



# City of Grand Island

Tuesday, March 23, 2021

Council Session

## Item E-6

### **Public Hearing on 2020-2021 Community Development Annual Action Plan**

*Council action will take place under Consent Agenda item G-18.*

Staff Contact: Amber Alvidrez

# **Council Agenda Memo**

**From:** Amber Alvidrez, Community Development

**Meeting:** March 23, 2021

**Subject:** Public Hearing on the 2020 Annual Action Plan for CDBG Activities

**Presenter(s):** Amber Alvidrez, Community Development Administrator

## **Background**

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 a 5-year Consolidated Plan which is currently in place and covers the time period of 2019-2023. The Three 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

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 2020-2021 Annual Action Plan.

## **Discussion**

Projects being considered for the 2020-2021 Annual Action Plan are outlined in the Power Point presentation and are below:

\$36,000- Program Administration  
\$33,000- YMCA Sidewalk Repair program  
\$100,000- Downtown Business Improvement District Railside Sidewalk Repair  
\$35,000- Railside Small Business Rental Assistance  
\$25,000- YWCA-Empowerment

\$198,392- Crossroads  
Total \$427,392.00

### **Alternatives**

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

1. Accept the 2020 Annual Action Plan for CDBG Activities.
2. Do not accept the Development of 2020 Annual Action Plan for CDBG Activities.

### **Recommendation**

City Administration recommends that the Council accept the 2020 Annual Action Plan for CDBG Activities.




### **Sample Motion**

Move to accept the 2020 Annual Action Plan for CDBG Activities.

# Community Development Block Grant 2020 Annual Action Plan







## **Review of Priority Needs**

### 2019-2023 Consolidated Plan Goals

-  Increase Quality & Affordable Housing
-  Cultivate Small & Emerging Businesses
-  Support Public Services for neighborhoods and vulnerable populations


# Projects to Receive Funding

The 2020-2021 Annual CDBG allocation has a total of \$427,392.00 which will fund the following projects:


-  \$36,000- Program administration-
  -  Costs the city incurs to run CDBG program
-  \$33,000- YMCA Sidewalk Repair Program-
  -  repair YMCA's sidewalk and parking lot
-  \$100,000- Railside BID sidewalk Repair
  -  Repair to sidewalks, curbs and trees in the Downtown business improvement district.

# Projects to Receive Funding


## \$35,000- Railside Small Business Rental Assistance-

-  used as a incentive program to help aid business that have currently opened or relocated in the slum and blight area #1

## \$25,000- YWCA –Empowerment-

-  The YWCA will provide free childcare to women who are currently enrolled in programs who have entered into a partnership with the YWCA to remove the Childcare barrier for women

## \$198,392- Crossroads Mission Avenue

-  Crossroads Mission Avenue is currently working the homeless male population within our community and plans to use funds to purchase 3 buildings.

**TOTAL: \$427,392.00**

## Executive Summary

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

#### 1. Introduction

The 2020 Annual Action Plan is a document which works within and coordinates with the 2019-2023 Consolidated Plan. 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

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 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 Annual Action Plan defines the one-year activities in relationship to the five- year goals of the Consolidated Plan Covering 2019-2023. Below is a brief description of the anticipated outcomes in response to each proposed Consolidated Plan goal.

1. Increase Quality and Affordable Housing Options
  - a. At this time no new housing programs have been funded as a part of the 2020 annual action plan. The City has housing programs that are currently still in progress from previous years such as the Housing Development Corporation's Owner Occupied Rehab and the Housing Improvement Partnership's Housing Rehab program that is being implemented by the Habitat for Humanity. The previously stated programs anticipate the rehab of 4-10 homes within the community.
2. Cultivate Small and Emerging Businesses
  - a. Railside Small Business Rental Assistance will provide new or small business aid in the form of rental assistance, if occupying a space in the blighted and substandard area number one within the City of Grand Island. The anticipated outcome of this project is that 5-6 quality business candidates will be recruited/supported while starting or expanding a new business in the down town area of Grand Island. The candidates go through a rigorous application process that involves, aid that is free of charge to create extensive business plans and pro forma in order to educate owners to aid in successful small businesses.
3. Support Public Services for Neighborhoods and Vulnerable populations.
  - a. YWCA Empowerment is offering free childcare services for Low-to-moderate income women, who have been referred from partnering agencies. The anticipated outcome from offering these free services is that women will increase their economic position through job training, obtaining a new job or receiving a higher pay rate, while allowing women to have increased access to continuous affordable, quality childcare.
  - b. Crossroad Mission Avenue will use funds as a part of the their capital campaign to purchase and renovate multiple buildings, 1 building will be renovated and is expected to provided 15 emergency beds to homeless men within our community. A second building will provide 25 units for transitional housing, and a third commercial space that will provide a clean and safe place for men to work through steps of the program and house a thrift store.
  - c. Railside the Downtown Business Improvement District plans to replace and fix deteriorated sidewalks and curbs, by repairing broken sidewalks and other barriers caused by tree roots in the public right of way. Railside is creating an enticing environment for individuals with mobility disabilities by making

sidewalks comply with the American's with Disabilities act (ADA) making easier access to stores, housing and services.

- d. The YMCA of Grand Island will also be making necessary parking lot and sidewalk repairs that are anticipated to remove architectural barriers for vulnerable populations. By correcting these barriers the Y is able to offer an affordable way for vulnerable populations including seniors and special needs individuals a place to improve or maintain their health.

### **3. Evaluation of past performance**

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

This is an evaluation of the past performance that helped the City of Grand Island in determining its project/activities for the 2020 program year. A more detailed evaluation of past performance is documented in the City's 2019 Consolidated Annual performance and Evaluation Review (CAPER).

Below are the accomplishments that were allocated funds from previous years but had accomplishments throughout the 2019 program year.

- RAILSIDE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT'S Small business Rental Assistance program was able to utilize CDBG funds to aid 2 small business open doors or expand in the down town area of Grand Island throughout the 2019 program year totaling 10 since funds were allocated in 2016.
- The Willow Waste Water project allowed a cost effective way to create an assessment district along Willow Street in Grand Island NE, this neighborhood is predominately low income and many homeowners had failing septic tanks and were unable to afford the necessary upkeep. With the use of CDBG funds homes were able to access City waste water at a much lower affordable price. This benefitted 8+ homes and made vacant land usable including a 4 acre parcel that is currently being redeveloped to provide lower cost owner occupied work force housing.
- HOPE HARBOR A local Women's Shelter partnered with more than 30 other agencies to implement Project Connect. Project Connect is a daylong event where homeless and near homeless can receive much needed medical, dental, and social services at little to no cost. The event served a total of 202 households, resulting in 514 individuals receiving services.

- Literacy Council of Grand Island was able to work with a local developer in to purchase a building for the non-profit. A Local developer was able to purchase a dilapidated building and renovate it to meet the needs of the Literacy Council. The literacy Council was then able to purchase the building at a reduced priced and was able to obtain much needed space to accommodate their growing class sizes. Since moving into the building in April of 2020 the Literacy council has been able to serve 54 clients.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Grand Island's CPP sets forth the policies and procedures for:

- Giving citizens timely notice and access to local meeting and information relating the city's proposed use of federal funds.
- Conducting public hearings meetings,
- Addressing the needs of non-English speaking residents
- Responding to citizen complaints and grievances,
- Encouraging citizen participation among the City's low to moderate income persons and households.

The City of Grand Island's most recent version of the Citizen Participation Plan was formally adopted and approved by the City Council on May 26, 2020.

Citizens are encouraged to participate in the planning process through public meetings and hearing held before the submission of the 2020 Annual Action Plan.

Citizen participation activities:

- January 15-March 15, 2020- Community development Division accepted applications for Funding.
- December 3, 2020- Public meeting- the planning of the 2020 Annual action plan was a discussion item at his meeting.
- December 23, 2020 – Notice for 1/7/2021 Public Meeting posted in Grand Island Independent and on City Website
- January 7, 2021- Public Meeting was held- applicant's presented their proposals and were available to answer questions, committee also made funding recommendations to present to City Council within the 2020 Annual Action Plan.
- February 5, 2021- Notice for 30 Day public comment

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- February 19-March 22, 2021- City's Community Development Division will accept comments from the general public.
- March 9, 2021, Public Notice for public hearing on 3/23/2021 was posted in the Grand Island Independent and on the City of Grand Island's website.
- March 23, 2021- Public hearing and City Council approval of the 2020 Annual Action Plan.

**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.

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

**7. Summary**

## 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
Community development Administrator	Amber Alvidrez	Community Development Division

Table 1 – Responsible Agencies

### Narrative (optional)

#### Consolidated Plan Public Contact Information

Amber Alvidrez

Community Development Administrator

City of Grand Island

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Grand Island adopted a Citizen Participation Plan to ensure consistent outreach efforts within the community and utilizes the plan during the development of the 2020 Annual Action Plan. The City coordinated with local non-profits, housing providers, private developers and local employers while developing the 2019-2023 Consolidated plan goals and develops programs that will help meet the goals identified in the consolidated plan. The City of Grand Island has a unique committee that acts as the review board and makes recommendation to City Council for funding allocations, this committee is known as the Entitlement Stakeholders and is comprised of representation from the 5 local organizations listed below and 2 members from City administration/ City Council:

- Grand Island Area Economic Development Corporation
- Grow Grand Island
- Grand Island Area Chamber of Commerce
- Community Redevelopment Authority
- Hall County Housing Authority
- City Administration
- City Council

By using the representation of these organizations the City is able obtain a diverse set of views to help meet the community needs while planning the Annual Action Plan. All meetings of the Entitlement Stakeholders committee follow the Nebraska open Meetings Act allowing for citizen participation.

### **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))**

Throughout the process of developing the Annual Action Plans, the City provides opportunities for the public to give input and feedback at public meetings and through public comment periods. There is a representative at every public meeting from the Hall County Housing Authority and other non-profit agencies are invited to join. By having the Entitlement Stakeholders Committee the City is able to have a coordinated approach when developing the Annual Action Plan and to ensure that available resources are fully utilized and leveraged.

**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's service providers to enhance the community's comprehensive Continuum of Care system to end homelessness and meet the needs of vulnerable populations within the City. 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 through the creation of the Housing Improvement Partnership.
- 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**

The City of Grand Island does not receive ESG funds.



**Table 2 – Agencies, groups, organizations who participated**

**Table 3 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Hall County Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during 2020 Annual Action plan preparation process.
2	<b>Agency/Group/Organization</b>	Hall County Regional Planning Commission
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during 2020 Annual Action plan preparation process.
3	<b>Agency/Group/Organization</b>	Grand Island Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

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	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during 2020 Annual Action plan preparation process.
4	<b>Agency/Group/Organization</b>	Grand Island Area Economic Development Corporation
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted during 2020 Annual Action plan preparation process.

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

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		<p>The Region 2 CoC has completed its 2019 Point-in-Time survey in January 2019. A total of 72 persons making up 60 households were identified as homeless. Of these individuals, 55 people were over the age of 24, 6 people were between the ages of 18-24 and 11 people were under the age of 18.</p> <p>The local CoC which meets monthly to have a coordinated outreach approach for services identifies homelessness, rapid rehousing and homelessness prevention as a priority of the group. The attending service providers help strengthen the Continuum of Care strategy.</p>

**Table 4 – Other local / regional / federal planning efforts**

#### Narrative (optional)

Point In time tables from University of Nebraska-Lincoln, Center on Children, Families and the Law are attached at the end of the document labeled as Attachment I for viewing.

## **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**

The City of Grand Island’s existing Citizen Participation Plan was reviewed and utilized during the creation of the 2020 Annual Action Plan. A draft Annual Action Plan was made available for review before being adopted by the City of Grand Island and subsequently being submitted to HUD.

Opportunities for citizen involvement occur in the initial stages of developing the Annual Action Plan as well as during the implementation of activities. All meetings of the Entitlement Stakeholders Committee must following the Nebraska Open Meetings Act, and welcomes members from the community to participate in meetings where plans are discussed.

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
- Review and comment on proposed plans and activities such as:
  - The Fair Housing Plan- Analysis of Impediments and Housing Study
  - 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	Public Meeting	Non-targeted/broad community	12/3/2020- public meeting, Discussion of needs for the 2020 Annual Action Plan.	No comments were submitted	No comments were submitted	N/A
2	Newspaper Ad	Non-targeted/broad community	12/23/2020- 14 day notice for Public meeting taking place on 1/7/2021	N/A	N/A	N/A
3	Public Meeting	Non-targeted/broad community	1/7/2021- Public Meeting- applicants presented the proposals to the Entitlement stakeholders. Committee discussion funding recommendations for 2020 AAP.	No comments were submitted	No comments were submitted	N/A
4	Newspaper Ad	Non-targeted/broad community	2/5/2021- Notice was place in local newspaper for 30 day public comment on draft 2020 Annual Action Plan	N/A	N/A	N/A

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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)
5	Public Comment	Non-targeted/broad community	February 19-March 22 : 30 day public comment period, Community development division will accept comments from general public on the 2020 Annual Action Plan	?	?	?
6	Newspaper Ad	Non-targeted/broad community	3/9/2021- Notice was placed in local newspaper for 3/23/2021 public hearing at regularly scheduled City Council meeting	N/A	N/A	N/A
7	Public Hearing	Non-targeted/broad community	3/23/2021 public hearing at regularly scheduled City Council meeting and City Council Approval of Plan for submittal to HUD		?	?

**Table 5 – Citizen Participation Outreach**

Citizen Participation Summary, Notices, Entitlement Stakeholder’s Committee meeting agendas and minutes as well as City Council agenda are attached at the end of the document and labeled as attachment II, for viewing.

## Expected Resources

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

#### Introduction

The City of Grand Island's CDBG allocation for FY 2020 is \$427,392.00. The City proposes the use of the funds, be used for Public facilities, economic development activities, building acquisition, public services and program administration. Throughout the 2019 program year the City of Grand Island restructured our current Revolving Loan Fund to allow financial aid to local small businesses in smaller funding awards with a commitment to repay 50% of awarded funds back to the Revolving Loan Fund. This was meant to help local small businesses within Grand Island overcome hardships due to COVID 19. Due to this, the businesses who were awarded funds will be making payments back to the City of Grand Island, the City estimates around \$25,000 will be replaced back into the Revolving Loan Fund throughout the program year.

At this point and time, the City of Grand Island is not receiving HOME funds or ESG funds.

#### 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: \$		
<b>CBDG</b>	<b>Public-federal</b>	Acquisition Admin and Planning Economic Development Public Improvements Public Services	427,392	25,000			25,000	Funds being returned to the Revolving Loan fund are a part of an economic development program but have not been committed to a specific for profit-agency.

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**Table 6 - 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**

At this time the City of Grand Island does not require a local match from sub grantees although the City 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.

The City has proposed an award of \$198,392.00 from the 2020 CDBG funds to Crossroads Mission Avenue, a local men’s shelter that currently received funding from other grants, and from private donors to purchase 3 properties to shelter and provide a safe place for men currently enrolled in their program. The \$198,392.00 will be matched by \$1,639,626 already raised by Crossroads to implement the acquisition of these three properties.

**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 a single property in the City of Grand Island. The CRA is an entity that operates separate from the City, but it is managed by Chad Nabity, the Regional Planning Director for the City of Grand Island. This property could be used in future development to help fulfill the goals expressed in the consolidated plan. It is, however located on a prominent corner at one of the City entrances and is likely to be developed for commercial purposes.

The City of Grand Island has a long term plan for upgrading all public sidewalks in the City for ADA Accessibility. These improvements will occur with the publicly owned right-of-way. These activities specifically support our goal to “Support Public Services for vulnerable population”.

**Discussion**

No further discussion necessary.

## 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	Increase and Preserve Affordable Housing	2019	2023	Affordable Housing	N/A	N/A	0	No housing programs were funded with the use of the 2020 Annual Action funds.
2	Cultivate Small and Emerging Businesses	2019	2023	Non-Housing Community Development	Blight and Substandard Area #1	Eliminate Slum and Blight	35,000	Economic development activities: minimum of 3 small businesses assisted
3	Support Public Services for Vulnerable Population	2019	2023	Non-Housing Community Development  Special needs populations	City of Grand Island  Census tract: 00100 block group 1	Benefit LMI	356,392	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted  Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: total census block population is 895

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2019	2023				36,000	Other

Table 7 – Goals Summary

## Goal Descriptions

1	Goal Name	Increase and Preserve Affordable Housing
	Goal Description	
2	Goal Name	Cultivate Small and Emerging Businesses
	Goal Description	
3	Goal Name	Support Public Services for vulnerable population
	Goal Description	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Grand Island Identified program year 2020 Annual Action Plan projects below.

#### Projects

#	Project Name
1	Program Administration
2	YMCA Sidewalk Repair
3	Railside Sidewalk repair program
4	Railside Small Business Rental Assistance Program
5	YWCA Empowerment Childcare program
6	Crossroads Mission Avenue

Table 8 - 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 continue to make progress towards  
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goals that were stated in the 2019-2023 Consolidated Plan, but also projects that will have an sustainable impact on the City while moving forward with the growth of the population.

The City recognizes that easily navigated sidewalks is a necessity for vulnerable populations, by funding the YMCA and the Railside sidewalk programs, there is improved safety and accessibility to sidewalks in a low to moderate income area that also falls within a slum and blight designation. The area these activities will take place has a large number of low to moderate income residents.

One of the largest barriers for low to moderate women is the accessibility to stable and affordable childcare. The City has recognized that there is a deficit of childcare providers within our community, which has created a larger barrier for affordable childcare for some residents. The YWCA, is partnering with other local service providers to remove the childcare barrier for low to moderate income women within our community by offering free childcare to women based on a referral system.

The largest project that is funded with the 2020 CDBG funds is Crossroads Mission Avenue. Although our community has other shelters that cater to men, Crossroads is set apart by offering daytime services to homeless men in Grand Island. With the purchase of the buildings men will have a safe environment to learn new skills and a form of employment by working in Crossroads thrift store while recovering from homelessness.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Program Admin
	<b>Target Area</b>	City of Grand Island
	<b>Goals Supported</b>	Increase and Preserve Affordable Housing Provide Supportive Services for At-Risk & Homeless Revitalize Neighborhoods & Districts Program Administration
	<b>Needs Addressed</b>	Increase Quality & Affordable Housing Options Cultivate Small and Emerging Businesses Support Public Services for Neighborhoods Improve Public Facilities Create Re-Investment Opportunities in Downtown
	<b>Funding</b>	36,000
	<b>Description</b>	Project cost associated with managing CDBG grant funds
	<b>Target Date</b>	September 30, 2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	Program Administration
2	<b>Project Name</b>	YMCA Sidewalk Repair Program

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	<b>Target Area</b>	LMI Census Tract
	<b>Goals Supported</b>	Increase and Preserve Affordable Housing Provide Supportive Services for At-Risk & Homeless Revitalize Neighborhoods & Districts
	<b>Needs Addressed</b>	Increase Quality & Affordable Housing Options Cultivate Small and Emerging Businesses Support Public Services for Neighborhoods
	<b>Funding</b>	33,000
	<b>Description</b>	The YMCA sidewalk project is an opportunity for the Grand Island YMCA to improve safety and accessibility to the sidewalks next to the handicapped parking stalls at the YMCA. The sidewalk cracked and past attempts at repairs have left uneven and unsafe walking surface. Drain covers across the width of the sidewalk are uneven, unstable and rusted. The ramp is also cracked and was placed in front of one of the handicapped stalls, making it impossible to be used most of the time. The project would replace broken sidewalks and drains, add more lighting to the area, and add a ramp for better safety and mobility. This project will comply with the American with Disabilities Act (ADA).
	<b>Target Date</b>	May 31, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	895 residents are located in Block group 1, Census Tract 10
	<b>Location Description</b>	This is a LMI area within the corporate City Limits of Grand Island, Nebraska.
	<b>Planned Activities</b>	Removal of architectural barriers and replace with ADA compliant curbs, sidewalks and parking.
<b>3</b>	<b>Project Name</b>	Railside Sidewalk and Tree Repair Program
	<b>Target Area</b>	LMI Census Tracts

	<b>Goals Supported</b>	Increase and Preserve Affordable Housing Provide Supportive Services for At-Risk & Homeless Revitalize Neighborhoods & Districts
	<b>Needs Addressed</b>	Increase Quality & Affordable Housing Options Cultivate Small and Emerging Businesses Support Public Services for Neighborhoods
	<b>Funding</b>	100,000
	<b>Description</b>	The Railside sidewalk and tree repair project is an opportunity for the City of Grand Island and the Railside Business Improvement District to work together to address sidewalk issues that have been caused by tree roots from the City Owned/Railside BID maintained trees which were originally planted in the late 1980's. The project would be managed by the Railside Business Improvement District with the primary goals be: <ul style="list-style-type: none"> <li>1) Repairing broken sidewalks and other barriers caused by tree roots in the public right of way in the LMI census tract 10Block Group 1.</li> <li>2) Create enticing environment for individuals with mobility disabilities by making the sidewalks comply with American's with Disabilities Act (ADA) in the LMI Census Tract 10 Block group 1</li> </ul>
	<b>Target Date</b>	May 31, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will take place in a census block group 10001 which has a total population of 895 residents of those 70.39% are considered low to moderate income.
	<b>Location Description</b>	This Project will take place with a Low to moderate income area within the corporate City Limits of Grand Island Nebraska.
	<b>Planned Activities</b>	Removal of architectural barriers and replace with ADA compliant curbs, sidewalks and parking.
<b>4</b>	<b>Project Name</b>	Railside Small Business Rental Assistance Program
	<b>Target Area</b>	Slum and Blight Area #1
	<b>Goals Supported</b>	Revitalize Neighborhoods & Districts

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	<b>Needs Addressed</b>	Cultivate Small and Emerging Businesses
	<b>Funding</b>	\$35,000
	<b>Description</b>	The Rental Assistance Program is an opportunity for the City of Grand Island, Railside Business improvement District, property owners and new business owners to work together in a public private partnership to foster business growth in downtown Grand Island. The Rental Assistance Program has 2 main goals  1) Recruiting and supporting new and expanded business to the Blight and substandard Area #1 2) Filling downtown properties that are currently vacant or underutilized.
	<b>Target Date</b>	December 31, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program is ultimately meeting the benefit of eliminating slum and blight, individual families will not be benefited directly rather 3 businesses will supported.
	<b>Location Description</b>	This activity will take place in the designated Slum and Blight area #1 within Grand Island.
	<b>Planned Activities</b>	The planned activities will be considered Economic development activities within a slum and blight area.
5	<b>Project Name</b>	YWCA-Empowerment
	<b>Target Area</b>	City of Grand Island
	<b>Goals Supported</b>	Provide Supportive Services for At-Risk & Homeless
	<b>Needs Addressed</b>	Support Public Services for Neighborhoods
	<b>Funding</b>	\$25,000

	<b>Description</b>	<p>The YWCA of Grand Island’s Empowerment program will remove the childcare barrier for women. The YWCA will provide childcare to mothers who are looking for employment, are participating in college or trade school classes, are participating in a certification training program or receiving services from another local non-profit. Mothers will be referred to the YWCA through partner programs. Mothers will be provided childcare at no cost to them for up to 20 hours a week if looking for employment, taking classes at a community college or trade school, or for the total length of a training certification program. After they have found employment or completed their respective program the YWCA will work with the parent to ensure they find the best childcare fit for their family. The YWCA will also provide aid in applying for any Subsidies for which individuals are eligible.</p> <p>The YWCA will keep a minimum of 10 openings a day of carious ages with a goal to serve 150 individual children.</p>
	<b>Target Date</b>	June 30, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated this program will serve 70 families with 51% of families served being Low to moderate income.
	<b>Location Description</b>	This program will be available to families located within the corporate City Limits of Grand Island Nebraska.
	<b>Planned Activities</b>	This is a public service activity that will benefit Low to moderate individuals
6	<b>Project Name</b>	Crossroads Mission Avenue
	<b>Target Area</b>	City of Grand Island
	<b>Goals Supported</b>	Provide Supportive Services for At-Risk & Homeless
	<b>Needs Addressed</b>	Support Public Services for Neighborhoods
	<b>Funding</b>	\$60,000
	<b>Description</b>	The City of Grand Island will use these funds as an opportunity for the non-profit service providers within Grand Island to receive funding for a new or expansion of services.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The City of Grand Island will use these funds as an opportunity for the non-profit service providers within Grand Island to receive funding for a new or expansion of services.

## 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**

As of now there is no data that shows there are 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	61%
Blight & Substandard Area #1	8%
Blight & Substandard Area #2	0
Blight & Substandard Area #4	0
Blight & Substandard Area #6	0
LMI Census Tracts	31%

**Table 9 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

The City of Grand Island targets areas with 51% or more, of the residents are low to moderate income. The public improvement projects such as sidewalk repairs must be completed in the City's target areas which are characterized by low to moderate income concentrations, with signs of economic decline and/or slum and blight. These areas can reviewed on the attachments at the end of the document labeled attachment III designated Slum and Blight areas and Attachment IV low to moderate income Census Tract Map.

### Discussion

No further discussion needed.

## 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.

The goals below are estimates based on the 2020 program year project proposals.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	0
Special-Needs	0
Total	8

**Table 10 - 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	0
Acquisition of Existing Units	0
Total	0

**Table 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Grand Island did not fund any rehab, construction or demolition of Low to moderate income housing with the use of the 2020 CDBG funds. Crossroads Mission Avenue project will use funds to purchase 3 properties that include a duplex for transitional housing for men, a house that will be used for emergency shelter and a commercial building that will serve as a thrift store. The transitional housing will offer men a home while completing Crossroad's personal resilience program that typically averages a stay of 16 weeks. Throughout this program Crossroads staff will aid men in finding permanent housing solutions.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Throughout the past 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.

### **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. The City's CDBG funds are not sub-awarded directly to the Hall County Housing Authority throughout this Annual Action Plan, but the City plans to use funds in ways to help create affordable quality housing options, such as placing an emphasis of ADA improvements within the public facilities in Grand Island such as sidewalks, that would have a benefit to LMI persons and vulnerable populations within the community.

### **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. The local Continuum of Care is a large group of service providers within Grand Island who each offer unique services tailored to the individuals they serve. These services often are meant to be used for a short time to aid residents in areas such as Job Employment, aid to homeless or near homeless persons, educational help and help to special populations. When service providers are able to provide such services with the help of CDBG funding residents within the community of Grand Island are in a better position to be more involved in management and participate

in homeownership

**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.

**Discussion**

No further discussion necessary.





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

### **Introduction**

The City is located within the Balance of State Continuum of Care. Each Continuum provides oversight of federal homeless assistance dollars and collaborates with local communities to provide the best service to our residents who are homeless. In addition the City has a smaller local Continuum of Care of Service providers within Grand Island that meets monthly in order to collaborate on cases.

Throughout the 2020 program year the City of Grand Island will use funds to provide services to homeless individuals and special needs activities through direct financial support of the YWCA Empowerment program and Crossroads Mission Avenue. These programs will help serve those in need within in our community to help them find services or programs that lead to self-sufficiency.

### **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 Nebraska Balance of state CoC which includes local homeless agencies, conducts annual surveys with a point in time count. These surveys are used by many non-profit service providers within the City to fulfill program requirements and needs. The City of Grand Island does not directly financially support all agencies within the CoC but provides support by participating in the monthly case coordination meetings, resulting in better services and for clients in need by teaming with multiple local service providers.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

There are a variety of Agencies within the City of Grand that provide housing options and case management assistance including those returning from mental and physical health institutions, domestic violence, veterans and homelessness. They provide the option of living independently or in a group settings. The Local Continuum of Care group is a good resource for case management as it meets monthly in order to collaborate services to best meet the needs of residents in Grand Island.

**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**

Homeless providers are focusing efforts on increasing the bed count for both emergency shelter and transitional housing programs. Funding for these efforts are limited and the City does not have the capability to fund all of the services providers. However with the use of the 2020 CDBG funds, Crossroads Mission is able to expand their facilities within Grand Island through the purchase several properties, Crossroads will be able to expand their personal Resilience Program to aid men from homelessness to independent living.

**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.**

There are a variety of service providers in the City of Grand Island that assist low income individuals and families. These providers coordinate to ensure that they are meeting the needs of the community to the best of their ability. One of the ways they coordinate is through the area's local Continuum of Care group. The group offers a chance for service providers to have a round table discussion about updates and changes in their organizations and a chance for them to seek assistance and advice if needed. Project Homeless Connect is a community event where these organizations collaborate to offer much needed services in one location on the same day to individuals and families in need.

### **Discussion**

No further discussion necessary.

## **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.

In regard to the CBDG funds and future plans to remove or ameliorate barriers, the City of Grand Island has partnered with other local housing agencies to form the Housing Improvement Partnership, this group works within the community to aid in the goal of obtaining affordable housing.

### **Discussion:**

No further discussion necessary

## **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**

The allocation of funding in the 2020 Annual Action Plan aims to provide the community's special needs population, including handicapped, low income and elderly access to services utilized by the general at large. Projects will help provide a suitable living environment by making services accessible to needy individuals.

### **Actions planned to foster and maintain affordable housing**

### **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 2020 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 (“deminimis”) 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 through improvements to Low and moderate income areas throughout the City of Grand Island.

It is the intent of the City to continue to support these programs in their efforts to address the poverty needs throughout the 2020 Program Year.

### **Actions planned to develop institutional structure**

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, if needed.

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.

At the City only receives Entitlement CDBG funds as Metro based funding, while local non-

profit service providers are receiving funding and generating data on a Balance of State level for other federal funding, due to this it is difficult to develop an Institutional Structure meets all the needs of vulnerable populations within the community.

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 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 for other funding sources such as CoC, ESG and HOME funds, making it quite difficult to develop an institutional structure which would be specific to Grand Island that incorporates the use of all.

#### **Actions planned to enhance coordination between public and private housing and social services 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 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 housing agencies within the City of Grand Island have continued to partner through the Housing Improvement Partnership (which is currently coordinated by the Community Development Division) 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.

#### **Discussion:**

No further discussion necessary

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

#### **Introduction:**

