>
<td>Food Security</td>
<td>400,000</td>
</tr>
<tr>
<td>Direct Financial Assistance</td>
<td>430,000</td>
</tr>
<tr>
<td>Business Support</td>
<td>319,948</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$1,509,148</td>
</tr>
</tbody>
</table>

Staff Recommendation

The Community Development Department recommends that City Council adopt a resolution approving the use of the CDBG-CV funds as outlined in the attached budget, direct the Mayor to submit the 2019 Amendment #3 to the 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-CV funds.

Community Development Advisory Committee

On October 5, 2020, CDAC met to review the CDBG-CV funds and recommend their approval. CDAC recommends the approval of the proposed FY2019 budget allocating CDBG-CV funds to activities as outlined in "Amendment A" and directing the Mayor to submit the 2019 Amendment #3 to the Annual Action Plan to the City of Omaha and the US Department of Housing and Urban Development. Motion carried by unanimous voice vote of those present. VOTE: AYE: Atkins, Mathews, Rowe, Sobol; NAY—None; ABSTAIN—None; ABSENT—Heddergess.
Proof Of Publication

State of Iowa
Pottawattamie County

I, Tom Schmitt, do solemnly swear that I am the Publisher of the COUNCIL BLUFFS DAILY NONPARIEL, a newspaper published 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 12th day of November, 2020.

Signed in my presence by the said Tom Schmitt and by him sworn to before me this 12th day of November, A.D. 2020.

Tom Schmitt
Daily Nonpariel Publisher

Jessica Boucher
Notary Public

Filed this 12th day of November, A.D. 2020.
Publication Cost: $19.62
Courtney Harter

From: Tiffany Schmitt
Sent: Tuesday, November 10, 2020 3:19 PM
To: Courtney Harter
Subject: RE: Legal Notice

This has been posted:
Business, Redevelopment, & Housing Assistance

Housing Assistance

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships
- Housing Infill
- Housing Rehabilitation
- Lead-based Paint Hazard Reduction Program

Eligibility for Housing Assistance programs is based on income. To determine your eligibility, please review the HUD Income Limits.

For more information on these programs, contact Community Development at (712) 890-8350.

PUBLIC NOTICE OF AVAILABILITY

Notice is hereby given that the 2019-2023 Consolidated Plan and 2015-2018 Annual Plan amendment is available for public examination and comment until close of business on November 19, 2020. The Annual Plan establishes a total estimated budget of $4,663,666.71 based on a projected $957,913 Community Development Block Grant (CDBG) entitlement grant, $947,369.00 in Community Development Block Grant Coronavirus (CDBG-CV) entitlement funds, $661,769.00 in Iowa Economic Development Authority Coronavirus, $200,000 Home Investment Partnership (HOME) program consortium grant, program income and other program funds. The Plan includes information on general priorities, affordable housing, homelessness, other special needs, non-housing community development plans, barriers to affordable housing, lead-based paint hazards, anti-poverty strategies, institutional structure, coordination, public housing resident initiatives, resources, activities to be undertaken, geographic distribution, homeless and other special needs activities, other actions and program-specific requirements.

The Annual Plan may be viewed Monday through Friday, from 8 a.m. to 5 p.m., at the Council Bluffs Community Development Department, 209 Pearl Street. Copies of the Plan will also be available on the internet at www.councilbluffs-ia.gov. All interested agencies, groups and persons may submit written comments or questions to the Community Development Department, 209 Pearl Street, Council Bluffs, IA 51503 or email charlie@councilbluffs-ia.gov.
Tiffany

From: Courtney Harter <Charter@councilbluffs-ia.gov>
Sent: Tuesday, November 10, 2020 12:14 PM
To: Tiffany Schmitt <tschmitt@councilbluffs-ia.gov>
Subject: RE: Legal Notice

Yes please.

Courtney Harter
Housing & Economic Development Manager
City of Council Bluffs
209 Pearl Street, Council Bluffs, IA 51501
Direct: (712) 328-4915
Fax: (712) 328-4915

Visit Council Bluffs Online

From: Tiffany Schmitt <tschmitt@councilbluffs-ia.gov>
Sent: Tuesday, November 10, 2020 12:19 PM
To: Courtney Harter <Charter@councilbluffs-ia.gov>
Subject: RE: Legal Notice

Do I need to put this on our webpage too?

Tiffany

From: Courtney Harter <Charter@councilbluffs-ia.gov>
Sent: Tuesday, November 10, 2020 9:46 AM
To: Karen Conway <Karen.Conaway@nonpareilonline.com>
Cc: Tiffany Schmitt <tschmitt@councilbluffs-ia.gov>
Subject: Legal Notice

Hi Karen,

Can you please publish the attached notice in the Thursday legal section of the Nonpareil. I will also need a proof of publication. Please let me know if you have any questions.

Thanks!

Courtney Harter
Housing & Economic Development Manager
City of Council Bluffs
209 Pearl Street, Council Bluffs, IA 51501
Direct: (712) 328-4915
Fax: (712) 328-4915

Visit Council Bluffs Online
Grantee SF-424’s and Certification(s)
Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:
   - City or Township government

* 10. Name of Federal Agency:
   - U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:
   - 14.058
     - CFFA #: 14.058
     - CFDA #: 14.058

12. Funding Opportunity Number:

* 13. Competition Identification Number:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:
   - CDBG-DR: Environmental Mitigation Project of the City of Council Bluffs

Attach supporting documents as specified in agency instructions.
### Application for Federal Assistance SF-424

16. Congressional District Of:
   - **a.** Applicant
   - **b.** Program/Project

Add an additional list of Program/Project Congressional districts needed.

17. Proposed Project:
   - **a.** From Date
   - **b.** To Date

18. Estimated Funding ($):
   - **a.** Federal
   - **b.** Applicant
   - **c.** State
   - **d.** Local
   - **e.** Other
   - **f.** Program Income
   - **g.** TOTAL

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   - **a.** This application was made available to the State under the Executive Order 12372 process for review.
   - **b.** Program is subject to EO 12372 but we have not been selected by the State for review.
   - **c.** Program is not covered by EO 12372.

20. Is the Applicant Delineated On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   - **Yes**
   - **No**
   - **Yes**, provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete, and accurate to the best of my knowledge. I also provide the required assurance** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

   ** I AGREE

   ** The list of certifications and assurances, or the Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

- **Title**
- **First Name**
- **Last Name**
- **Email**
- **Telephone Number**

*Signature of Authorized Representative:* [Signature]

*Date Signed:* 1-19-21
CONSOLIDATED PLAN
COUNCIL BLUFFS

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing the burden, to the Office of Management and Budget, Paperwork Reduction Project (6348 0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional managers and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.

2. Will give the awarding agency, the Controller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to this assurance and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property secured in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with respect to the drafting, review and approval of construction plans and specifications.

5. Will provide and maintain competent and accurate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.

6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

8. Will comply with the Intergovernmental Personnel Act of 1970 (2 U.S.C. §§4728a-4761) relating to prescribed standards for intersystem systems for programs funded under one of the 18 statutes or regulations specified in Appendix A of OMB's Standards for a Model System of Personnel Administration (5 C.F.R. 260.401, Subpart F).

9. Will comply with the Local Public Assistance Act (42 U.S.C. §§13801 et seq.) which prohibits the use of local public assistance in construction or rehabilitation of residential structures.

10. Will comply with all Federal statutes relating to nondiscrimination. Those include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-555), as amended, relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcoholism and Alcoholism Prevention, Treatment and Rehabilitation Act of 1977 (P.L. 95-616), as amended, relating to non-discrimination on the basis of alcohol or alcoholism; (g) §§502 and 504 of the Public Health Service Act of 1980 (29 U.S.C. §§1401-1403), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3600 et seq.), as amended, relating to nondiscrimination in the rental and financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition for Federal Programs Act of 1970 (P.L. 91-145) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes, regardless of Federal participation in payments.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1509 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


14. Will comply with flood insurance purchase requirements of Section 103(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11836; (c) protection of wetlands pursuant to EO 11905; (d) evaluation of flood hazards in floodplains in accordance with EO 11538; (e) assurance of project consistency with the approved plan management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Chesapeake Bay Program) Implementation Plans under Section 170(e) of the Clean Air Act of 1966, as amended (42 U.S.C. §§7545 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (ii) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) that relates to protecting components or potential components of the national wild and scenic river system.


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-33, “Audits of States, Local Governments, and Non-Profit Organizations.”

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing the program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

APPLICANT ORGANIZATION

CITY OF COUNCIL BLUFFS, IOWA

TITLE: Mayor

DATE SUBMITTED: 1-9-2021

OMB Control No: 2506-0117 (exp. 09/30/2021)
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing — The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan — It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601–4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying — To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form 177, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraphs 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction — The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan — The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 — It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

[Signature of Authorized Official]

[Title]

[Date]
Specific Community Development Block Grant Certifications

The Enrichment Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed an Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or are in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and imminent threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) ____________, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate income (not low income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
Compliance with Anti-discrimination laws – The grant will be conducted and administered in
conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42
U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint – Its activities concerning lead-based paint will comply with the requirements of 24

Compliance with Laws – It will comply with applicable laws.

______________________________    ________________
Signature of Authorized Official    Date

Mayor
Title

OMB Control No: 2506-0117 (exp. 09/30/2021)
OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.218(c).

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

[Signature of Authorized Official]  
[Date: 1-19-21]  
[TITLE]

Consolidated Plan  
COUNCIL BLUFFS  
OMB Control No: 2506-0117 (exp. 09/30/2021)
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

[Signature]
Signature or Authorized Official

[Date]
Date

[Title]
Title
Grantee SF-424's and Certification(s)
Application for Federal Assistance SF-424

- Type of Submission: Application
- Type of Application: New
- OMB Control No: 2506-0117 (exp. 09/30/2021)
- Date Received: 02/01/2020

State Use Only:
- City of Council Bluffs
- LIDA: 470428
- 610320-0000
- Address: 200 Main Street
- City: Council Bluffs
- State: IA
- Zip: 51501
- County: Pottawattamie
- ZIP Code: 51501
- Division Name: Community Development
- Title: Director, Community Development Department
- Organization: City of Council Bluffs

Name and Contact Information of Person to be Contacted on Matters Involving this Application:
- First Name:
- Last Name: Council
- Address: 200 Main Street
- City: Council Bluffs
- State: IA
- Zip: 51501
- Phone Number: (712) 324-3000
- Fax Number: (712) 324-3000
- Email: council@cityofcb.org
**Application for Federal Assistance SF-424**

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>9. Type of Applicant 1: Select Applicant Type:</td>
<td>City of Council Bluffs</td>
</tr>
<tr>
<td>10. Name of Federal Agency:</td>
<td>US Department of Housing and Urban Development</td>
</tr>
<tr>
<td></td>
<td>CRADA Title:</td>
</tr>
<tr>
<td></td>
<td>CWA Entitlement:</td>
</tr>
<tr>
<td>12. Funding Opportunity Number:</td>
<td>*Title:</td>
</tr>
<tr>
<td>13. Competition Identification Number:</td>
<td>Title:</td>
</tr>
<tr>
<td>14. Areas Affected by Project (Cities, Counties, States, etc.):</td>
<td>Add Attachment</td>
</tr>
<tr>
<td>15. Descriptive Title of Applicant's Project:</td>
<td>Description of Applicant's Project, City of Council Bluffs</td>
</tr>
<tr>
<td>After submitting documents as specified in agency instructions:</td>
<td>Add Attachment</td>
</tr>
</tbody>
</table>

**Consolidated Plan**

OMB Control No: 2506-0117 (exp. 09/30/2021)
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * c. Applicant:  
   * b. Program/Purpose:  

17. Proposed Project:
   * a. Start Date: 01/01/2020
   * b. End Date: 12/31/2020

18. Estimated Funding ($):
   * a. Project:  
   * b. Appropriations:  
   * c. State:  
   * d. Lead:  
   * e. Other:  
   * f. Program Name:  
   * g. TOTAL:  

19. Is Application Subject to Review By State Under Executive Order 13572 Process?
   [ ] a. This application was made available to the State under the Executive Order 13572 Process for review and
      [x] b. Program is subject to E.O. 13572 but has not been selected by the State for review.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   [ ] a. Yes  [x] No

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (3) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required documentation** and agree to comply with any resulting laws if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 31, Section 1001)

   [x] AGREE

   ** The list of certifications and assurances, or an internal site where you may obtain this list, is contained in the announcement or agency
      specific instructions.

Authorized Representative:
   * First Name:  
   * Last Name:  
   * Title:  
   * Phone Number:  
   * Fax Number:  
   * Signature of Authorized Representative:  

* Date Signed: 2-14-2020
ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting the collection of information. Send comments regarding the burden estimate of any other aspect of this collection of information, including suggestions for reducing the burden, to the Office of Management and Budget, Paperwork Reduction Project (0940-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial, and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management, and completion of the project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the Attorney General, any authorized representative, access to and the right to examine all records, books, papers, or documents related to the application and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property located in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.

4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.

5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.

6. Will initiate and complete the work within the applicable time frames after receipt of approval of the awarding agency.

7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§2202-2206) relating to protecting standards for rent systems for programs funded under one of the 10 statutes or regulations specified in Appendix A of OMB's Circular A-102, Subpart F.

9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§5815 and 42 U.S.C. §§5815), which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.

10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1688, and 1985-1986), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (20 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Unfair Trade Practices Act of 1972, as amended, relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-516), as amended, relating to non-discrimination on the basis of alcoholism; (g) §§501 and 527 of the Public Health Service Act of 1942 (42 U.S.C. §§290-01 and 290-03), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§2000a et seq.), as amended, relating to non-discrimination in the sale, rental, or financing of housing; (j) any other nondiscrimination provision in the specific statute(s) under which application for Federal assistance is being made; and , (l) the requirements of any other nondiscrimination statute(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles I and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-640) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1528 and 7324-7325) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.


14. Will comply with food insurance purchase requirements of Section 103(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-204) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed, pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-198) and Executive Order (EO) 11988; (b) notification of violating facilities pursuant to EO 11375; (c) protection of wetlands pursuant to EO 11999; (d) evaluation of food hazards in foods imported in accordance with EO 12441; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §1451 et seq.); (f) continuity of Federal actions to States (Clean Air) Implementation Plans under Section 176 of the Clean Air Act of 1990, as amended (42 U.S.C. §§7411 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 91-695).


18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1992 and OMB Circular No. A-33, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

---

**Signature of Authorized Certifying Official**

[Signature]

**Title**

MAYOR

**Applicant Organization**

City of Council Bluffs, Iowa

**Date Submitted**

1-9-2021
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- I will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuance, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-114, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and is the jurisdiction that possesses the legal authority to carry out the program for which it is receiving funding, in accordance with applicable HUD regulations.

Consistency with Plan -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (42 U.S.C. 1701o) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

[Signature]

Date

[Date]
Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation — It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan — Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 370.

Following a Plan — It is following a current consolidated plan that has been approved by HUD.

Use of Funds — It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (See Options: CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) (10, 11, 12, 2011, 13, 14, 15) [or period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 grant guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made in a condition that obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements [assisted in part with CDBG funds and financed from other revenue sources], an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force — It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Parts 35, Subparts A, B, J, K and R.

Compliance with Laws – It will comply with applicable laws.

_____________________________  [Signature]
Signature of Authorized Official

[Date]  [1-19-24]

[Title]
OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c).

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

[Signature]
Signature of Authorized Official

[Date]
Date

[Title]
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

[Signature]
Signature of Authorized Official

[Date]
Date

[Signature]
Date
Appendix - Alternate/Local Data Sources