



City of Grand Island

Tuesday, December 17, 2019

Council Session

Item G-21

**#2019-371 - Approving 2018-2019 Consolidated Annual
Performance & Evaluation Report for Community Development
Block Grant Funding**

Staff Contact: Amber Alvidrez

Council Agenda Memo

From: Amber Alvidrez, Community Development

Meeting Date: December 17, 2019

Subject: Approving 2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant Funding.

Presenter(s): Amber Alvidrez, Community Development Administrator

Background

The Consolidated Annual Performance & Evaluation Report describes accomplishments and progress throughout the past fiscal year with Community Development Block Grant, Federal funding from Housing & Urban Development. Grand Island began the process of becoming an Entitlement Community in September 2015. All entitlement grantees are required to complete a 3, 4 or 5 year Consolidated Plan that is carried out by an Annual Action Plan, at the end of each fiscal year a Consolidated Annual Performance & Evaluation Report (CAPER) must be completed. The City has chosen to complete a 3-year Consolidated Plan, which is valid from October 2016- October 2019. A separate Annual Action Plan is prepared for each Fiscal Year, in which a Consolidated Plan is not created. All Grantees are to prepare a Consolidated Annual Performance & Evaluation Report each fiscal year in order to show progress towards accomplishments and goals listed throughout the City of Grand Island's Consolidated Plan and Annual Action Plan.

A public comment regarding the 2018-2019 Consolidated Annual Performance & Evaluation Report was completed, with a start date of November 15, 2019 ending on December 17, 2018. This public comment notified the public of the Community Development Division's prepared Consolidated Annual Performance & Evaluation Report; all public comments made throughout the public comment period are recorded and will be submitted to the U.S. Department of Housing and Urban Development (HUD), along with the final 2017 Consolidated Annual Performance & Evaluation Report.

Discussion

The Consolidated Annual Performance & Evaluation Report addresses the \$414,017 in entitlement grant funds under the Community Development Block Grant (CDBG) program and identifies progress towards community development priority needs,

objectives, and activities that were implemented during fiscal year 2018-2019 as a result of Community Development Block Grant Funds.

The proposed Consolidated Annual Performance & Evaluation Report was made available for review at the following locations on November 17, 2019:

- 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"

Alternatives

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

1. Accept the report on the Community Development Block Grant 2018-2019 Consolidated Annual Performance & Evaluation Report.
2. Do not accept the report on the Community Development Block Grant 2018-2019 Consolidated Annual Performance & Evaluation Report.

Recommendation

City Administration recommends that the Council accept the report on the Community Development Block 2018-2019 Consolidated Annual Performance & Evaluation Report.

Sample Motion

Move to accept the report on the Community Development Block Grant 2018-2019 Consolidated Annual Performance & Evaluation Report

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.

Throughout the 2018 program year, the City of Grand Island made progress on several goals set forth in the 2016-2018 Consolidated Plan. Of the 2018 proposed projects The City was able to complete a Housing Study and Analysis of Impediments in order to better understand the needs in regards to housing within the Community. The City's Public Works department was able to use to CDBG funding in order to complete the rehabilitation of sidewalks in a low to moderate area near an area that has a large amount of foot traffic due to being near an elementary school and park. The Public works was also able to start the rehabilitation of waste water lines in the Willow sanitary sewer district within Grand Island. The Willow Sanitary sewer district is in a very low income census block group and many of the residents would not be able to afford the cost of the tap district without CDBG funds being expended in this project.

From past years the Housing Development Corporation was able to complete renovations on a second home in their purchase, rehab, resell program with the use of the CDBG funds. The completion of the second residence completes the Purchase, Rehab, Resell Program which included purchasing homes that required rehabilitation under \$25,000 and were resold for the original purchase price to low-to moderate-income persons within Grand Island. The Small Business Rental Assistance program from the 2016 Annual Action Plan continues to make progress in aiding small emerging businesses in the Downtown area. Throughout the 2018-2019 program year the Small Business Rental Assistance expended \$31,350, as a result 5 new small businesses were able to begin operating in the down town area. The Small Business Rental Assistance still has \$45,090.00 to expend by December 31, 2021.

Projects from the 2017 Annual Action Plan were all able to be completed which included new playground equipment at Lions Club Park and the rehabilitation of Sidewalk curb Ramps in a low to moderate income area within Grand Island. The Multicultural Coalition was able to complete their Public Service Grant Project for Immigration Legal Center. The MC was able to serve approximately 80 households.

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. 91.520(g)

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

CAPER

1

OMB Control No: 2506-0117 (exp. 06/30/2018)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase and Preserve Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		10	0	0.00%
Increase and Preserve Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	1	1.00%	2	0	0.00%
Increase and Preserve Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	1	4.00%			
Increase and Preserve Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$	Buildings Demolished	Buildings	15	0	0.00%			
Increase and Preserve Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	15	0	0.00%			

CAPER

2

OMB Control No: 2506-0117 (exp. 06/30/2018)

Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	2	3	150.00%			
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	5	0	0.00%			
Increase Economic Opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	3	20.00%			
Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

CAPER

3

OMB Control No: 2506-0117 (exp. 06/30/2018)

Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	521	2,605.00%			
Program Administration	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Provide Supportive Services for At-Risk & Homeless	Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	0	0.00%			

CAPER

4

OMB Control No: 2506-0117 (exp. 06/30/2018)

Provide Supportive Services for At-Risk & Homeless	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	521	2,605.00%	300	0	0.00%
Provide Supportive Services for At-Risk & Homeless	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	10	0	0.00%			
Provide Supportive Services for At-Risk & Homeless	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	20	0	0.00%			
Revitalize Neighborhoods & Districts	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		300	0	0.00%
Revitalize Neighborhoods & Districts	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		4	0	0.00%

CAPER

5

OMB Control No: 2506-0117 (exp. 06/30/2018)

Revitalize Neighborhoods & Districts	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	0		3	0	0.00%
Revitalize Neighborhoods & Districts	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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.

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)

	CDBG
White	43
Black or African American	19
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	6
Hispanic	48
Not Hispanic	20

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

Narrative

The Current table represents the number of people served by the Multicultural Coalition and the Housing Development Corporation throughout the 2018 program year. The MC was able to start their new Immigration Legal Services Program in 2017 although the public service granted ended in april of 2019 place much of the project's activity in to the 2018 program year. The Immigration Legal Services includes Counseling for immigration clients, completing immigration forms and representing clients at U.S. Citizenship and immigration Services interviews. Pursuant to this the MC was able to secure Department of Justice Accreditation which allow the organization and its accredited representatives the authority to practice immigration Law to support the ever changing demographic if Grand Island.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	746,391	

Table 3 - Resources Made Available

Narrative

Throughout the program year, the City of Grand Island received an allocation amount of \$414,017 of CDBG and \$332,374.15 of Program income funding was available. As shown in the table above \$230,242.48 was expended throughout this program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Blight & Substandard Area #1			
City of Grand Island	41		
LMI Census Tracts	59		

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Table above represents funding that has been expended to date. CDBG funds that have been used were expended as follows: The Public Works project and Lion Club Park project was able to use funds in a LMI census tract. The Publics work project has expended CDBG funds to replace existing curb ramps with new ADA compliant Ramps in a low to moderate income LMI Block, while Lions Club Park was able to replace old and broken Park equipment with a new ADA compliant Playground in a Low to Moderate Area.

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.

As an entitlement Community the City of grand Island does not require leveraged funds. Even so, the Public Service Grant was awarded to Multicultural Coalition, who was able to leverage \$149,400 in order to create their new Immigration Services. In prior year funding the Housing Development Corporation used the CDBG fund that were awarded to them as matching funds in order to receive a grant from the Nebraska Affordable Housing Trust Fund. Those funds along with CDBG were able to create their Purchase Rehab, Resell program that will allow the HDC to help provide suitable housing for low-to-moderate income persons within the City of Grand Island. The City of Grand Island always encourages recipients to use matching funds and leveraged funds in order for the project to have the most impact as possible within the community.

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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	1
Number of Non-Homeless households to be provided affordable housing units	5	0
Number of Special-Needs households to be provided affordable housing units	50	0
Total	55	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	1
Number of households supported through Acquisition of Existing Units	0	0
Total	5	1

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

At this time the City of Grand Island is currently working on making progress towards meeting housing goals that were prioritized within the 2016-2018 consolidated Plan. The City has also been a supporter of the Housing Development Corporation as funding from the 2018 allocation has been committed to HDC's Owner Occupied Rehab Program. HDC was able to finish up their Purchase Rehab, Resell program this year by rehabbing and selling the second low income

home. HDC's OOR program is just beginning and is anticipated to rehab 14 owner occupied homes within Grand Island. As a whole within Grand Island many agencies and private developers have faced the challenge of housing prices within Grand Island. Throughout the 2018 program year the City was able to complete an Analysis of Impediments and one of the hurdles Grand Island faced was the low vacancy rate in housing which allows for prices on infill lots to be higher, this has created hardships when trying to meet our goals as most housing that is available to LMI clientele is not for sale at a price that makes Rehabilitation possible.

Discuss how these outcomes will impact future annual action plans.

The City of Grand Island works hard to continue progressing towards the housing goals set in the 2016-2018 Consolidated Plan. The Habitat for Humanity program that was funded in 2016 will be hard to fund again in future years, even with the idea that more affordable housing will be available. The City Of Grand Island may not have more adequate available space in the next few program years. Therefore the City may continue to go in other directions such as Housing Development Corporations Purchase, Rehab, and Resell. As this program purchases houses within the community and "rehab" them, which in turn aides not only LMI persons but can help the appeal of a neighborhood. The revitalization Fund and Small Business Rental Assistance programs also continue to help meet goals that were set in the 2016-2018 Consolidated Plan by continuing to make progress in revitalizing neighborhoods and districts. In our downtown area that has recently began updating upper story living units.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	47	0
Low-income	13	0
Moderate-income	19	0
Total	79	0

Table 7 – Number of Households Served

Narrative Information

In this year's 2018 Annual Action Plan's allocation Public service grants were awarded to Hope Harbor and the Salvation Army, at this time neither program has begun but anticipates a start date soon. From the 2017 public service grant the Multicultural Coalition has been able to provide Legal services to families and households that are a vulnerable population. MC has been completing income surveys and the numbers in the above chart reflects the clients they have served. The above table also includes activities from the Housing Development Corporation activities. The actives such as Housing Development Corporation will continue to use funds to help LMI persons. At this time activities are still in process and have not been fully completed, as they progress these numbers will increase

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

Throughout this program year, the City of Grand Island did not partake in any projects that specifically targeted homelessness. The City continues to support local area Continuum of Care (CoC) by having a staff member from the Community Development Division attend the meetings. The CoC has several local agencies that serve homeless persons. Agencies such as Salvation Army and Hope Harbor are available within the City Of Grand Island. Both agencies are well suited for helping reduce the amount of homelessness in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Grand Island did not use any CDBG funds in addressing the emergency shelter and transitional housing needs of homeless persons. The City of Grand Island continues to support local non-profits such as the Continuum of Care (CoC) to help address these needs within the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Grand Island did not use any CDBG funds in regards to homeless persons. The City of Grand Island does support local agencies such as the Continuum of Care and other Local non-profits to continue seeking financial help from other State and Federal Entities.

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

The City of Grand Island did not use any CDBG funds in regards to homeless persons. The City of Grand Island does support local agencies such as the Continuum of Care and other Local non-profits to continue seeking financial help from other State and Federal Entities.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Grand continues to support agencies such as the Hall County Housing Authority. The Hall County Housing Authority (HCHA) currently has the Public Housing Program which allows the HCHA to offer 391 apartments and scattered homes in the Hall County area at an income based rate.

The City of Grand Island continues to work with other non-profit agencies and the Hall County Housing Authority in order to create the Housing Improvement Partnership (HIP). HIP will act as a hub for housing needs and will become its own non-profit organization. HIP has a goal to address any issues in housing that were found in the creation of the City's Housing Study.

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

The City of Grand Island continues to coordinate with the Continuum of Care (CoC) in order to partner with other non-profits to meet needs that are within the Community of Grand Island.

The City of Grand Island welcomes and encourages the participation of all of its citizens in the development of these plans and in the review of progress in implementing plan activities. The City particularly encourages involvement by low and moderate income households, individuals residing in areas targeted for program activities, minorities and non-English speaking persons, as well as persons with disabilities. In addition, residents of public housing and other assisted housing groups are encouraged to participate. We encourage local and regional institutions and other organizations including businesses, neighborhoods associations, housing developers including the hall County Housing Authority, and Community and Faith Based organizations to become involved in the planning process.

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 activates.

These 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.
- 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,

Amendments to the Plans, Consolidated Annual Performance Reports (CAPERS)

Actions taken to provide assistance to troubled PHAs

The City of Grand Island has no plans of Action in this specified area at this time.

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)

The City of Grand Island continues to work with the Housing Development Corporation, and local developers to create affordable Housing, the City continues to use the new ordinance to amend Chapter 36, article V of the Grand Island City code specifically, to add section 36-64.1 creating a new zoning district classification of medium density small lot zoning district.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Grand Island continues to find new ways to develop affordable housing and economic opportunities. The city continues to provide support to many organization within the community as well as organizations that are receiving CDBG funds. While working collaboratively with other organizations the City continues to expend CDBG funds on projects such as the Small Business Rental Assistance in order to help the downtown BID acquire new businesses in the area. This helps the community economically along with continuing the progress of revitalization of neighborhoods and districts. As the City continues to work with other organizations and the Housing Improvement Partnership begins to grow, the city will have an organization well suited for meeting the goals by using activities which meet national objectives and serve the needs of developing stable neighborhoods and/or addressing housing needs of income-qualifying senior citizens.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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

The City Of Grand Island did not directly operate any rehabilitation efforts during 2016 or 2017 Annual action plan period. For this reason, the Leas 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 provided0; 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 of sees the implementation and enforcement of the above guidelines as actively attempting to reduce Lead Based Paint Hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to offer the Public Service Grant from the annual CDBG allocation to Non-profit Service providers within 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 its efforts to address the poverty needs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Grand Island Continues to work closely with community partners through the local and regional Continuum of Care groups. The City continues to support agencies such as the Salvation Army, Hope Harbor, Housing Development Corporation and Hall County Housing Authority. With these Partnerships, the City Continues to make progress towards providing

services to vulnerable populations. Although current progress in serving homeless or poverty stricken persons is achieved through these partnerships as each agency offers different expertise. The City has also worked closely with the Grand Island Area Economic Development Corporation (GIAEDC). The GIAEDC was able to fund and complete the current Housing Study for the City of Grand Island. This allowed the City and partnering agencies to continue progress in addressing the needs of homeless and poverty stricken persons within the City of Grand Island.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Grand Island continues to participate in monthly meetings with the local Continuum of Care. The City and other non-Profit partners within the CoC continue to cooperate in finding ideas to meet the housing and residential needs within the community of Grand Island.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Lack of affordable housing is influenced by a very broad range of public and private sector factors. According to the 2014 Housing Study and workforce housing needs survey, the primary impediments to affordable housing are:

For Homeowners:

- Housing prices
- Cost of utilities
- Lack of sufficient homes for sale
- Wages

For Renters:

- Cost of rent
- Lack of decent rental units in price range
- Cost of utilities
- Wages

Municipal regulations such as zoning ordinances and subdivision regulations can provide restrictive parameters for the development of new affordable housing and residential investment.

In regard to furthering affordable housing, the City continues to work towards providing for a

range of housing types and densities for all economic segments of the population. The City encourages equal and fair access to housing for renters and homeowners.

The City also promotes accessibility by providing affordable housing by formulating innovative policies, regulations and practices, and establishing secure funding mechanisms and targeting affordability programs toward household with income considered low to moderate income.

In order to overcome these impediments the City Of Grand Island works towards making progress on goals that were prioritized by the City in the 2016-2018 Consolidated Plan, which were to increase affordable housing options within the city and provide support services for neighborhoods and vulnerable populations. Progress towards goals was made by working with local partnerships such as the continuum of care, Housing Development Corporation, Habitat for Humanity and Hall County Housing Authority. The Following Annual Action Plan activity was funded during the 2016 CDBG program year to address housing issues: Housing Development Corporation used funds to create a program that will purchase sub-standard homes at market rate, and do an extensive renovation to them. Once the renovation is complete, the home will be sold to an income qualifying individual or family, for the original purchase price. This program was able to be completed throughout the 2018 Program year.

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 Grand Island executes contracts for all CDBG activities. These contracts meet the applicable program and federal requirements. The City monitors contracts for compliance with these program requirements, including general management, performance goals, financial management, data collection, reporting, eligibility determinations, non-discrimination, fair housing, affirmative marketing, Davis-Bacon labor compliance, etc.

In accordance with 24 CFR Part 85.36(e) and 84.44(b), the City will take all necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used when possible.

Community Development Division staff is responsible for monitoring program activities to assure timely use of the funds and compliance with HUD regulations and guidelines in implementing program activities under the programs. Basic tools used to accomplish this include, Contractual obligations of grant recipients which consists of a written document outlining what is expected of both sub-recipient and the City of Grand Island. Each Sub-recipient is required to complete quarterly reporting which includes the amount of clients/households/ business that have been served, progress to meeting national objective, as well as a brief explanation of progress and/ or lack of progress and updates. Every six months the Community Development Division will conduct an on-site monitoring for each sub-recipient in order to ensure that all compliances are being followed such as retention of files and financials are being kept according to contractual obligations

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.

The most recent version of the Citizen Participation Plan was adopted by City Council on April 26, 2016 to include all new and additional parameters as identified in regard to becoming an Entitlement Community. The Citizen Participation Plan intends to make the community aware of CDBG projects and processes, as well as to make the pathway for becoming involved with review of CDBG funding as accessible as possible. A copy of the citizen participation plan, which includes public hearing time frames and varying methods in which the Community Development Division will make information available is accessible on the City of Grand Island's

website at www.grand-island.com, under the Community Development section or available in print from the Community Development Division directly at Grand Island City Hall, 100 E. 1st Street, Grand Island, Nebraska.

Outside of the public hearing process, opportunities to comment on proposed plans and other documents are available to the general public and other persons affected by the activities of the programs. A notice will be published in the Grand Island Independent in English, with directions for translation in Spanish, providing 30 calendar days for the public to comment on the Citizen Participation Plan, Consolidated Plan, Annual Action Plan, Plan Amendments and the Consolidated Annual Performance Evaluation Report.

At this time no comments have been received for the 2018 Consolidated Annual Performance Evaluation Report.

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.

The City of Grand Island continues to focus on the objectives and goals that were outlined in the 2016-2018 Consolidated plan and 2018 Annual Action plan, at this time there are no changes.

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

RESOLUTION 2019-371

WHEREAS, on August 25, 2015, the City of Grand Island became an Entitlement Community; and

WHEREAS, the United States Department of Housing and Urban Development requires multiple certifications in order to comply with the Community Development Block Grant Program requirements; and

WHEREAS, all grantees are required to report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER) ; and

WHEREAS, the Community Development Division created the required documentation to serve under the Entitlement Program and completed 30 day public comment per program requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA that the City of Grand Island, Nebraska is hereby approves and adopts Community Development Block Grant, 2018-2019 Consolidated Annual Performance & Evaluation Report; and the Mayor is hereby authorized to sign such certifications on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, December 17, 2018.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
December 13, 2019	☐ City Attorney