



City of Grand Island

Tuesday, July 24, 2018

Council Session

Item E-6

Public Hearing for 2018-2019 Community Development Block Grant Annual Action Plan

Council action will take place under Consent Agenda item G-13.

Staff Contact: Amber Alvidrez

Council Agenda Memo

From: Amber Alvidrez, Community Development

Meeting: July 24, 2018

Subject: Public Hearing for the 2018-2019 Annual Action Plan for CDBG Activities

Presenter(s): Amber Alvidrez, Community Development Administrator

Background

Grand Island became an Entitlement Community in September 2015. A large part of the planning process for this Community Development Block Grant (CDBG) model is the creation of the 3, 4 or 5-year Consolidated Plan, and the Annual Action Plan. The Consolidated Plan represents the City's goals for CDBG funding in broad scope, it identifies the areas and focus of CDBG priorities.

The City has chosen to complete a 3-year Consolidated Plan which is currently in place and covers the time period of 2016-2018. The Five Priorities outlined in the Consolidated Plan are as follows in order of identified importance:

- Increase Quality & Affordable Housing Options
- Cultivate Small and Emerging Businesses
- Support Public Services for Neighborhoods and Vulnerable Populations
- Improve Public Facilities
- Create Re-Investment Opportunities in Downtown

The Annual Action Plan breaks down the priorities and lists specific dollar amounts and which projects will be funded in the assigned year. A separate Annual Action Plan is prepared for each Fiscal Year. The public hearing today is to discuss the planned programs for the 2018-2019 Annual Action Plan.

Discussion

Projects being considered for the 2018-2019 Annual Action Plan are outlined in the Power Point presentation.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Accept the 2018-2019 Annual Action Plan for CDBG Activities.
2. Do not accept the 2018-2019 Annual Action Plan for CDBG Activities.

Recommendation

City Administration recommends that the Council accept the 2018-2019 Annual Action Plan for CDBG Activities.

Sample Motion

Move to accept the 2018-2019 Annual Action Plan for CDBG Activities.

Objective

To inform the public of the priorities identified by the Community Needs Assessment and the planned priorities for the 2018-2019 Annual Action Plan.

The Citizen Participation Plan for the City of Grand Island requires the Community Development Division to hold one public hearing during the planning process (held on April 24, 2018), and another once the plan is complete and ready for submission (today.)

Review of Priority Needs

An extensive overview regarding how the proposed projects align with the Priority Needs is available in the 2016-2018 Consolidated Plan and 2016 and 2017 Annual Action Plans. For review, the identified Priority Needs in order are:

- 🏠 Increase Quality & Affordable Housing
- 🏢 Cultivate Small & Emerging Businesses
- 🏫 Support Public Services for Neighborhoods
- 🏨 Improve Public Facilities
- 🏡 Create Re-Investment Opportunities in Downtown

Projects to Receive Funding

- \$155,000 – Waste Water Project
- \$90,000 – Public Works Project
- \$25,000 – Housing Development Corporation- Owner Occupied Rehab Program
- \$60,000 – Public Service Grant
- \$25,000 – Housing Study and Analysis of Impediments
- \$57,017 – Program Administration
- \$414,017 – TOTAL CDBG 2018 Funding Allocation

Public Comment Period

The proposed 2018-2019 Annual Action Plan was available for review at the following locations from June 30, 2017 until July 24, 2016:

- Grand Island City Hall, City Clerk's Office, 100 E. 1st Street, Grand Island, NE 68801.
- City of Grand Island's website at www.grand-island.com categorized under "Regional Planning" then "Community Development"

Comments were to be submitted to:

- Community Development Division at City Hall
- AmberA@grand-island.com

Executive Summary

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

1. Introduction

The 2018-2019 Annual Action Plan is a document which works within and coordinates with the 2016-2018 Consolidated Plan for Housing and Community Development. These documents provide the United States Department of Housing and Urban Development (HUD) with information on the City of Grand Island's intended use of funds which have been awarded to the City through HUD's Community Development Block Grant (CDBG) program. The City allocates the annual funding from these programs to public, private or non-profit parties consistent with HUD program goals and requirements. CDBG program objectives include providing decent housing, creating suitable living environments, and expanding economic opportunities. Through a review of housing market, community development, homeless needs, and economic development data and an evaluation of past performance in the City's HUD funded programs, the City has developed the following priority needs for the use of these funds:

- Increase and Quality & Affordable Housing Options
- Cultivate Small and Emerging Businesses
- Support Public Services for Neighborhoods and Vulnerable Populations
- Improve Public Facilities
- Create Re-Investment Opportunities Downtown

The City of Grand Island's Consolidated Plan follows requirements of the U.S. Department of Housing and Urban Development (HUD), and uses HUD's format and data tables required for the plans. Grand Island's Consolidated Plan is implemented and updated through Annual Action Plans and

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Consolidated Annual Performance Evaluation Reports (CAPER). The Action Plans establish the priority for projects and funding for the upcoming year. The CAPER report details the results of funded projects during the individual project years.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's Annual Action Plan Objectives and outcomes, as they relate to the 2016-2018 Consolidated Plan, are outlined below.

Priority Need: Increase Quality & Affordable Housing Options

Objective: The City of Grand Island is proposing Continues working collaboratively with community partnerships in order to make progress on the goal of increasing affordable housing options by:

- From the 2016 Annual Action plan the city of Grand Island continues to support the Housing Improvement Partnership and the Housing Development Corporation, which will help provide suitable and safe low to moderate income housing options to residents within City of Grand Island.
- With the 2018 Annual Action Plan the City of Grand Island will use funding allocations to continue to make progress towards housing goals by implementing a waste water project which will create a suitable living environment for low to moderate income residents within the City Of Grand Island. As well as partnering with Housing Development Corporation in order to complete a Owner, Occupied, Rehab program.

Outcomes: As the City of Grand Island continues to grow in population, so does the need for many different types of housing although the main goal with the use of the CDBG funds is having available quality and affordable housing. While partnering with other community agencies and other city departments for projects mentioned above, the city has chosen projects that will not only provide progress to goals within the 2016-2018 Consolidated Plan but programs that will make housing affordable accessible and available to low and moderate income persons, including those with special needs and /or disabilities while moving forward with growth of the population within the city of Grand Island.

Priority Need: Cultivate Small and Emerging Businesses

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Objective: Develop broad and specific initiatives that will support small businesses in Grand Island, specifically those that meet criteria for improving opportunities for low to moderate income individuals. By implementing projects such as:

- 2016-2017 Annual Action Plan support for Small Business Rental Assistance Program The City of Grand Island continues to support the Small Business Rental Assistance Program with allocated funds from the 2016-2017 Annual Action Plan.

Outcomes: As the Small business Rental Assistance Program continues to aide small business in the Downtown BID, the City Of Grand Island predicts that this project will have a long term outcomes which create sustainability in the Downtown area of Grand Island. The SBRA is a program that improves the community and promotes viability, such as removing slum and blight as well as providing other services that sustain communities by providing incentives to new and small business who open and operate in the Downtown BID. The City and the Downtown Business Improvement District will continue to work collaboratively with each other and other local businesses in order to promote the available funds to aid in business and the community to achieve goals that have been placed for the downtown area.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Grand Island Community Development Division has a Citizen Participation Plan which details the public involvement process. Public participation is an annual ongoing process, not only in preparation of the Consolidated or Action Plans but as an on-going part of the City of Grand Island's commitment to solicit community involvement and participation. The public is encouraged to participate in public hearings/meetings each year to be educated about the program and to give input on the activities being proposed to address the needs of the community. For the 2018-2019 program year, like previous years, human service agencies, neighborhood agencies, non-profit housing and

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service providers, public housing residents, faith-based organizations, and other community groups and businesses are invited to attend these events through public notices, press releases, Facebook postings, and e-blast announcements.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	GRAND ISLAND	Community Development Division

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

P-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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City of Grand Island Community Development Division staff works with the community in developing goals and objectives. The developed goals are a result of feedback from the community regarding issues to be resolved and projects in need of funding. The City of Grand Island has an adopted Citizen Participation Plan to ensure consistent outreach efforts.

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(I))

Not only during the process of developing the Consolidated Plan but, the subsequent Annual Action Plans, the City provides opportunities for the public to give input and feedback at public meetings, special meetings, and at community events. Opportunities are also available during the Consolidated and Action Plan preparations, community listening sessions, and public hearings. Representatives of a variety of agencies are invited to gather to discuss issues, problems, and solutions. Members of the Economic Development Corporation, Grand Island Chamber of Commerce, Regional Planning Commission, Hall County Housing Authority and the Grand Island Continuum of Care, which include representatives from the mental health community, assisted housing providers, and other service agencies are often in attendance.

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.

Community Development Division staff participates with the area service providers to enhance the community's comprehensive Continuum of Care system to end homelessness. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of more than 40 public service providers. Additionally, the City of Grand Island enhances coordination of public, private, and non- housing providers, human service agencies, and social service providers through the following actions:

- Continues to work closely with the Hall County Housing Authority in addressing low-income housing needs
- Prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services.

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- Participating in coordinated efforts for services assisting low-income, at-risk, and homeless individuals and families.

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

The City of Grand Island does not receive ESG funds

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Hall County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted during 2018-2019 Annual Action plan preparation process.
2	Agency/Group/Organization	Hall County Regional Planning Commission
	Agency/Group/Organization Type	Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted during 2018-2019 Annual Action plan preparation process.
3	Agency/Group/Organization	Grand Island Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted during 2018-2019 Annual Action plan preparation process.
4	Agency/Group/Organization	Grand Island Area Economic Development Corporation
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted during 2018-2019 Annual Action plan preparation process.

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

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No agencies were intentionally omitted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
Grow Grand Island	Economic Development Corporation	
City of Grand Island Housing Study	Economic Development Corporation	

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105,

91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

City of Grand Island Community Development Division staff works with community residents, service providers and leaders to develop goals and objectives through the Annual Action Plan and five-year Consolidated Plan processes. The goals incorporate feedback from the community regarding issues to be resolved and projects in need of funding. The City of Grand Island has adopted a Citizen Participation Plan to ensure consistent outreach efforts.

Opportunities for citizen involvement occur in the initial stages of developing the long range plan and the Annual Action Plan as well as during the implementation of activities.

The opportunities include:

- Participation in public hearings to discuss needs, available funds and project/program activities
- Participation in meetings with committees and focus groups involved in planning housing and community development activities

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- Review and comment on proposed plans and activities such as: The Fair Housing Plan The Citizen Participation Plan The Consolidated Plan The Annual Action Plan Consolidated Annual Performance and Evaluation Report(CAPER)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2018-2019 Fiscal Year represents the third year the City of Grand Island will be participating in the CDBG Entitlement Program, as a direct replicate to the CDBG Program at the State level. There are currently no Prior Year resources which have not been allocated to sub-recipients. The City of Grand Island's Program Income Re-Use Funds do not align with any projects for the 2016-2017, 2017-2018 or the 2018-2019 fiscal years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	414,017	332,224	0	746,241	0	Annual allocation and Program Income do not meet the same National Objectives, and therefore, will not be spent on cooperative projects.

Table 1 - 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

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In general, The City of Grand Island plans on using funds, whenever possible, to assist community groups and organizations in leveraging resources. This means the City will consider projects a priority if the CDBG funds will be used as a leverage to further secure additional funding to conduct a project on a scale much larger than would have been possible with CDBG funds alone. Specific examples in which CDBG dollars could be used as leverage are project proposals to the Nebraska Affordable Housing Trust Fund, NIFA and the State of Nebraska's Civic and Community Center Financing Fund. **If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Community Redevelopment Authority (CRA) currently owns multiple properties throughout the City of Grand Island. The CRA is an entity that operates separate from the City, but it is managed by Chad Nability, the Regional Planning Director for the City of Grand Island. These properties could be used in future development.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Supportive Services for At-Risk & Homeless	2016	2019	Homeless Non-Homeless Special Needs	City of Grand Island	Support Public Services for Neighborhoods	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase and Preserve Affordable Housing	2016	2019	Affordable Housing Public Housing Homeless	City of Grand Island LMI Census Tracts	Increase Quality & Affordable Housing Options	CDBG: \$181,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Homeowner Housing Rehabilitated: 2 Household Housing Unit
3	Revitalize Neighborhoods & Districts	2016	2019	Non-Homeless Special Needs Non-Housing Community Development	LMI Census Tracts	Improve Public Facilities	CDBG: \$90,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2016	2017	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Grand Island	Increase Quality & Affordable Housing Options Cultivate Small and Emerging Businesses Support Public Services for Neighborhoods Improve Public Facilities Create Re-Investment Opportunities in Downtown	CDBG: \$82,017	

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Supportive Services for At-Risk & Homeless
	Goal Description	
2	Goal Name	Increase and Preserve Affordable Housing
	Goal Description	
3	Goal Name	Revitalize Neighborhoods & Districts
	Goal Description	
4	Goal Name	Program Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The Community Development Division organizes a group of stakeholders comprised of City staff and community members to prioritize all projects. Project readiness and compliance with National Objectives guide the prioritization of projects. Prioritized applications are recommended to The City of Grand Island City Council. The following section describes proposed programs, projects, and activities that will be funded subject to the resources available in the annual allocation. This Annual Action Plan is consistent with the statutory goals outlined in the strategies and the priority needs listed in the 2016-2018 Consolidated Plan.

Projects

#	Project Name
1	Program Admin
2	Housing Study and Impediments of Analysis
3	Waste Water
4	Public Works
5	Owner Occupied Rehab
6	2018 Public Service Grant

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Grand Island continues to select projects that not only will continue to make progress towards goals that were stated in the City of Grand Island's 2016-2018 Consolidated Plan, but also projects that will have an sustainable impact on the City of Grand Island moving forward with the growth of the population.

1	Project Name	Program Admin
	Target Area	City of Grand Island
	Goals Supported	
	Needs Addressed	
	Funding	\$57,017
	Description	Project cost associated with managing CDBG grant funds
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Project will directly be associated to the administration of CDBG funds and projects.
	Location Description	100 East First Street, Grand Island NE 68802-1968
	Planned Activities	Program Administration
2	Project Name	Housing Study and Impediments of Analysis
	Target Area	City of Grand Island
	Goals Supported	
	Needs Addressed	
	Funding	\$25,000
	Description	At this time the City of Grand Island is in need to complete a housing study as well as an Analysis of Impediments.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	This will be a planning and administration activity as it will benefit the community as a whole with its information, it does not directly benefit a set number of individuals.
	Location Description	Grand Island Area Economic Development Corporation 123 North Locust suite 201 B Grand Island NE, 68801
	Planned Activities	creating a RFP and facilitation of Housing Study and Analysis of Impediments
3	Project Name	Waste Water
	Target Area	LMI Census Tracts
	Goals Supported	Increase and Preserve Affordable Housing
	Needs Addressed	Increase Quality and Affordable Housing Options 15
	Funding	\$155,000 2018
OMB Control No: 2506-0117 (exp. 06/30/2018)		
Description		the City of Grand Island is going to place sewer lines and infrastructure in a low to moderate census block, where residents are currently still using failing septic tanks.
Target Date		Council Session - 7/24/2018 11/30/2019
Estimate the number and		14-18 households will benefit from the placement of sanitary sewer

AP-50 Geographic Distribution – 91.220(f)

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

The City of Grand Island anticipates a substantial amount of funded projects will fall within Low to moderate Census blocks within the City of Grand Island.

As of now there is no data that shows there are no census tracts in the City of Grand Island which display a minority concentration. Overall, the demographics of the census tracts which have a lower average income reflect similar demographics to the census tracts with a higher average income.

Geographic Distribution

Target Area	Percentage of Funds
City of Grand Island	20
Blight & Substandard Area #1	80
LMI Census Tracts	

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funding for public service projects has increased since the last program year, and the capacity that CDBG offers, by allowing allocation of funding based on Low to moderate income areas, allows the City of Grand Island to address these high need areas, while maintaining reasonable budgetary expenditures

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Grand Island partners with the Hall County Housing Authority and several non-profit agencies to assist in projects designed to provide affordable rental and homeowner housing, including assistance to people with disabilities and homeless individuals and families.

Grand Island proposed and approved a housing rehabilitation program in the 2016-2017 Annual Action Plan, through the Purchase, Rehab, Resell program in partnership with the Housing Development

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Corporation. Repairs will be made to homes that are on the market (homes will be purchased by Housing Development Corporation first) then sold for homeowners who are 80% or less of the area median income (AMI).

In the 2018-2019 annual action plan the City of Grand Island is proposing an Owner Occupied Rehab program. The City of Grand Island would partner with the Housing Development Corporation in order for this program to be successful. The Housing Development Corporation would complete much needed repairs on homes within in Grand Island, of these homes 51% of them would be owned by low to moderate income persons.

The goals below are estimates based on the 2018 program year project proposals.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 7 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Over the past three years the City of Grand Island and the Hall County Housing Authority have taken active steps in attempts to strengthen their capacity to work together and align resources. This includes but is not limited to, consultation efforts, forming Housing Partnerships together and Fair Housing tasks. The City of Grand Island sees the Hall County Housing Authority as a well-run and extremely important asset to the community. The City intends to format CDBG funding in a manner which would help alleviate some of the waiting list pressure and lack of affordable housing issues that are currently hindering the HCHA. These steps are a direct result of the City working directly with the HCHA and gaining better insight on the steps we could be making to strengthen them.

In the past, the City of Grand Island worked hand-in-hand with the Hall County Housing Authority, to put

on the very first Housing Improvement Partnership Summit, held in Grand Island. This event was held in partnership with Grow Grand Island and the Nebraska Chapter of the National Association of Housing and Redevelopment Authority Officials.

Actions planned during the next year to address the needs to public housing

Hall County Housing Authority officials were consulted during the formulation of this Annual Action Plan. It was noted that the work being done such as Public works improvements include waste water project to aid low to moderate income persons who are currently using failing septic tanks, along with placing an emphasis of ADA improvements within the public facilities in Grand Island such as sidewalks and parks, would be of great benefit to LMI persons.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Grand Island has outlined projects in the Annual Plan to address the needs of near homeless families and extremely low income to very low income families. The Public Service grant will provide much needed resources to providers who generally provide direct assistance to individuals and families in extremely low to very low income households.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Hall County Housing Authority is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The need for each community development priority has been identified by the community at large. For this reason, it is difficult to address the broad and changing needs of the homeless and near homeless community on an annual basis with a portion of the CDBG funding. Under this Annual Plan, the City of Grand Island intends to continue offering a public service grant, which public service providers would be able to apply for. This grant could serve to address the housing needs of homeless and near homeless persons and would target persons with very low to extremely low income. This program is promoted widely among the Continuum of Care members, who will then have the opportunity to outline their plan for program execution, therefore the needs met will vary on an annual basis.

The questions below, require elaboration on the ways in which the City of Grand Island will be involved in mitigating homeless issues in a variety of ways, but the reality of the situation is that only a certain amount of funds exist and have been allocated to serve this purpose. For that reason, the intent of the

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public service grant is to help serve the most prominent need of the homeless and near homeless populations of Grand Island in the most receptive way possible on a year to year basis.

The City of Grand Island does have additional opportunities to become involved in programs which support the efforts outlined in the questions below, however, no funding has been allocated by the City of Grand Island to meet these needs, other than the Community Development Block Grant funds.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Grand Island is at a point in which the most beneficial actions for reducing and ending homelessness are to continue to reformat the funding arena for the entities which provide services to these populations. Grand Island is at a point of transition, having reached a population of 50,000 many changes have happened and will continue to happen which will address the way the City of Grand Island and entities approach federal funding. However, in an attempt to provide immediate actions and assistance, the City can encourage and support the Continuum of Care, and other public service providers, in various efforts including direct outreach. Additionally, The City can actively remain aware of the need including direct response opportunities for the homeless and near homeless in any large scale studies or plans the City undertakes. The most efficient manner to achieve this outreach would to be to inform Continuum of Care members of the opportunities for input, and request that they share the opportunities with other service providers.

Addressing the emergency shelter and transitional housing needs of homeless persons

The proposed Public Service grant reflects the City's goal to address the emergency shelter and transitional housing needs of homeless persons within this year. This program will have eligibility options for funding projects which would meet many of the direct service needs of these populations.

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

In addition to the availability of the public service grant, which has the potential to benefit all of the

populations outlined above, in the past, the City has also committed to more specifically serve homeless veteran populations and their families through the use of Housing Program Income Re-Use funds for the development and construction of Victory Place, located off the Veteran's Hospital property. This project provides housing through V.A.S.H. vouchers to homeless veterans and the City has provided \$84,000 for assistance in the development of the property. This use of Program Income re-use funds reflects the City's priority for homeless funding where available.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Other than the proposed and possible support from the service providers which may receive the Public Service Grant, the City of Grand Island does not have any plans for specifically meeting the needs of low-income individuals and families who are being discharged from publically funded institutions and systems of care.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Grand Island partners with the Hall County Housing Authority and several non-profit agencies to assist in projects designed to provide affordable rental and homeowner housing, including assistance to people with disabilities and homeless individuals and families.

Actions it planned 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

The City of Grand Island has taken actions in the past to remove negative effects of public policies in regard to the development of affordable housing including the change of subdivision regulations to allow for narrower streets and small lots sizes, thereby reducing the cost to the developer, which could in turn foster a reduction in cost to the potential homeowners. Additionally, changes in tax policies were enacted which gave developers a discount on valuation if they were developing 10 or more lots.

In regard to the Annual Action Plan and future plans to remove or ameliorate barriers, the City of Grand Island along with the Community Redevelopment Authority, are planning to propose resolutions to Grand Island City Council regarding Tax Increment Financing (TIF) for housing developments for the

upcoming fiscal year. The City of Grand Island has used TIF for housing developments in the past and the plan for continuation serves to continue to offer incentivized tax policies.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Grand Island has multiple strategies to meet the needs of the community. CDBG funds are a small, yet primary funding component to assist in meeting most of these needs.

Actions planned to address obstacles to meeting underserved needs

While the City has pursued a variety of strategies to impact the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of affordable housing. See AP-55 for an additional description of activities and identified need for specific projects and AP-35 for anticipated beneficiaries/outcomes.

Actions planned to foster and maintain affordable housing

As described above, please see AP-35 and AP-55 for elaboration on the City's planned programs to address affordable housing needs during the 2018-2019 Fiscal Year.

Actions planned to reduce lead-based paint hazards

The City of Grand Island has funded multiple housing programs including down payment assistance and owner occupied rehabilitation programs; all of which require a lead based paint inspection on all homes built prior 1978. Homes that were built prior to 1978 are presumed or tested to have lead-based paint.

The City of Grand Island does not intend to directly operate any Rehabilitation efforts during the 2017-2018 Annual Action Plan Period. For this reason, the Lead based paint guidelines which apply are those directly related to sub-recipients of CDBG funds. The following actions are included in the City's Community Development Policy and Procedures document:

“At a minimum, Sub-recipient is required to:

a) Notify a purchaser or lessee of the presence of any known lead-based paint and/or lead-based paint hazards;

b) Paint test surfaces to be disturbed or removed during rehabilitation for the presence of lead-based paint, or presume lead-based paint and notify the occupants of the results within 15 days of when the evaluation report is received or the presumption is made;

c) Provide each occupied dwelling unit discussed in (a) and (b) in the preceding section with the EPA-approved lead hazard information pamphlet Protect Your Family From Lead in Your Home or EPA-approved equivalent;

d) Reduce lead hazards as required by the applicable subparts of Part 35 (full description of Part 35 is available in the Community Development Policy and Procedures, it states the varying levels of requirements, in relation to the level of financial assistance provided); and

e) Perform clearance testing, including dust testing, before re-occupancy after all but minimal (“de Minimis”) amounts of paint disturbances.”

It should also be noted that the Community Development Policy and Procedures states that “Where regulations differ, Sub-recipients are held to the stricter of the standards.”

At this point and time, the City sees the implementation and enforcement of the above guidelines as actively attempting to reduce Lead Based Paint Hazards.

Actions planned to reduce the number of poverty-level families

The City of Grand Island has formatted its CDBG allocation in a manner which intends to reduce the number of poverty-level families. This includes the support Public Service Grant, and improvements to Low and moderate income areas throughout the City of Grand Island.

Additionally, other sectors of Grow Grand Island are working to address the needs of poverty-level families, including workforce initiatives and education initiatives. The City of Grand Island’s Emergency Management Department, Police Department and Fire Department also have various programs that support poverty-level families. It is the intent of the City to continue to support these programs in their efforts to address the poverty needs throughout the 2018-2019 Fiscal Year.

Actions planned to develop institutional structure

Before February 2015, the Community Development Division operated with two employees, the Community Development Administrator and the Community Development Specialist. After February 2015, the Community Development Division has operated with 1 employee. The process of CDBG administration through the Entitlement model appears to require less staff administration, as opposed to the State model. The City of Grand Island’s Administration will continue to monitor the effectiveness and productivity of the Community Development Division and will add additional staff as the growth of the program allows.

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The Continuum of Care, and subsequent members, are still operating within the Balance of State model for operations and funding purposes. While the City of Grand Island has moved over into Metropolitan status, which has included funding changes such as creating a Metropolitan Planning Agency and Entitlement funding. This time of transition, in which some components of the system are receiving Metro based funding, while public service providers are receiving funding and generating data on a Balance of State level, makes it difficult to develop an Institutional Structure which is wholly conducive. For this reason, the stated steps that the City of Grand Island will be taking are those which allow us to foster relationships and address low to moderate income populations, while working with the ultimate goal of executing our Annual Action Plan to the best of our ability while the remaining entities transfer over, allowing for a more unified planning system. While the Continuum of Care is a part of the Balance of State model, all funding priorities, projects, data and plans will reflect the goals of the entire state of Nebraska excluding Omaha and Lincoln making it quite difficult to develop an institutional structure which would be specific to Grand Island.

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

The City of Grand Island will continue to work closely with the Continuum of Care to identify the needs of the social service agencies who work with the homeless and near homeless populations of Grand Island.

Additionally, the City of Grand Island has had plans to continue to work closely with the Hall County Housing Authority in many capacities to support public housing including extensive collaboration in implementation of the Affirmatively Furthering Fair Housing Program Guidelines.

Multiple members of the Continuum of Care have continued to partner with the Housing Improvement Partnership (which is currently coordinated by the Community Development Division and Assistant to the City Administrator), after outreach attempts at the Continuum of Care meetings. The Hall County Housing Authority's Executive Director also serves on the Executive Board for the Housing Improvement Partnership. The anticipated collaborations over the next fiscal year between these agencies and the City's efforts through the Housing Improvement Partnership will most definitely strengthen the coordination and implementation capacity of all parties involved, especially related to the very prevalent need of creating additional and maintaining affordable housing.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(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	332,224
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:	332,224

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.	80.00%

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