



# City of Grand Island

Tuesday, July 27, 2021

Council Session

## Item E-4

### **Public Hearing on 2021-2022 Community Development Block Grant Annual Action Plan**

*Council action will take place under Consent Agenda item G-19.*

Staff Contact: Amber Alvidrez

# **Council Agenda Memo**

**From:** Amber Alvidrez, Community Development

**Meeting:** July 27, 2021

**Subject:** Public Hearing on the 2021 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 2021-2022 Annual Action Plan.

## **Discussion**

Projects being considered for the 2021-2022 Annual Action Plan are outlined in the Power Point presentation and are below:

- \$61,242- Program Administration
- \$42,984- YMCA's Closing the Educational Gap
- \$100,000- Downtown Business Improvement District Railside's Small Business Rental Assistance

- \$200,000- Grand Island Public Schools- Academy of Medical Sciences

Total \$404,226.00

### **Alternatives**

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

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

City Administration recommends that the Council accept the 2021 Annual Action Plan for CDBG Activities.

### **Sample Motion**

Move to accept the 2021 Annual Action Plan for CDBG Activities.

# Community Development Block Grant 2021 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 2021-2022 Annual CDBG allocation has a total of \$427,392.00 which will fund the following projects:

- **\$61,242- Program administration-**
  - Costs the city incurs to run CDBG program
- **\$42,984- YMCA Closing Educational Gap**
  - Allow families who are low to moderate income better access to quality childcare and preschool services at the YMCA Childcare Center
- **\$100,000- Railside BID Small Business Rental assistance**
  - Provide small businesses aid in opening or relocating to downtown GI in vacant buildings to eliminate blighted areas within our community

# Projects to Receive Funding

- \$200,000- Grand Island Public School Academy of Medical Sciences
  - GIPS, Central Community College and CHI St. Francis Hospital will partner to renovate the 8<sup>th</sup> floor of the hospital to provide students with the opportunity to receive vocational education and training that leads to a career in the health field.
  - CDBG funding has been matched by \$3,978,000 of already raised funds.
  - CHI St. Francis hospital will be donating approx. \$317,536 annual by waiving the cost of rent for the use of facilities.

**TOTAL: \$404,226.00**

## Executive Summary

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

#### 1. Introduction

The 2021 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 2021 annual action plan. The City has housing programs that are currently still in progress from previous years such as 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 8-10 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 from the UNO business office located in Grand Island.
3. Support Public Services for Neighborhoods and Vulnerable populations.
  - a. The local Young Men’s Christian Association (YMCA) of Grand Island has been allocated funds to implement a daycare scholarship program for low to moderate income families within the City of Grand Island. The goal of the program will be to aid families in Grand Island by providing access to affordable daycare.

### **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 2021 program year. A more detailed evaluation of past performance is documented in the City’s 2019 and 2020 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 1 small business to open doors or expand in the down town area of Grand Island throughout the 2019 program year totaling 11 since funds were allocated in 2016.
- 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.
- Heartland United Way was able to implement two COVID-19 related programs an emergency payment program and Protect GI to offer Sanitization items to those in need. From January 1, 2021 to March 31, 2021 the Heartland United way was able to assist 17 households with the use of Emergency assistance program and the Protect GI was able to assist 9,146 individuals by providing items such as hand sanitizers, Sanitizer dispensers on stands, sanitizing wipes, disposable masks, reusable masks and printed health and safety resources.
- Central Nebraska Community Action Partnership also was allocated funds for emergency payment program and was able to assist 49 clients from December 1, 2020- April 30, 2021. Funds were used to assist residents with rent arrears, past due mortgage payments, utility payments and past due utility payments.

#### **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 2021 Annual Action Plan.

Citizen participation activities:

- January 15-March 15, 2021- Community development Division accepted applications for Funding.
- April 28, 2021- Public meeting- 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.
- May 6, 2021- Public Meeting was held- Entitlement Stakeholders committee discussion project proposals and potential funding amounts.
- June 6, 2021 Public Meeting- Entitlement Stakeholders committee discussion project proposals and potential funding amounts.
- June 25-July 27, 2021 30 day public comment- City's Community Development Division will accept comments from the general public.
- July 27, 2021- Public hearing and City Council approval of the 2021 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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
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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Grand Island, NE 68802-1968

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

### **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 2021 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.

The City of Grand Island's Regional Planning department does have a Hazard mitigation plan that is updated every 5 years. The purpose of this plan is to produce a program of activities that will best tackle Hall County's hazard and flood problems and meet other, community-specific needs. Another item that analyzes Hazard mitigation is the Hall County's Local Emergency Planning Committee (LEPC) which is committed to improve the public's awareness of possible chemical hazards located in Hall County, and to ensure the proper resources and planning regarding the safety of our communities.

The City of Grand Island has recognized the issues surrounding the availability of broadband in our community. While there are multiple internet service providers within Grand Island that offer high speed internet in the form of Cable and DSL some households may not be served

due to a variety of different issues. Although it can be presumed that household income is one of the main issues, at this time there is no one entity in the City who has documented information on the amount of low income households that do or do not have internet services within their home. The City of Grand Island, Public Library and Public Schools all are working towards making sure low income families have access to broadband. The Public Schools within Grand Island currently supplies Ipad tablets to all students that are enrolled in the 6<sup>th</sup> grade or higher, each tablet has the possibility to link to other wireless connection networks and allows for the students to use the tablet in other locations outside of school. The Public schools does offer a program for severely low income families and currently provides internet connect for around 50 households in Grand Island. If a family does not have internet connection within their home they may visit one of the many restaurants, shopping areas and/or the local Library. The Grand Island Public Library currently offers free wireless internet to any resident of Grand Island when they visit the Library. The Library is currently working on starting a new program that will include mobile libraries with books and internet that can be set out in different neighborhoods within the community that are in need. The City is always on the lookout for ways that may help narrow the digital divide with the use of CDBG funds as well as utilizing other funding sources as well.

**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 directly 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 2021 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 2021 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

	<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 2021 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 2021 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. At this time</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 2021 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	4/28/2021 Public Meeting- applicants presented the proposals to the Entitlement stakeholders. Committee discussion funding recommendations for 2021 AAP.	No comments were submitted	No comments were submitted	N/A
2	Public Meeting	Non-targeted/broad community	5/6/2021 Public Meeting- Entitlement stakeholders. Committee discussion funding recommendations for 2021 AAP.	No comments were submitted	No comments were submitted	N/A
4	Public Meeting	Non-targeted/broad community	6/10/2021 Public Meeting- Entitlement stakeholders. Committee discussion funding recommendations for 2021 AAP.	No comments were submitted	No comments were submitted	N/A

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)
4	Public Comment	Non-targeted/broad community	June 25-July 27 : 30 day public comment period, Community development division will accept comments from general public on the 2021 Annual Action Plan			
7	Public Hearing	Non-targeted/broad community	7/27/2021 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 2021 is \$404,226.00. The City proposes the use of the funds, be used for Public facilities, economic development activities, 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 \$50,000 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	404,226	50,000				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.

**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 \$200,000 from the 2021 CDBG funds to the Grand Island Public school district (GIPS), GIPS will be using CDBG and other leveraged funds to create the academy of medical services on the 8<sup>th</sup> floor of the CHI St. Francis Hospital, the project's construction total is 6,409,536. The \$200,000 will be matched by \$3,978,000 of already raised funds by Grand Island Public Schools Foundation to implement the program. CHI St. Francis will be donating \$317,536 annual so that the program does not have to pay rent for the Academy space. Below are the amounts that have been committed or award by other grant or private donors.

1,750,000- Federal Economic Development Administration CARES Act Grant

\$1,161,000- Grand Island Public Schools

\$250,000- Central Community College

\$500,000- JBS USA



**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 2021 Annual Action funds.
2	Cultivate Small and Emerging Businesses	2019	2023	Non-Housing Community Development	Blight and Substandard Area #1	Eliminate Slum and Blight	100,000	Economic development activities: minimum of 8 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	42,984	Public service activities other than Low/Moderate Income Housing Benefit: 52
4	Renovation	2019	2023	Non-housing Community Development	City of Grand Island	LMI Benefit	200,000	Low/moderate income persons benefited  1,000
5	Program Administration	2019	2023				36,000	Other

**Table 7 – Goals Summary**

## Goal Descriptions

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

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Grand Island Identified program year 2021 Annual Action Plan projects below.

#### Projects

#	Project Name
1	Program Administration
2	Grand Island Public Schools Academy of Medical Sciences
3	YMCA- Closing the Educational Gap
4	Railside Small Business Rental Assistance Program

**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 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.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<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>	61,242
	<b>Description</b>	Project cost associated with managing CDBG grant funds
	<b>Target Date</b>	September 30, 2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City of Grand Island
	<b>Planned Activities</b>	Program Administration
<b>2</b>	<b>Project Name</b>	Grand Island Public Schools – Academy of Medical Sciences

<b>Target Area</b>	City of Grand Island
<b>Goals Supported</b>	Provide Supportive Services for At-Risk & Homeless Revitalize Neighborhoods & Districts
<b>Needs Addressed</b>	Cultivate Small and Emerging Businesses Support Public Services for Neighborhoods
<b>Funding</b>	\$200,000
<b>Description</b>	<p>GIPS and CHI St. Francis Hospital in partnership with Central Community College, will use funding to establish the Academy of Medical Sciences on the entire eighth floor of CHI Health St. Francis Hospital. This program will address an array of education, social, and workforce needs that impact quality of life and economic prosperity within our community that serves as a hub for health care services within Central Nebraska.</p> <p>The Renovation of the 8<sup>th</sup> floor of the CHI St. Francis Hospital will create a one-of-a-kind setting that provides students with the opportunity to receive vocational education and training, that leads to a career in the health care industry</p> <p>The newly renovated Space will include learning labs for each of the Academy's four pathway tracks, as well as classrooms, breakout rooms, storage and restrooms. The Academy of Medical Sciences attracts approximately 500 students per year and offers pathways in Emergency Services, Healthcare, Sports Medicine/therapy and Biomedical Sciences. These pathways are broad but provide entry into many occupations addressing student interest while aiding in helping fill much needed positions in the healthcare field within Grand Island.</p>
<b>Target Date</b>	September 30, 2036

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000 persons will benefit from this program.
	<b>Location Description</b>	Within the corporate City Limits of Grand Island, Nebraska.
	<b>Planned Activities</b>	Rehabilitation of the 8 <sup>th</sup> floor of the CHI St. Francis Medical Center to create space for the Academy of Medical Services
<b>3</b>	<b>Project Name</b>	YMCA- Closing the Educational Gap
	<b>Target Area</b>	City of Grand Island
	<b>Goals Supported</b>	Provide Supportive Services for At-Risk & Homeless Revitalize Neighborhoods & Districts
	<b>Needs Addressed</b>	Cultivate Small and Emerging Businesses Support Public Services for Neighborhoods
	<b>Funding</b>	\$42,984
	<b>Description</b>	High-quality learning experiences in the preschool years are critical for a child. An achievement gap is noticeable even before children begin school. Those with less interaction with parents or adults care givers are at a disadvantage.  This program will reimburse the Y for the difference in cost between a participant who is private pay and a participant whose child care fees are paid through the Title XX program. The YMCA's goal is to help close the educational gap for the children of Grand Island.
	<b>Target Date</b>	September 30, 2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 52 persons will benefit from this program. 100% of children will be of Low to Moderate income persons.
	<b>Location Description</b>	This Project will benefit households within the corporate City Limits of Grand Island Nebraska.
	<b>Planned Activities</b>	This program will aid families in need with Daycare and Preschool costs.
4	<b>Project Name</b>	Railside Downtown Business Improvement District, Small Business Rental Assistance
	<b>Target Area</b>	Slum and Blight Area #1
	<b>Goals Supported</b>	Revitalize Neighborhoods & Districts
	<b>Needs Addressed</b>	Cultivate Small and Emerging Businesses
	<b>Funding</b>	\$100,000
	<b>Description</b>	The SBRA 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 program is administered by the Railside BID, the program was created to inspire entrepreneurship to bring specialty retail, restaurants, and other complimentary business that add to the growing business climate of downtown GI. The SBRA program will provide grant support in the form of rent abatement. The funding amount can be up to 80% of the rent for six (6) months. The program will be administered by the Downtown BID and its Economic Vitality Committee will review and approve all applications for financial assistance.
	<b>Target Date</b>	September 30, 2026
	<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 10 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.
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## 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	75%
Blight & Substandard Area #1	25%
Blight & Substandard Area #2	0
Blight & Substandard Area #4	0
Blight & Substandard Area #6	0
LMI Census Tracts	0

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. Downtown Grand Island is located in the blight and substandard area #1, main new small businesses and entrepreneurs tend to start relocate or open in the vacancies in the downtown area. This allows for more rehabilitation and pedestrian traffic in the blight and substandard Area #1. The majority of the funds will go to programs that area not area specific but continue to meet the national objective of benefitting low to moderate income persons.

### 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 2021 program year project proposals.

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

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 2021 CDBG funds. Although progress has been made with the Housing improvement Partnership which has been absorbed as a committee of the Grand Island Area Economic Development Corporation and has been renamed BUILD GI. BUILD GI and the GIAEDC were able to successfully secure Rural Workforce Housing Funds from the State of Nebraska, the goal of these funds is to assist area developers to revitalize, rehabilitate, and add to the current housing stock within the city of Grand Island. Although CDBG can be used to leverage these dollars the City continues to provide staff to work with the GIAEDC to be a part of the BUILD GI advisory Committee which will aid in the process of utilizing \$2 million of grant funding to be placed in housing stock within Grand Island to help achieve attainable housing.

## **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. Although the CDBG funds do not directly benefit the HCHA, the City intends to format CDBG funding in a manner which would help alleviate some of the waiting list pressure by addressing the lack of affordable housing and Job opportunities that are currently hindering the HCHA clients. 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.

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

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, 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 2021 program year the City of Grand Island is not allocating funds directly to public services that will benefit homeless and near homeless persons although there are multiple programs that have previously been funded by CDBG funds that are still providing services and meeting the need of those who are homeless.

### **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 was able to expand their facilities for both housing and classroom programming 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 BUILD GI advisory Committee, this group works within the community to aid in the goal of obtaining affordable housing and has been able to secure local and grant funding to aid in adding and revitalizing housing stock in Grand Island.

### **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 2021 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 2021 Annual Action Plan Period. For this reason, the Lead based paint guidelines which apply are those directly related to sub-recipients of CDBG funds. The following actions are included in the City's Community Development Policy and Procedures document:

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

- a) Notify a purchaser or lessee of the presence of any known lead-based paint and/or lead-based paint hazards;
- b) Paint test surfaces to be disturbed or removed during rehabilitation for the presence of lead-based paint, or presume lead-based paint and notify the occupants of the results within 15 days of when the evaluation report is received or the presumption is made;
- c) Provide each occupied dwelling unit discussed in (a) and (b) in the preceding section with the EPA-approved lead hazard information pamphlet Protect Your Family From Lead in Your Home or EPA-approved equivalent;

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

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

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

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

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

The City of Grand Island has formatted its CDBG allocation in a manner which intends to reduce the number of poverty-level families. This includes the support 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 2021 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.

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 BUILD GI (which is currently coordinated by the Grand Island Area Economic Development Corporation) The Hall County Housing Authority's Executive Director also serves on the Advisory board for BUILD GI. The anticipated collaborations over the next fiscal year between these agencies and the City's efforts through BUILD GI 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:

