



City of Grand Island

Tuesday, April 14, 2009

Council Session

Item E4

**Public Hearing on Community Revitalization CDBG Assessment
Grant Application**

Staff Contact: Joni Kuzma

Council Agenda Memo

From: Joni Kuzma, Community Development Administrator

Council Meeting: April 14, 2009

Subject: Public Hearing on Community Revitalization Assessment
Block Grant Application

Item #: E-4 & G-7

Presenter(s): Joni Kuzma, Community Development

Background

In 2005, the Nebraska Department of Economic Development (NDED) developed a program to utilize Community Development Block Grant (CDBG) funds in eight Nebraska municipalities with populations between 20,000 and 49,999. The program allocates grant funds over a multi-year period to meet locally identified needs that are CDBG eligible. The City received grant funds in 2005 for the initial assessment and revitalization strategy and was awarded subsequent funding of approximately \$260,000 per year in 2006, 2007 and 2008 to use for redevelopment projects in a specifically defined low-to moderate income neighborhood within city boundaries.

Eligible communities interested in the three year (2009-2011) Comprehensive Revitalization category must submit an application to the Nebraska Department of Economic Development (DED) by April 15, 2009. A public hearing is required prior to submission of an application to the Nebraska Department of Economic Development to solicit public comment and input into the proposed project and grant application. A legal notice was published in the April 4, 2009 Grand Island Independent with notice of this council meeting and contact information for written comments.

Discussion

The City is one of the eight eligible communities and may update or revise the 2005 Comprehensive Needs Assessment and a Revitalization Strategy to submit for the next three years of funding. The Comprehensive Needs Assessment must review 13 low and moderate-income Block Groups and inventory all types and degree of housing and community development needs within each area. The Revitalization Strategy must identify a one, two and three year action plan to meet the needs of the low- to moderate-income neighborhood(s)

selected for investment. The Needs Assessment and Revitalization Strategy process must involve citizen participation, particularly LMI residents, in all development and implementation phases.

The City of Grand Island is requesting a Planning Grant for \$12,000.00, plus \$840.00 in General Administration. The City will provide the required 25% cash match of \$4,000 for a project total of \$16,840.00.

ALTERNATIVES

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

1. Approve the 2009 Community Revitalization Needs Assessment and Strategy application and authorize the Mayor to sign all related documents
2. Refer the issue to a Committee.
3. Postpone the issue to a later date.

Recommendation

City Administration recommends that Council approves the 2009 Community Revitalization Needs Assessment/Strategy application and authorizes the Mayor to sign all related documents.

Sample Motion

Move to approve the 2009 Community Revitalization Needs Assessment/Strategy application and authorize the Mayor to sign all related documents

Item 1: Neighborhood Needs Assessment

The City of Grand Island will identify all areas of low and moderate-income concentrations of residents and inventory all types and degree of housing and community development needs within each qualifying Census block group. At this time there are 13 identified areas within the city limits that would be eligible for review based on LMI Census data. One of the 13 areas (Block Group 10) is in its third year as a Community Revitalization Neighborhood.

Population demographics and housing, infrastructure, public facility, homeless, planning, economic development, and public service needs will be reviewed and summarized for each of the 13 block groups. The Comprehensive Needs Assessment Summary Table, Appendix 2, will be used to record the data collected for each area. Information from the 2004 Grand Island Comprehensive Development Plan, the 2006 Homelessness and Homeless Housing Study, and the 2009 Affordable Housing Market Study will be incorporated into the Assessment as well as the Strategy.

Publicity and education techniques to invite public input and disseminate information about the needs assessment process and the CDBG program may include, but not be limited to, the following activities:

- Print and electronic media – paid advertising and press releases
- Posting information on Grand Island Educational Television
- Partnering with City Council representatives of individual neighborhoods in collaborative public meetings
- Presentations to community and civic groups
- Provide/collect information on the City of Grand Island website
- Utilize local Coalitions for input and distribution of information (Continuum of Care, Coalition for Children, Substance Abuse Prevention Coalition, Multicultural Coalition)
- Display materials at the Grand Island Public Library
- Meet with lenders, realtors, non-profit agencies, and other entities associated with housing
- Translate materials for distribution to the public, when necessary
- A direct mailing may be sent to residents living in the target area selected for revitalization to solicit prospective housing rehabilitation clients and determine rehabilitation needs

The Community Development Advisory Committee will provide ongoing input into the assessment process and planning product. This Mayor appointed 6-member committee meets the first Thursday of every month and acts in an advisory capacity to Community Development staff. Meetings are open to the public.

A variety of physical, social and economic information may be gathered and used in the assessment of existing block group conditions. Population demographics may include 1) income, 2) population by age, sex and race, 3) household size, 4) employment and economics, 5) homelessness, 6) education, and/or 7) poverty rates.

Housing characteristics may include 1) number, age, and quality of housing units, 2) housing occupancy, vacancy rates and tenure, 3) owner vs. rental housing, 4) gaps in housing, 5) costs by unit type, and/or 6) affordable housing.

Existing and future land use and zoning will be considered; historical properties identified; infrastructure inventoried by location and evaluated for capacity and condition; public facilities identified and needs determined; and degree of need for and progress in economic development measured.

Opportunities for residents to express attitudes and opinions will be provided through the media, government television, the internet, public meetings, and/or other methods.

Proposed timeline for Comprehensive Needs Assessment and Revitalization Strategy:

Quarter	Activity
April – June 2009	Submit application, meet special conditions, complete environmental review, solicit consultant or contract help
July – September 2009	<ol style="list-style-type: none"> 1. Research and collect data regarding each block group 2. Solicit public input 3. Collect infrastructure and zoning development data from City staff 4. Integrate results of 2009 Affordable Housing Market Study and 2006 Homeless Housing Study into Assessment and Revitalization Strategy 5. Complete three-year revitalization strategy for target area
October – November 2009	<ol style="list-style-type: none"> 1. Compile Needs Assessment and Revitalization Strategy into a working document 2. Solicit public input 3. Submit Assessment and Strategy to Department on or before November 20, 2009

Item 2: Revitalization Strategy

The proposed timeline for the Revitalization Strategy is a part of the above table. A target area or a combination of two areas will be selected based on the data collected for the 13 qualifying areas in the Comprehensive Needs Assessment, input from the public, the percent of LMI residents, and eligible projects that may be completed within the grant timeline. All criteria will be evaluated in prioritizing the area of greatest need.

The Revitalization Strategy will review both housing and infrastructure needs within the target area. For housing, the Strategy may include down payment assistance allocations for first time,

low income home buyers and/or rehabilitation of owner-occupied homes. For infrastructure, planned, potential, or pending projects of the Public Works, Utilities, and Planning Departments will be identified. Eligible projects that may be eligible will be considered for completion with Community Revitalization funds or earmarked as matching funds. Some of those projects may include replacement and repair of streets, electrical lines, water/storm sewer/sanitary sewer distribution lines, drainage improvements, and/or sidewalk installation or repair. Eligible public facility renovations may be considered if feasible.

Information collected and interest expressed from residents in the targeted area will be collected to help determine priority needs. Various methods of communication may be used to communicate with residents and may include the media, government television, the internet, and/or public meetings. If down payment assistance for first time homebuyers is selected as one of the potential grant projects, applicants may be solicited through the Board of Realtors, media, government television, and/or the internet.

Item 3: National Objective

The target area and activities selected for the Revitalization Strategy will comply with the National Objective of benefit to low and moderate income persons on an area basis (LMA). The total population in the target area will be 51% or more low to moderate income and individual clients must meet income guidelines as set by HUD to qualify for the proposed housing programs.

Part IV: Project Budget

Activity Code	Expenditure	CDBG Funds	Other Funds	Total Funds	Sources of other funds
0630 Planning		\$12,000.00	\$4,000.00	\$16,000.00	City of Grand Island
	Contract services	11,125.00	2,950.00	14,075.00	
	Postage (bulk rate)	600.00	400.00	1,000.00	
	Legal Notices	75.00	0	75.00	
	Printing & Binding Services	0	250.00	250.00	
	Advertising	200.00	400.00	600.00	
	Total	12,000.00	4,000.00	16,000.00	
0181 General Administration		\$ 840.00		\$840.00	
	Staff salary and benefits for project management, reporting, and grant oversight				
Total program costs		\$12,840.00	\$4,000.00	\$16,840.00	