F2a

Proposed Project Activities

Public Hearing
Hiawatha Owner-Occupied Housing Rehabilitation Application
Wednesday, April 4th, 2018

1. How the need for the proposed activity or project was identified.

The City of Hiawatha has determined that housing rehabilitation funding assistance would be greatly beneficial in implementing its goal of maintaining a safe, livable, and affordable housing stock within the city. The City's most recent Community Development and Housing Needs Assessment shows that the City places a great deal of emphasis on the area's housing stock.

2. How the proposed activity or project will be funded and the source of the funds.

The owner-occupied housing rehabilitation project will be funded with $236,994 in federal funds and $15,000 in local matching funds.

3. The date the Housing Fund application will be submitted.

The application will be submitted by May 4th, 2018 at 12:00 pm to the Iowa Economic Development Authority.

4. Amount of federal funds to be requested.

The amount of federal funds to be requested is $236,994.

5. Estimated portion of federal funds that will benefit persons of low and moderate income.

One hundred percent of the funds will benefit households with incomes at or below 80 percent of the area's median income level.

6. Where the proposed activity or project will be.

A target area for this program has been selected. The target area can be seen on the map provided (available by handout). This area was selected based on the overall age and condition of homes in the area.

7. Plans to minimize displacement of persons and businesses as a result of funded activities or projects.

Due to the lead hazard reduction activities required as a part of this program, money has been budgeted to assist homeowners who may need to be temporarily relocated from their homes as part of the project. The total amount budgeted for the overall program is $3,000, which includes a daily stipend, moving expenses, and storage of property. The amount will be allocated as necessary for each rehabilitation project.

8. Plans to assist persons actually displaced.

Those owner-occupants who are required to be temporarily relocated will be asked to find housing that is Lead Safe in which to be relocated until the rehabilitated home has passed clearance testing. The City will pay up to five days of relocation expenses and reimburse the rest of the funds once the full amount of days out of the project home is known. If the homeowner is to enter the home during a period of relocation activity, funds will not be awarded or reimbursed.

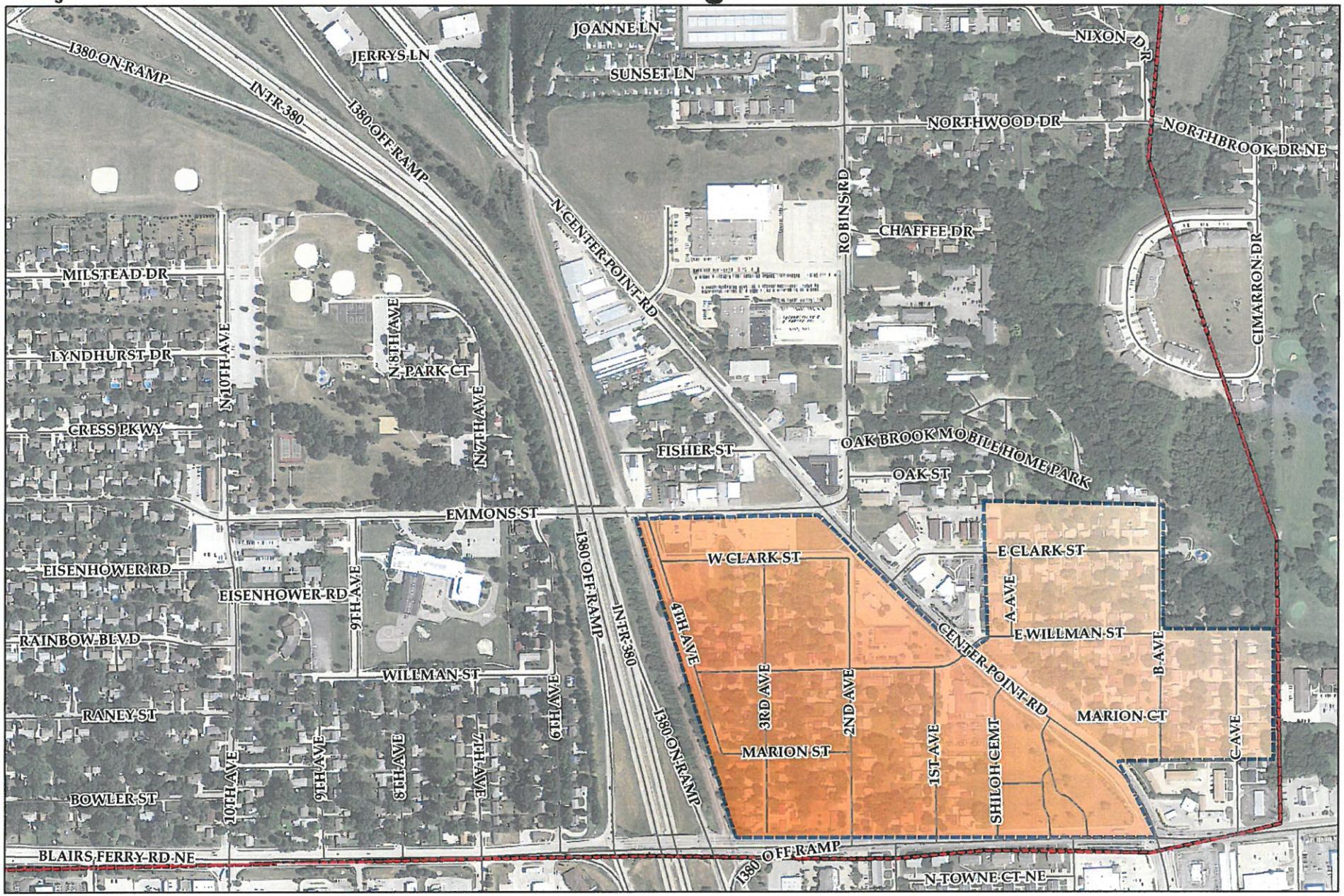
9. The nature of the proposed activity or project.

This project will provide for the rehabilitation of six owner-occupied homes, and the voluntary relocation of these participants in the city's target area. Home health and safety deficiencies will be eliminated, resulting in decent, safe, and affordable housing. Rehabilitation activities include, but are not limited to, electrical, plumbing, mechanical, siding, roofing, windows, and lead hazard reduction.

Eligible households must meet the State of Iowa's Housing Fund income guidelines. The home to be rehabilitated must be the occupant's principal residence and property insurance on the home is required.

Maximum federal dollars to be spent per home for rehabilitation costs is $24,999 plus $8,500 per house for lead hazard reduction. The federal funds utilized for rehabilitation will be secured by five-year forgivable loans.

City of Hiawatha
CDBG Target Area



DRAFT

RESOLUTION NO. 18-
City Council

RESOLUTION APPROVING A HIAWATHA OWNER-OCCUPIED HOUSING REBHABILITATION APPLICATION THROUGH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to approve submittal of a Hiawatha Owner-Occupied Housing Rehabilitation Application through the Iowa Economic Development Authority in connection with "Proposed Project Activities," for the Community Development Block Grant (CDBG) Housing Rehabilitation Program as shown in the attached "Exhibit A."

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 4th day of April, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk