

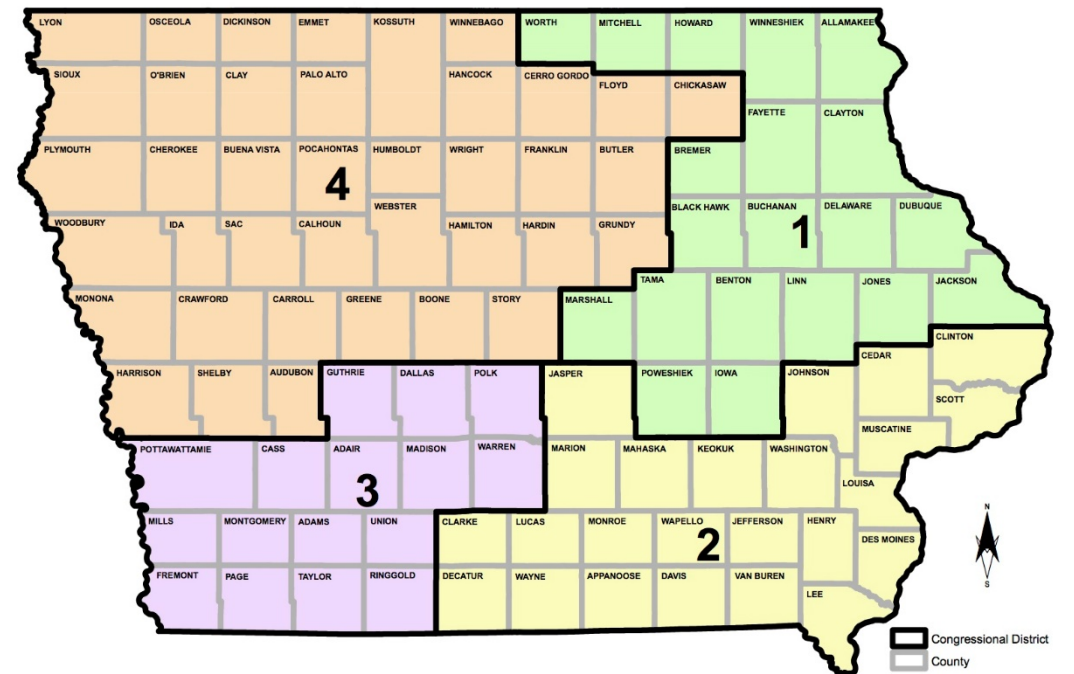
Congresswoman Axne
Community Project Funding
South End Housing Program

City Council Study Session Presentation 4-12-2021

Funding Overview

- Call for applications within Congresswoman Cindy Axne's 3rd Congressional District
- Expected funding source: FY2022 Budget
- Expected to award 10 projects within Congressional District
- Application Due April 16th
- Funds must be spent within 1 year

IOWA CONGRESSIONAL DISTRICTS
 Effective Beginning with the Elections in 2012 for the 113th U.S. Congress

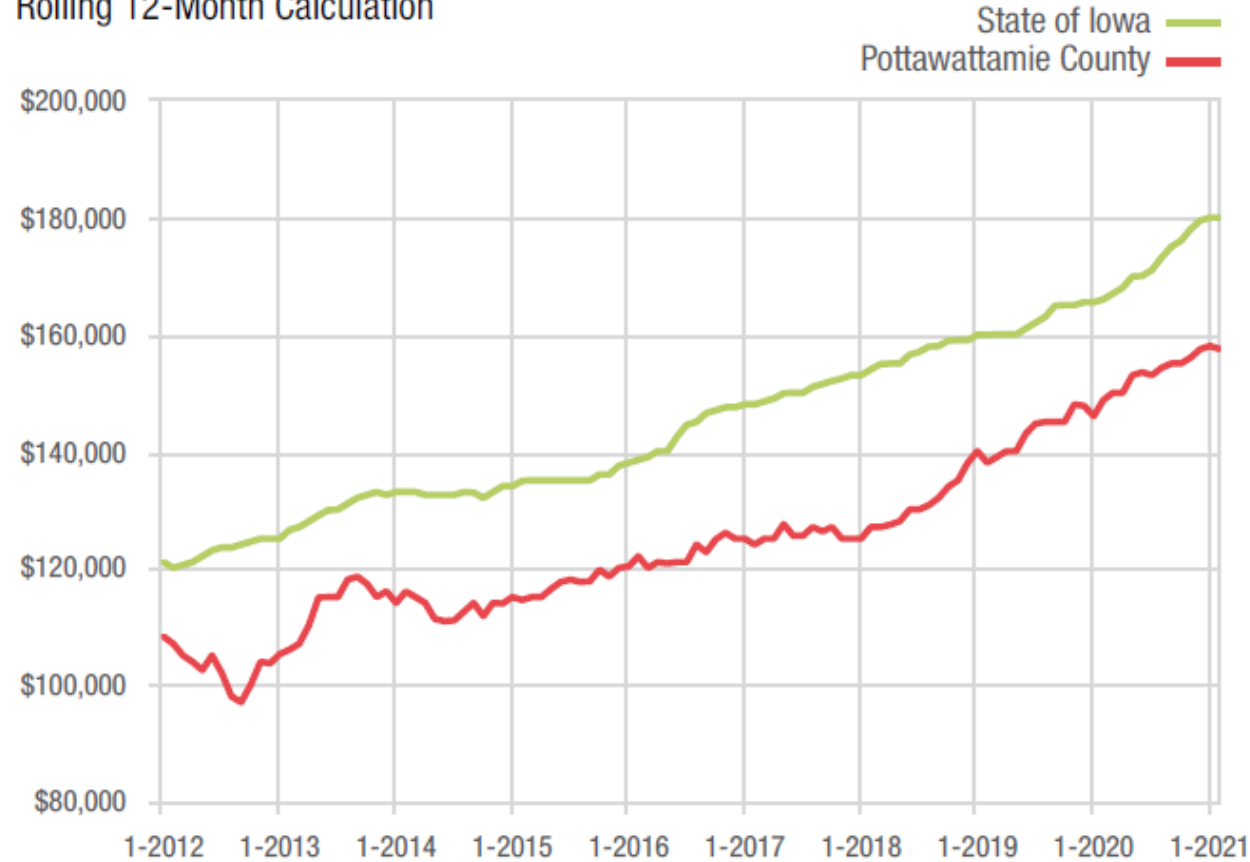


Prepared by the Iowa Legislative Services Agency

Housing Need – Pott County

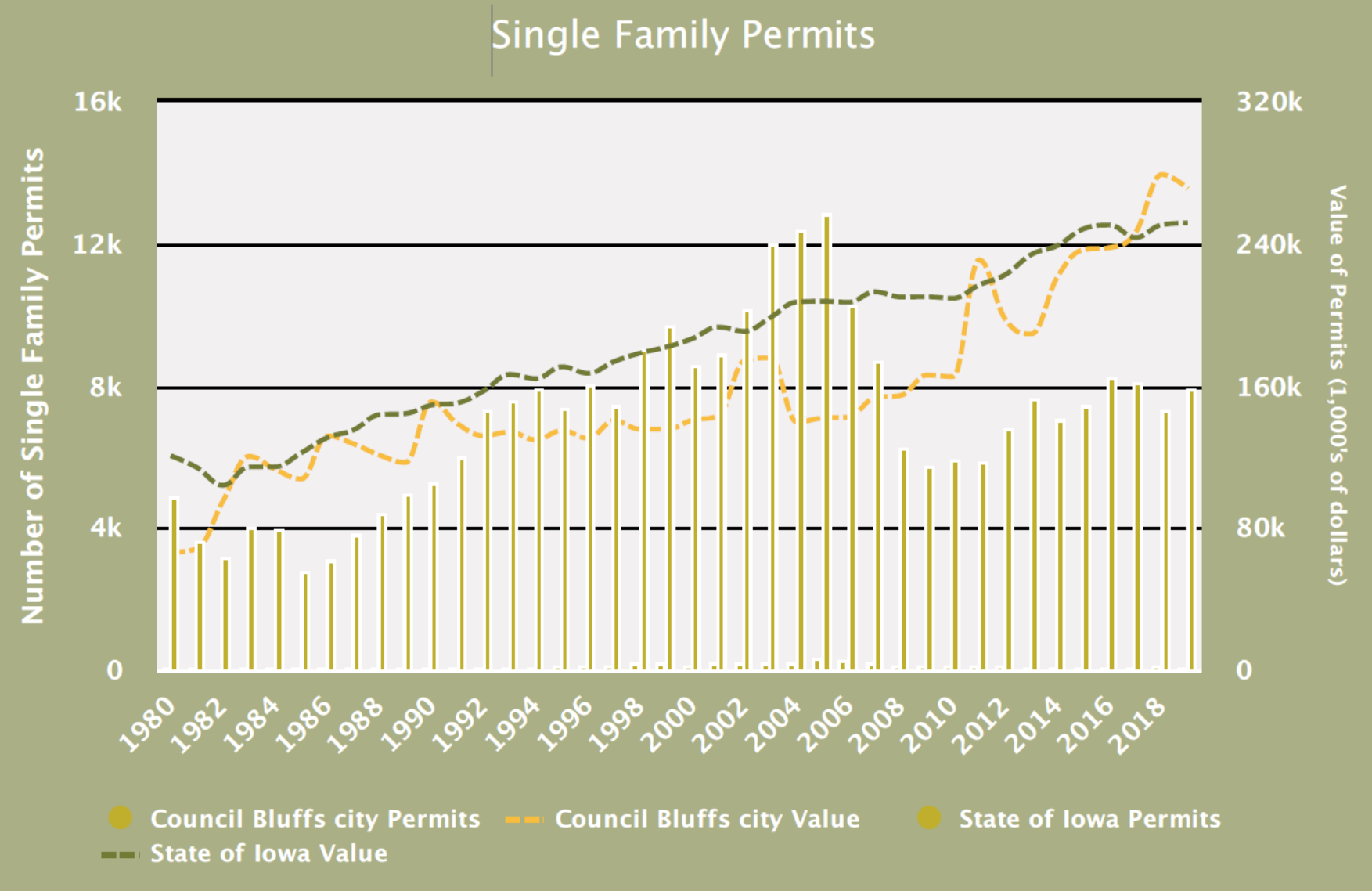
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

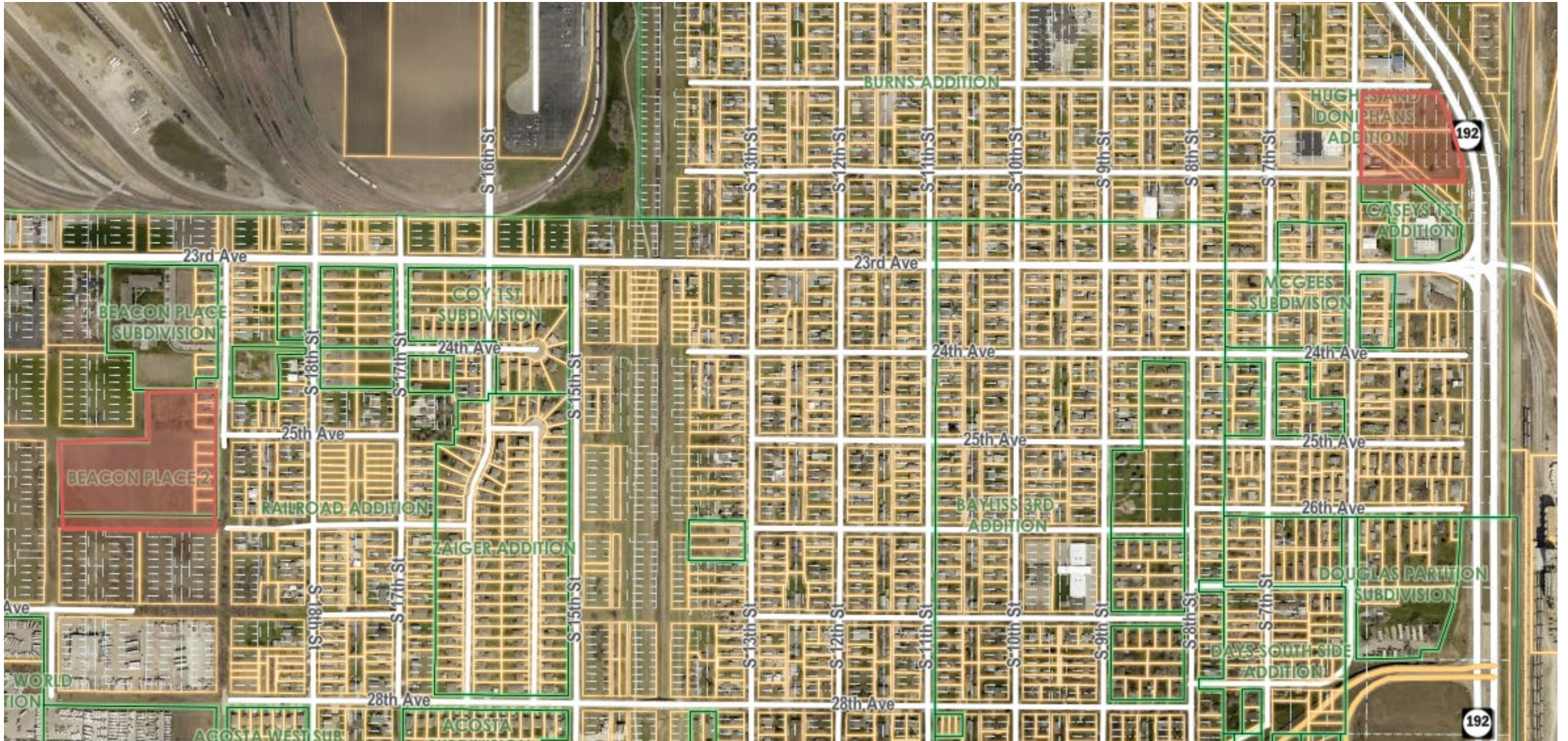


Key Metrics	Feb 2020	Feb 2021	% Change
New Listings	187	156	- 16.6%
Days on Market	33	23	- 30.3%
Median Sales Price	\$145,900	\$146,700	+ .05%
Average Sales Price	\$180,116	\$193,531	+ 7.4%

Housing Need – Council Bluffs

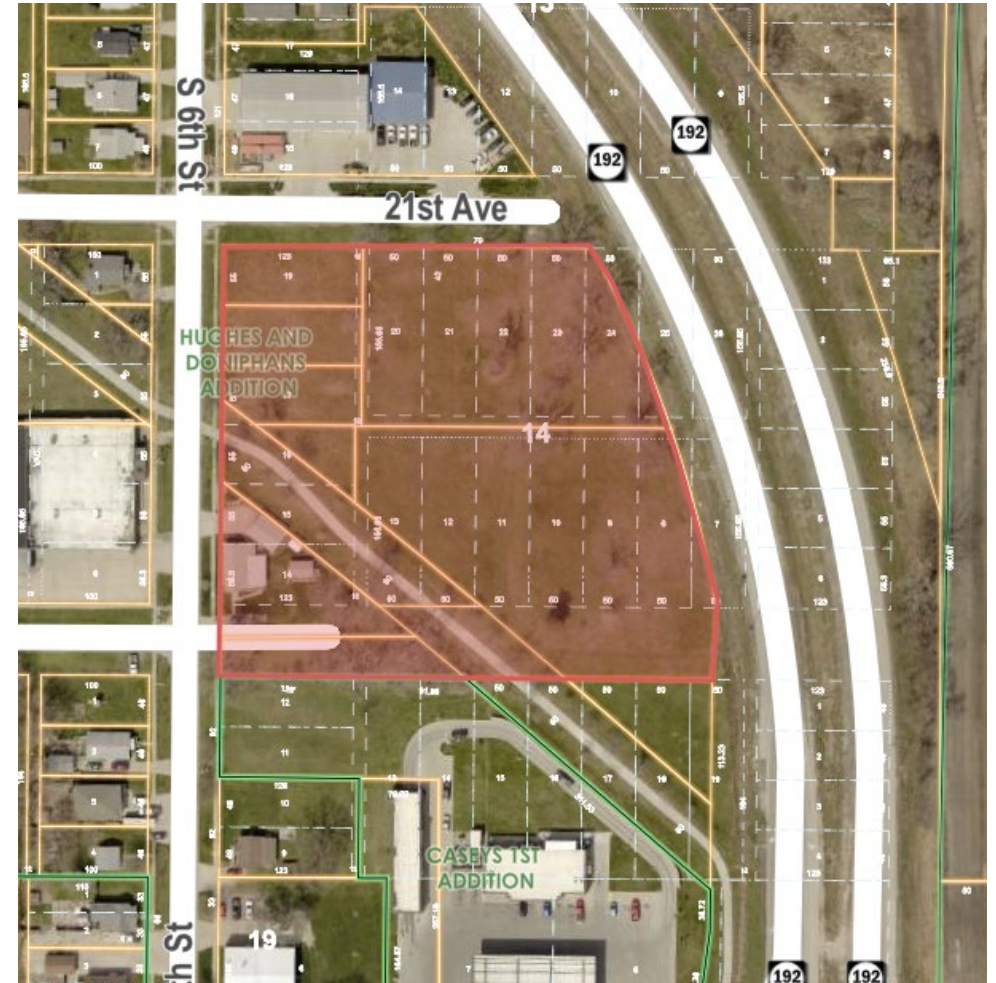


South End Housing Development Program



Site 1: 21st – 23rd Ave and the South Expressway

- City-owned property acquired in 2011 with CDBG and NSP funding
- 2 failed projects due to high cost of infrastructure
- Proposed project will complete needed infrastructure to prepare site for redevelopment through an RFP process
- Expected 75-100 units with at least 51% available to households at or below 80% MFI
- Completed Work
 - Reconstruct 21st Ave to current city standards
 - Acquire 522 22nd Ave to square parcel
 - Raise site 3ft with 20,000 cubic yards of fill dirt.



Site 2: S 19th Street from 25th to 26th Ave

- Parcel owned by NeighborWorks Home Solutions
- City has planned to use CIP and CDBG funds to construct extension between 25th and 26th Ave but project delays have required funds be reallocated.
- NWHS is still working on financing for at least a 29-unit subdivision within parcel but now unable to utilize other city funding for road extension
- Proposed project will complete street and utility extensions from 25th to 26th Ave as well as intersections to accommodate a housing development on adjacent site.



Project costs

	Site 1	Site 2	Proposed Program Total
	21st Avenue	South 19th Street	
Acquisition	250,000.00	-	250,000.00
Site Restoration	405,174.00	-	405,174.00
Road Extension/Improvement	249,162.43	404,833.22	653,995.65
Water Extension	-	71,568.00	71,568.00
TOTAL	\$904,336.43	\$476,401.22	\$1,380,737.65

Tentative Timeline

Application submittal	April 16, 2021
Environmental Review Completed	August 2021
Award announcement	September? (unknown)
Funds available	October 1, 2021
Finalize Specifications	February 2022
Bid Letting Due	March 2022
Council Approval	April 2022
Construction Begin	May 2022
Construction Completed	September 2022