

COMMUNITY DEVELOPMENT PROGRAMS

City of Council Bluffs
Matthew J. Walsh, Mayor
DUNS# - 051955433

2018 ANNUAL ACTION PLAN January 1 through December 31, 2018 B-18-MC-19-0005

Adopted: July 10, 2017



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Executive Summary

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

1. Introduction

The City of Council Bluffs is an entitlement community and therefore is qualified to receive financial assistance from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Specifically, the City qualifies for Federal entitlement funding made available through the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. The formula grant programs covered by this Action Plan include only the Community Development Block Grant (CDBG). The Home Investment Partnership (HOME) Program funding and activities are outlined in the City of Omaha Annual Action Plan.

The City's fiscal year for these programs is January 1st through December 31st, and funding may be utilized to implement a variety of housing and community development activities. These must either: (1) provide benefit to low and moderate-income persons; (2) reduce or eliminate slum and blight conditions; or (3) address an urgent need. The goals of the formula grant programs covered by the Action Plan are: 1) to strengthen partnerships among all levels of government and the private sector so as to enable them to "provide decent housing"; 2) to establish, maintain, and "provide a suitable living environment" and 3) to "expand economic opportunities" for low and moderate income residents.

The 2018 Annual Action Plan primarily presents a budget for proposed activities to be implemented during the course of the program year and to address needs identified as part of the overall five-year strategy. This FY18 Annual Action plan is for the period January 1, 2018 through December 31, 2018 and comprises the sixth annual increment of the Five-Year Strategy (January 1, 2013 through December 31, 2017). An extension was granted by HUD due to the completion of the City's Affirmatively Furthering Fair Housing (AFFH) due date to have the plans coincide. New five-year strategy is January 1, 2013 to December 31, 2018.

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.

Generally, there are three objectives relative to program funding:

- **Creating (or Enhancing) Suitable Living Environments** Applicable to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

- **Providing Decent Housing** Applicable to housing programs where the purpose is to meet individual family or community needs, and not programs where housing is an element of a larger effort (such as would otherwise be applied under the “Suitable Living Environment” Objective).

- **Creating Economic Development Opportunities** Applicable to activities that are related to economic development, commercial revitalization, or job creation.

Generally, three outcomes are relative to program funding objectives:

- **Availability/Accessibility** Applicable to activities that make services, infrastructure, housing or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the basics of daily living available and accessible to low- and moderate-income people.

- **Affordability** Applicable to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people, including: the creation or maintenance of affordable housing; basic infrastructure hook-ups; or services such as transportation or day care.

- **Sustainability** Applicable to (multiple) activities or services that are directed toward improving communities or neighborhoods (to make them livable or viable) by providing benefit to low- and moderate-income people or by removing or eliminating slum or blighted areas.

In an effort to prioritize needs and efficiently allocate resources, the City collaborated with citizens, elected officials, public/private agencies, and nonprofit organizations to determine community development needs for FY13-18. The City’s community development objectives acknowledged were all listed as high priorities and were set forth in four general parts in the F13-18 Annual Action Plans. The four parts are as follows:

1. Housing Development (Decent Housing and Suitable Living Environment) – The conservation and redevelopment of established neighborhoods and the preservation and expansion of their housing stock.
2. Economic Development (Economic Opportunity) – The revitalization of commercial properties and job creating projects that benefit low and moderate income people.
3. Public Services and Facilities (Suitable Living Environment) – The development of physical and human service projects that benefit low and moderate income people by non-profit organizations.
4. Administration – The efficient operation of the Community Development Program.

3. Evaluation of past performance

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

At the time of this report the FY16 information had not been closed out and compiled yet. However, during FY15, the City provided affordable housing, increased housing education and outreach, expanded services for homeless populations, and contributed to economic and community revitalization through blight removal activities.

For a summary of the City’s accomplishments relative to the objectives and priorities set forth in the FY16 Annual Action Plan and the Five-Year Omaha/Council Bluffs Con Plan please refer to Table 3 on the following page.

The City is pleased to report solid performance across all priority areas and specific objectives. So far the City has completed 113% of its goals in the FY13-18 period. It is the City’s goal to complete no less than 75% of the objectives and priorities set forth in FY13-18.

The Barrier Removal Program was funded in FY16. Three homes were identified in 2016 and environmental reviews completed. In FY2016, one home was completed. A second home was completed in FY2017 and one other is underway. The League of Human Dignity has had trouble expending funds in the past but after projects in FY2017 are complete, they will have expended all funds granted through FY2017.

The Single Family Housing Rehabilitation Program was funded and a goal of 23 homes to be rehabilitated over the last 3 years was set. To date, the City has not hired a Housing Rehabilitation Supervisor to carry out this program and the decision was made to discontinue the position until further notice. Because of this, the City only completed emergency repair projects in the last three years. In 2014, 6 units were assisted; in 2015, 9 units were assisted; and in 2016, 7 units were assisted.

Housing counseling services are also on the decline. Over the four-year period, the program has served 2,394 individuals. Reduction in clients can be attributed to the type of clients. Counseling needs per client are found to be more difficult and taking longer to address than previously. Cases do not turn over as quickly.

Activity	2013	2014	2015	2016
Housing Counseling	786	637	596	375
Shelter for homeless men, women and children	1,935	2,835	2,868	3,357
Shelter for victims of domestic violence	132	182	317	275

Table 1 - Households Served by Activity

Year	# Households
2013	2,859
2014	3,663
2015	3,864
2016	4,021
Total	14,337

Table 2 - Number of Households Served

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

To fund activities to be implemented each program year, the City invites funding applications each summer prior to the upcoming program year beginning January 1. All applicants are required to apply according to a prescribed format, including City departments, for-profit and non-profit entities. Specific efforts to broaden public participation include publicizing the availability of application forms in the City's local newspaper (the "Daily Nonpareil"), as well as posting them on the City's web page, City Hall and the Council Bluffs Public Library.

Applications are reviewed by the City's Community Development Advisory Committee (CDAC) and Community Development staff. The Community Development Advisory Committee serves as a forum for receiving public comments and providing information to the public on the preparation, implementation and evaluation on the City's Community Development Programs, in particular the City's CDBG and HOME Programs. The Committee is intended to provide broad-based community involvement and assures that those groups within the community which may be most directly affected by various community development programs are represented in its process. The Committee formulates recommendations to the City Council which proposed activities should be funded and at what amount. The City Council may either accept, reject, or modify the Committee's recommendation(s) and directs that a draft Action Plan be prepared that is made available for at least a 30-day public review and comment period. A comprehensive schedule of the consolidated planning process, including public review/comment, hearing, and Council action dates is directly conveyed to all applicants.

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.

The Community Development Advisory Council held four public hearings on the 2018 Annual Action Plan. The hearings took place on May 11, 2017, June 22, 2017, and June 29, 2017. In addition, City Council held a public hearing on the 2017 Annual Action Plan on July 10, 2017 utilizing estimated funds. The comments received in summary include the need for homebuyer counseling, fair housing services, foreclosure prevention counseling, financial education, affordable housing development, emergent basic needs assistance, affordable and accessible housing for vulnerable populations, neighborhood stabilization activities, Permanent Supportive Housing, housing for homeless individuals and families, and support services for the homeless.

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

All comments or views received during the public hearings were accepted. To date the Community Development Department has not received any citizen comments concerning the 2018 Annual Action Plan. If any comments are received on or before the expiration of the comment period, then they will be documented and addressed.

7. Summary

This FY18 budget was approved by the City Council on July 10, 2017 for the 2018 CDBG funds and 2018 HOME funds with the public review and comment period of the draft Action Plan from November 8, 2017 to December 29, 2017. A public notice ran in the Daily Nonpareil newspaper on November 7, 2017 to outline the Statement of Objectives as supported by City of Council Bluffs's Consolidated Plan, to summarize the proposed FY18 CDBG and HOME funded projects. A copy of the proof of publication and certifications of the public hearings and availability of the 2018 Annual Action Plan are attached.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	COUNCIL BLUFFS	
CDBG Administrator	COUNCIL BLUFFS	Community Development Department
HOPWA Administrator		
HOME Administrator		
ESG Administrator		
HOPWA-C Administrator		

Table 3 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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

1. Introduction

As stated previously, the City allows and encourages all citizens to be involved during the Consolidated Plan and/or Annual Action Plan process, with opportunities to express views on housing and community development needs and to participate in planning, reviewing and assessing actions to meet those needs proposed and performed by the City and to be informed prior to the time of any official action by the City Council. In particular, to include low and moderate income persons, particularly those living in slum and blight areas; low and moderate income neighborhoods; minorities; non-English speaking persons; persons with disabilities; residents of public and assisted housing developments; and residents of targeted revitalization areas in which developments are located. Also, to ensure that those groups most directly affected during the Consolidated Plan and/or Annual Action Plan process are represented, citizen participation will be accomplished by, but not limited to, the following methods:

1. Communicating with housing, emergency shelter and transitional housing organizations and community agencies that serve lower income clientele, minorities, non-English speaking persons and persons with mobility, visual or hearing impairments;
2. Communicating with nonprofit organizations, public agencies and other interested parties;
3. Encouraging, in conjunction with the City of Council Bluffs Community Development Department, the participation of public housing residents and assisted housing developments;
4. Advertising meeting(s)/hearing(s) in The Daily Nonpareil; or posting the notice at the Council Bluffs Public Library and City Hall; and
5. Ensuring that all citizens wishing to submit their view be offered an opportunity.

The Community Development Advisory Committee serves as a forum for receiving public comments and providing information to the public on the development or substantial amendment of the Consolidated Plan and/or Annual Action Plan and the development of the Annual Performance Report. The Advisory Committee works with the Community Development Department and other appropriate City Boards, Commissions and Councils in the development of the Consolidated Plan and Annual Action Plan.

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(l)).

The Advisory Committee held three public meetings/hearings during the development of the 2018 Annual Action Plan. These took place on May 11, 2017, June 22, 2017, and June 29, 2017 and included the identification of community housing and non-housing needs, prioritization of needs, strategy development to meet identified needs and budget recommendations to implement those strategies. A City Council meeting was held July 10, 2017 to review and adopt the recommendations of the Advisory Committee. All meetings/hearings were posted at City Hall, the Council Bluffs Public Library or

advertised in The Daily Nonpareil. Additionally, housing, emergency shelter and transitional housing organizations and community agencies that serve lower income clientele, minorities, non-English speaking persons and persons with mobility, visual or hearing impairments, nonprofit organizations, public agencies and other interested parties were notified via email of the meetings/hearings. During the 2018 Annual Planning process, over 50 agencies were invited via email distribution to participate in the meetings.

Additionally, the City provided opportunities for representatives from a variety of agencies to gather to discuss issues, problems and solutions as displayed in this document. The City provided information to the Municipal Housing Agency of Council Bluffs about the 2018 Annual Action Plan process so that the housing agency can make this information available at its annual public hearing. The Municipal Housing Agency and the City of Council Bluffs continually keep each other abreast of each organization's activities. Coordination with assisted housing providers was done through the solicitation of the City's 2018 CDBG and HOME request for proposal process. In addition to the City's CDBG and HOME request for proposal process, the City's Community Development Department works to enhance coordination with private and governmental health, mental health and service agencies through the City's participation in the Continuum of Care, Human Service Advisory Committee, Leadership Council Bluffs, and Council Bluffs Housing Trust Fund meetings.

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.

The City of Council Bluffs Community Development Department participates in the Continuum of Care planning efforts to end homelessness, particularly for chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Housing activities for the homeless and persons at risk of homelessness are considered high priority activities for which CDBG and HOME funds are utilized.

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 Council Bluffs does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 4 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MICAH HOUSE EMERGENCY FAMILY SHELTER
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Representatives from the MICAH House participated in the public meetings and consultation process. Continued support of homeless services providers, especially families with children and affordable housing development in general.</p>
<p>2 Agency/Group/Organization</p>	<p>Family Housing Advisory Services</p>
<p>Agency/Group/Organization Type</p>	<p>Services-Education Service-Fair Housing</p>

What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from FHAS participated in the public meetings and consultation process. Continued support of housing counseling services, fair housing services and foreclosure prevention.

3	Agency/Group/Organization	Christian Worship Center
	Agency/Group/Organization Type	Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Representatives from the Christian Worship Center participated in the public meetings and consultation process. Continued support of homeless services providers, especially veterans and single men and women and affordable housing development in general.</p>
<p>4 Agency/Group/Organization</p>	<p>HEARTLAND FAMILY SERVICES</p>
<p>Agency/Group/Organization Type</p>	<p>Housing Services-homeless Services-Education Regional organization</p>

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Heartland Family Service participated in the public meetings and consultation process. Continued support of homeless services providers and affordable housing development in general.

5	Agency/Group/Organization	CATHOLIC CHARITIES PHOENIX HOUSE
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Representatives from Catholic Charities participated in the public meetings and consultation process. Continued support of homeless services providers, especially for victims of domestic violence and affordable housing development in general.</p>
<p>6 Agency/Group/Organization</p>	<p>League of Human Dignity, Inc.</p>
<p>Agency/Group/Organization Type</p>	<p>Housing Services-Persons with Disabilities</p>

What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the League participated in the consultation process. Continued support of barrier removal activities for special needs population.

7	Agency/Group/Organization	The Center
	Agency/Group/Organization Type	Services-Elderly Persons Activity/Wellness
	What section of the Plan was addressed by Consultation?	Health and Wellness

<p>Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A representative from The Center participated in the consultation process. Increased activity levels for the elderly and disabled members of the wellness center. Was determined this did not fit the mission of Council Bluffs</p>
<p>8 Agency/Group/Organization</p>	<p>Iowa Legal Aid</p>
<p>Agency/Group/Organization Type</p>	<p>Services-Education Legal Assistance</p>

What section of the Plan was addressed by Consultation?	Fair Housing
Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Iowa Legal Aid participated in the consultation process. Proposed project is support of a project targeted to renters in the Mid-City/Kanesville-Tinely neighborhoods to help understand rights.

9	Agency/Group/Organization	HABITAT FOR HUMANITY COUNCIL BLUFFS
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>A representative from Habitat for Humanity participated in the consultation process. Proposed project is acquisition of a lot within the city limits to construct a single-family home that will be sold to a family at or below 80% MFI.</p>
10	<p>Agency/Group/Organization</p> <p>New Community Development Corp DBA NeighborWorks Home Solutions</p>
	<p>Agency/Group/Organization Type</p> <p>Housing Regional organization</p>

What section of the Plan was addressed by Consultation?	Economic Development
Briefly describe how the Agency/Group/Organization was consulted . What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from NeighborWorks Home Solutions participated in the consultation process. 2 proposed projects: (1) downpayment assistance for homebuyers and (2) blight cleanup of existing city lots for the construction of new single-family homes.

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

Public and governmental health agencies were notified of the public meetings but did not attend. No further attempts to consult with them were sought.

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	Metro Continuum of Care for the Homeless	The goals detailed in the Homelessness Strategy are consistent with the Omaha/Council Bluffs 10-Year Plan to End Homelessness. This is consistent with the following goals of the Omaha/Council Bluffs 10-year Plan: 1) Comprehensive data supports and documents goals to end homelessness, as well as federal government indicators. 2) Prioritize transitional and permanent housing solutions for a wide range of subpopulations. 3) Agencies will provide culturally competent services to the homeless community without prejudice or bias. 4) Prioritize solutions for long-term homeless and persons with disabling conditions. 5) People in need have easy, immediate and appropriate access to all services including comprehensive mental, physical health care, and substance use recovery; and 6) People experiencing chronic homelessness receive housing and services specific to their needs. 7) A comprehensive case management team will successfully connect 85% of the chronic homeless population to stable housing. 8) Development of a Central Intake System. 9) Prevention of Homelessness will have a comprehensive prevention response to homelessness 10) By 2018, every person in need will receive an assessment and be connected or served with appropriate service on the same day and access is assured to comprehensive mental, physical health care, and substance use recovery.

Table 5 - Other local / regional / federal planning efforts

Narrative

The City of Council Bluffs has a strong working relationship with the other member of the Consortium, Omaha, NE. Whether working out details of an agreement or considering broad, even regional issues related to the Consolidated Plan; and Council Bluffs maintain a strong working relationship.

Another strong relationship the City of maintains is with the Iowa Economic Development Authority and the Iowa Finance Authority. The City of Council Bluffs has a good working relationship with both state agencies. City often combines city-funded projects with their federal housing and community development funds on housing related projects in Council Bluffs, for example Low Income Housing Tax Credit Projects.

AP-12 Participation - 91.401, 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

As stated previously, the Community Development Advisory Committee held four public meetings/hearings during the development of the 2016 Annual Action Plan that included the identification of community housing and non-housing needs, prioritization of needs, strategy development to meet identified needs and budget recommendations to implement those strategies. All meetings/hearings were posted at City Hall, the Council Bluffs Public Library, the City's website, and advertised in The Daily Nonpareil. Additionally, housing, emergency shelter and transitional housing organizations and community agencies that serve lower income clientele, minorities, non-English speaking persons and persons with mobility, visual or hearing impairments, nonprofit organizations, public agencies and other interested parties were notified via email of the meetings/hearings.

Public comments were received during the comment period at the public meetings/hearings. All of the comments or views were accepted. The comments are attached and in summary include the need for homebuyer counseling, fair housing services, housing counseling activities, foreclosure prevention counseling, housing rehabilitation activities, new single family and multi-family housing development, single family and multi-family housing rehabilitation activities, housing for veterans, housing for the elder and persons with medical needs, housing for the homeless, domestic violence shelters, homeless prevention activities, affordable housing for very low to moderate income families, and affordable and accessible housing for vulnerable populations.

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)
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1	Public Meeting	Non-targeted/broad community	A public meeting notice was published in the Daily NonPareil on May 2, 2017 and posted continuously at City Hall, the Council Bluffs Public Library and City website from May 4, 2017 until May 11, 2017. 12 people attended the public meeting held on May11, 2017 out of the 59 people/agencies that were invited via email distribution.	The comments received included the need for homebuyer counseling, fair housing services, housing counseling activities, foreclosure prevention counseling, housing rehabilitation activities, new single family and multi-family housing development, single family and multi-family housing rehabilitation activities, housing for veterans, housing for the elder and persons with medical needs, housing for the homeless, domestic violence shelters,	All comments were accepted.	
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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)
				homeless prevention activities, affordable housing for very low to moderate income families, and affordable and accessible housing for vulnerable populations.		

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)
2	Newspaper Ad	Non-targeted/broad community	A request for proposals was published in the Daily NonPareil on May 12, 2017 and posted continuously at City Hall, the Council Bluffs Public Library and City website from June 8, 2017. 12 applications were submitted from 9 organizations submitted applications for the 2018 CDBG/HOME funds out of the 59 agencies that were invited via email distribution.	After the RFP was distributed, agencies interested in submitting applications contacted the Community Development staff to set up a face-to-face discussion about their agency and proposed project to ensure eligibility per CDBG regulations. Nine meetings were held.	All comments were accepted.	

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)
3	Public Hearing	Non-targeted/broad community	A public meeting notice was published in the Daily NonPareil on June 8, 2017 and posted continuously at City Hall, the Council Bluffs Public Library and City website from June 9, 2017 to June 22, 2017. No one attended the public meeting held on June 22, 2017.	No comments were received.	No comments were received.	

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 Meeting	Non-targeted/broad community	A public meeting notice was published in the Daily NonPareil on June 19, 2017 and posted continuously at City Hall, the Council Bluffs Public Library and City website from June 21, 2017 to June 29, 2017. No one attended the public meeting held on June 29, 2019.	No comments were received.	No comments were received.	
5	Public Meeting	Non-targeted/broad community	City Council held a public hearing on the 2018 CDBG/HOME funds on July 10, 2017. The City Council and Mayor approved the 2018 CDBG/HOME budget amendment.	No comments were received.	No comments were received.	

Table 6 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Council Bluffs is an entitlement community and therefore is qualified to receive financial assistance from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Specifically, the City qualifies for Federal entitlement funding made available through the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. Past performance has demonstrated that the City has administered both of these programs efficiently and effectively. The formula grant programs covered by this Action Plan include only the Community Development Block Grant (CDBG). The Home Investment Partnership (HOME) Program funding and activities are outlined in the City of Omaha Annual Action Plan.

The City's fiscal year for these programs is January 1st through December 31st, and funding may be utilized to implement a variety of housing and community development activities. These must either: (1) provide benefit to low and moderate-income persons; (2) reduce or eliminate slum and blight conditions; or (3) address an urgent need. The goals of the formula grant programs covered by the Action Plan are: 1) to strengthen partnerships among all levels of government and the private sector so as to enable them to "provide decent housing"; 2) to establish, maintain, and "provide a suitable living environment" and 3) to "expand economic opportunities" for low and moderate income residents.

To remain eligible for this funding, the City is required to prepare a HUD mandated Consolidated Plan. This comprises both an Annual Action Plan and a Five-Year Strategy. The Annual Action Plan primarily presents a budget for proposed activities to be implemented during the course of the program year and to address needs identified as part of the overall five-year strategy. This FY18 Annual Action plan is for the period January 1, 2018 through December 31, 2018 and comprises the fourth annual increment of the Five-Year Strategy plus an extra year due to a

HUD approved extension (January 1, 2013 through December 31, 2018).

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: \$		

Table 7 - 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

Federal funds the City receives through the CDBG and HOME Programs are used to leverage other federal, state and local resources to meet housing and community development needs.

It is estimated \$3.7 million in private support will be leveraged, annually, with the above-mentioned Federal dollars in support of human (public) service programs, projects, and initiatives undertaken in implementation of this strategic plan, tapping into local commitment of non-profit agencies delivering critical services to our community.

Additionally, City funding for most housing projects usually includes other funds to complete a project. Non-profit housing developers have been successful in obtaining Low Income Housing Tax Credit Investments. The Iowa Finance Authority supports local housing projects through the Low Income Housing Tax Credit program. The Iowa Economic Development Authority also provides housing assistance through a variety of programs. In addition, the City of Council Bluffs will use its gaming and capital improvement fund monies in support of the City’s community development program and to undertake specific housing and community development projects. The City's funding has been successful at leveraging significant non-federal sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

This Consolidated Plan and Annual Action Plans cannot achieve the goals identified using only the federal entitlement programs. Other Federal, State and local public funds must be included. While some project/actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this plan and private funds from individuals, non-profit organizations and private organizations will be needed.

The 2018 CDBG Budget approved by City Council on July 10, 2017 per Resolution No. 17-156 utilized an estimated CDBG allocation from HUD of \$850,000.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Single Family Rehabilitation for Homeowners	2013	2017	Affordable Housing	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)	Affordable Housing Development		Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	New Construction of Affordable Rentals	2013	2017	Affordable Housing		Affordable Housing Development		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 45 Households Assisted
3	Supportive Services for Homeless	2013	2017	Homeless		Homelessness		Homeless Person Overnight Shelter: 1500 Persons Assisted
4	Slum & Blight Removal	2013	2017	Slum & Blight Removal	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)	Slum and Blight Removal		Buildings Demolished: 3 Buildings
5	Housing Counseling	2013	2017	Housing Counseling		Housing Counseling Services		Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 8 – Goals Summary

Goal Descriptions

1	Goal Name	Single Family Rehabilitation for Homeowners
	Goal Description	Preserve existing owner occupied single family housing units with comprehensive rehabilitation and/or emergency housing repair.
2	Goal Name	New Construction of Affordable Rentals
	Goal Description	Provide very low, low or moderate income households with new access to housing through infrastructure improvements.
3	Goal Name	Supportive Services for Homeless
	Goal Description	Support homeless families by providing operational assistance to homeless housing providers.
4	Goal Name	Slum & Blight Removal
	Goal Description	Remove slum and blighted conditions to improve sustainability of neighborhoods.
5	Goal Name	Housing Counseling
	Goal Description	Provide HUD certified housing counseling services to assist households with homeownership opportunities and homeless prevention.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Council Bluffs is an entitlement community and therefore is qualified to receive financial assistance from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Specifically, the City qualifies for Federal entitlement funding made available through the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. The formula grant programs covered by this Action Plan include only the Community Development Block Grant (CDBG). The Home Investment Partnership (HOME) Program funding and activities are outlined in the City of Omaha Annual Action Plan.

The City's fiscal year for these programs is January 1st through December 31st, and funding may be utilized to implement a variety of housing and community development activities. These must either: (1) provide benefit to low and moderate-income persons; (2) reduce or eliminate slum and blight conditions; or (3) address an urgent need. The goals of the formula grant programs covered by the Action Plan are: 1) to strengthen partnerships among all levels of government and the private sector so as to enable them to "provide decent housing"; 2) to establish, maintain, and "provide a suitable living environment" and 3) to "expand economic opportunities" for low and moderate income residents.

The 2016 Annual Action Plan primarily presents a budget for proposed activities to be implemented during the course of the program year and to address needs identified as part of the overall five-year strategy. This FY16 Annual Action plan is for the period January 1, 2018 through December 31, 2018 and comprises the sixth annual increment of the Five-Year Strategy with one year extension (January 1, 2013 through December 31, 2018).

#	Project Name
1	CDBG Administration
2	Housing Rehabilitation Administration
3	Home Improvement Program
4	Emergency Housing Repair
5	NWHS - Infil Down Payment Assistance
6	Housing Counseling
7	LHD - Barrier Removal Program
8	MICAH House - Emergency Family Shelter
9	MICAH House - Heat Treatment Room
10	Catholic Charities - Domestic Violence and Sexual Assault Program
11	Heartland Family Service - Heartland Homes
12	Heartland Family Service - Pottawattamie County Homeless Outreach
13	Heartland Family Service - Iowa Family Works
14	New Visions Homeless Services Emergency Shelter & Meal Site

#	Project Name
15	New Visions Homeless Services - Medical Facility Expansion
16	The Center (Senior Wellness Center)
17	Neighborhood Development - 1st Avenue Reconstruction
18	Neighborhood Development - Opportunities Project
19	Neighborhood Development - TBD
20	Neighborhood Development - South 13th St Acquisition/Demolition
21	Mid-City Cleanup
22	Blighted Program - South End
23	Blight Removal - NWHS Cleanup

Table 9 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

To budget activities to be implemented each program year, the City invites funding applications each June prior to the upcoming program year beginning January 1. All applicants are required to apply according to a prescribed format, including City departments, for-profit and non-profit entities. Specific efforts to broaden public participation include publicizing the availability of application forms in the City’s local newspaper (the “Daily Nonpareil”), as well as posting them on the City’s web page, City Hall and the Council Bluffs Public Library.

Applications are reviewed by the City’s Community Development Advisory Committee (CDAC) and Community Development staff. The Community Development Advisory Committee serves as a forum for receiving public comments and providing information to the public on the preparation, implementation and evaluation on the City’s Community Development Programs, in particular the City’s CDBG and HOME Programs. The Committee is intended to provide broad-based community involvement and assures that those groups within the community which may be most directly affected by various community development programs are represented in its process. The Committee formulates recommendations to the City Council which proposed activities should be funded and at what amount. The City Council may either accept, reject, or modify the Committee’s recommendation(s) and directs that a draft Action Plan be prepared that is made available for at least a 30-day public review and comment period. A comprehensive schedule of the consolidated planning process, including public review/comment, hearing, and Council action dates is directly conveyed to all applicants.

This FY18 budget was approved by the City Council on July 10, 2017 for the CDBG and HOME Programs, with the public review and comment period of the draft Action Plan from November 8, 2017 through December 29, 2018. A public notice ran in the Daily Nonpareil newspaper on November 7, 2018 to outline the Statement of Objectives as supported by City of Council Bluffs’ Consolidated Plan, to summarize the proposed FY18 CDBG and HOME funded projects. The public comments received can be

found in Section VIII, Citizen Participation Process and Public Comments Received.

Federal resources expected to be available to address the priority needs identified in this plan include CDBG. It is anticipated that in during the 2018 funding cycle that at a minimum 70% of the funds will be utilized for persons of low and moderate income. Typically the City utilizes 90% of the funds for persons of low and moderate income. The projects are individually identified and described within this plan, along with other areas of concern that address issues such as: geographical distribution of funds; outcome performance measurement; leverage and match; homelessness; anti-poverty strategy; continuum of care; fair housing; monitoring; and certifications.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Funds will be used for staff planning and consulting fees.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used for staff planning and consulting fees.
	Location Description	209 Pearl St, Council Bluffs, IA 51503
	Planned Activities	Planning and consulting fees
2	Project Name	Housing Rehabilitation Administration
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Funds will be used for staff and consulting fees.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	209 Pearl Street, Council Bluffs, IA
	Planned Activities	Funds will be used for staff and consulting fees.
3	Project Name	Home Improvement Program
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Single Family Rehabilitation for Homeowners
	Needs Addressed	Affordable Housing Development
	Funding	:

	Description	The City will assist qualified homeowners with renovations focusing on exterior and major systems in targeted areas adjacent to other city development projects.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 6 homeowners will be assisted in 2018
	Location Description	Projects will be throughout the city adjacent to ongoing city development projects.
	Planned Activities	Funds will be used to rehabilitate single-family, owner-occupied homes including exterior and major systems.
4	Project Name	Emergency Housing Repair
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Single Family Rehabilitation for Homeowners
	Needs Addressed	Affordable Housing Development
	Funding	:
	Description	Funds will be used to assist single-family, owner-occupied units with urgent need repairs. These include furnaces, water line repair/replacements and sewer line repair/replacements.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 households will be assisted through this project.
	Location Description	Location will vary throughout the city.
Planned Activities	Repair/replacement of urgent need items including furnaces, sewer and water mains.	
5	Project Name	NWHS - Infil Down Payment Assistance
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	
	Needs Addressed	Affordable Housing Development
	Funding	:

	Description	Funds will be used to provide down payment assistance to qualified home buyers. Approximately 6 households will be assisted.
	Target Date	12/31/0018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 6 households will be assisted.
	Location Description	Households will be located throughout the city on infill lots.
	Planned Activities	Assist an estimated 6 households with down payment assistance.
6	Project Name	Housing Counseling
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Housing Counseling
	Needs Addressed	Housing Counseling Services
	Funding	:
	Description	Funds will be used to assist with costs associated with the Family Housing Advisory Services housing counseling program.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated 500 individuals will utilize FHAS services.
	Location Description	10 S 4th St, Council Bluffs, IA
	Planned Activities	Provide housing counseling and fair housing guidance to Council Bluffs residents.
7	Project Name	LHD - Barrier Removal Program
	Target Area	
	Goals Supported	
	Needs Addressed	Non-Homeless Persons with Special Needs
	Funding	:
	Description	Funds will be used to remove barriers - specifically entryways and bathrooms - for qualified disabled individuals.
	Target Date	12/18/2018

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 4 families will be assisted.
	Location Description	Locations will be throughout the city.
	Planned Activities	Assist qualified disabled individuals with barrier removal - specifically entryways and bathrooms.
8	Project Name	MICAH House - Emergency Family Shelter
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Supportive Services for Homeless
	Needs Addressed	Homelessness
	Funding	:
	Description	Funds will be used for the operating costs of the family shelter.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 800 individuals will utilize the shelter in 2018.
	Location Description	1415 Ave J, Council Bluffs IA
	Planned Activities	Funds will be used for the operating costs of the shelter.
9	Project Name	MICAH House - Heat Treatment Room
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	
	Needs Addressed	Homelessness
	Funding	:
	Description	Funds will be used to construct a heat treatment room for the shelter to kill various types of parasites upon shelter arrival.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 800 individuals will utilize the MICAH House in 2018. Each family will be required to heat treat all belongings upon entering the shelter. This will reduce the instances of bed bugs, lice and other parasites in the shelter for overall health.
	Location Description	1415 Ave J, Council Bluffs, IA

	Planned Activities	Construct a heat treatment room for the shelter.
10	Project Name	Catholic Charities - Domestic Violence and Sexual Assault Program
	Target Area	
	Goals Supported	Supportive Services for Homeless
	Needs Addressed	Homelessness
	Funding	:
	Description	Shelter to assist individuals who are victims of domestic violence and sexual assault. Funds are used for operational costs.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 385 individuals will utilize the shelter in 2018.
	Location Description	Shelter location is undisclosed. Office is located at 300 W Broadway Suite 223, Council Bluffs, IA
	Planned Activities	Funds will be utilized for operational costs of the emergency shelter.
11	Project Name	Heartland Family Service - Heartland Homes
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Supportive Services for Homeless
	Needs Addressed	Homelessness
	Funding	:
	Description	Funds will be used towards operational costs of the homeless program.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 80 individuals will be served with Heartland Homes.
	Location Description	1515 Ave J, Council Bluffs, IA
	Planned Activities	Funds will be used towards operating costs of the program.
12	Project Name	Heartland Family Service - Pottawattamie County Homeless Outreach

	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Supportive Services for Homeless
	Needs Addressed	Homelessness
	Funding	:
	Description	Funds will be used towards operational costs of the homeless program.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 75 individuals will utilize the program in 2018.
	Location Description	1515 Ave J, Council Bluffs, IA
	Planned Activities	Funds will be used to support operations of the program.
13	Project Name	Heartland Family Service - Iowa Family Works
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Supportive Services for Homeless
	Needs Addressed	Homelessness
	Funding	:
	Description	Funds will be used to renovate the exterior and flooring of the transitional housing facility for women and children.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Annually, the facility serves 90 individuals. Over a ten year period, they expect to serve 900 individuals.
	Location Description	1515 Ave J, Council Bluffs, IA
	Planned Activities	Funds will be used to rehabilitate the exterior as well as the interior flooring.
14	Project Name	New Visions Homeless Services Emergency Shelter & Meal Site
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Supportive Services for Homeless
	Needs Addressed	Homelessness

	Funding	:
	Description	Funds will be used towards operational costs of the all male emergency shelter as well as the local meal site.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 757 individuals will utilize the shelter and approximately 108,000 meals will be served.
	Location Description	1435 N 15th St, Council Bluffs, IA
	Planned Activities	Funds will be used for operational costs of the local emergency shelter and meal site.
15	Project Name	New Visions Homeless Services - Medical Facility Expansion
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Supportive Services for Homeless
	Needs Addressed	Homelessness
	Funding	:
	Description	Funds will be used to renovate the existing shelter to accommodate a full medical room.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 305 individuals are expected to use the new facility.
	Location Description	1435 N 15th St. Council Bluffs, IA
Planned Activities	Funds will be used to renovate an existing portion of the shelter to add a new office that will have water available for dental and medical services.	
16	Project Name	The Center (Senior Wellness Center)
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	
	Needs Addressed	Non-Housing Community Development
	Funding	:

	Description	Funds will be used to upgrade the existing swimming pool equipment. The pool is used for both members of The Center and as a therapy pool for local hospitals.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1500 individuals utilize The Center with over 1000 being elderly and approximately 800 as LMI (an income survey will be conducted to ensure LMI benefit).
	Location Description	714 S Main St. Council Bluffs, IA
	Planned Activities	Funds will be used to upgrade the existing swimming pool equipment.
17	Project Name	Neighborhood Development - 1st Avenue Reconstruction
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing Development
	Funding	:
	Description	Funds will be used towards the reconstruction of the 1st Avenue corridor.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	This will have an area-wide benefit as it will become a road/transit corridor adjacent to a proposed LMI senior housing project.
	Location Description	2800 block of 1st Avenue
Planned Activities	Reconstruct road.	
18	Project Name	Neighborhood Development - Opportunities Project
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing Development
	Funding	:
	Description	Funds will be used for a LMI projects that may arise throughout the year.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	At this time, the project is unknown. It will be an LMI benefit project.
	Location Description	Unknown
	Planned Activities	Opporutnity funds will be used to complete an LMI benefit project.
19	Project Name	Neighborhood Development - TBD
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	New Construction of Affordable Rentals
	Needs Addressed	Affordable Housing Development
	Funding	:
	Description	Funds will be used for a neighborhood development project to be named at a later date.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 families will benefit from this project
	Location Description	Location is to be determined.
	Planned Activities	Funds will be used to support a to be determined neighborhood development project.
20	Project Name	Neighborhood Development - South 13th St Acquisition/Demolition
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	
	Needs Addressed	Affordable Housing Development
	Funding	:
	Description	Funds will be used to acquire three to five properties in the 1200 block between 16th Avenue and 17th Avenue. Lots will then be redeveloped with new, single-family homes sold to LMI households.
	Target Date	12/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will construct 3 new single family houses on the block.
	Location Description	1200 block between 16th Avenue and 17th Avenue
	Planned Activities	The City will acquire the existing structures and demolish them. The City will then work with a developer to construct three new single family houses on the property that will be sold to qualified families at or below 80% of the median family income.
21	Project Name	Mid-City Cleanup
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	Slum & Blight Removal
	Needs Addressed	Slum and Blight Removal
	Funding	:
	Description	The city will continue its efforts in Mid-City through property acquisition and demolition for future parks, green space and redevelopment.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will have an area-wide benefit of slum and blight removal.
	Location Description	Project will be located within the Mid-City neighborhood: from 9th Street to 14th Street and between Avenue G and 7th Avenue
Planned Activities	Funds will be used for acquisition and demolition.	
22	Project Name	Blighted Program - South End
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	The proposed project will construct
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
23	Project Name	Blight Removal - NWHS Cleanup
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
	Goals Supported	
	Needs Addressed	Affordable Housing Development
	Funding	:
	Description	Funds will be used on specific sites to complete clean up needed to prepare lots for new, single-family construction
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2 lots will be cleaned up with these funds.
	Location Description	The sites will be throughout the city on infill lots.
	Planned Activities	Site cleanup and preparation.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographically, the Neighborhood Revitalization Strategy Area (NRSA), the City's central portion, has the greatest housing and service problems. The NRSA is a contiguous area of about four square miles located in the central portion of Council Bluffs and contains the city's Central Business District, the Broadway Commercial Corridor, railroad related industrial uses and a variety of single family residential neighborhoods. A map of the NRSA is on the following page. Based on the 2010 Census figures, 9,763 persons, or 65.2% of the NRSA, are classified as low or moderate income, compared to a city-wide percentage of 55.1%. Residents of the NRSA have the greatest need for assistance and activities in this area are given priority. Some programs are designated only for use within the NRSA.

Geographic Distribution

Target Area	Percentage of Funds
NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)	35

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

It is anticipated that during the 2018 funding cycle that at least 35% of the CDBG funds will be utilized for persons and/or projects within the NRSA. Most of the housing in Council Bluffs that needs rehabilitation is located in the target area. In addition, the NRSA has experienced limited new housing construction. The activities targeted to this area include construction of new single-family, single-family rehabilitation and repair, blight removal, homeownership assistance, rental housing development, counseling services and homeless initiatives. However, investments in housing will occur throughout all predominantly low and moderate income areas.

Discussion

In the areas selected for investment the City hopes to achieve: 1) the conservation of existing neighborhoods and the preservation and expansion of existing housing stock; 2) dramatically visible, concentrated improvement of strategic parts of neighborhoods with greatest economic and housing needs; 3) the expansion of rehabilitation and new construction activity into low income neighborhoods; 4) housing infill development which will make vacant property productive again and 5) creation and retention of jobs for low and moderate income persons.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City is currently completing its regional Affirmatively Furthering Fair Housing (AFFH) study in conjunction with the City of Omaha, City of Bellevue, Douglas County Housing Authority, Bellevue Housing Authority, Omaha Housing Authority and Council Bluffs Municipal Housing Authority. The Affirmative Fair Housing (AFH) plan is projected to be completed in Spring 2018. To date, the resounding findings have been:

1. Need for increased housing for the disabled (disabilities and access).
2. Public transportation improvements.
3. Need for additional rental housing in a variety of unit sizes.

The City is currently in process of setting its goals and implementation strategies to address the barriers to affordable housing identified.

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 has been proactive throughout the years to remove any policy barriers that negatively effect the access and development of affordable housing. This includes

Discussion

The City will continue to identify barriers and work towards resolutions as they are identified.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes the actions the City plans to take in the near future for the following strategies: 1) obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) evaluate and reduce lead-based paint hazards, 4) develop then institutional structure, and 5) enhance coordination.

Actions planned to address obstacles to meeting underserved needs

Programs administered by the City of Council Bluffs will assist households with incomes below the poverty line most effectively by providing affordable housing opportunities that are coordinated with support services for individuals and families and with community and economic development efforts in predominantly low income areas.

Actions planned to address obstacles to meeting underserved needs include the following:

- The City will work with other funding agencies, including Iowa West Foundation, the Council Bluffs Housing Trust Fund and other foundations, to coordinate funding to more effectively meet the needs of the community.
- The City will seek opportunities to increase funding available for affordable housing.
- The City will work to inform lenders and households regarding Fair Housing laws, and in particular, to encourage greater participation by minorities and ethnic groups disproportionately represented in homeownership.
- Continue to finance homeownership counseling and financial management education provided to lower income households, particularly minorities.
- Continue to fund homeownership counseling and financial management education for lower income households, particularly minority households.

Actions planned to foster and maintain affordable housing

The Action Plan shows that during Fiscal-Year 2013 newly constructed multi-family housing will be made available for low- income occupancy through a variety of City-sponsored housing programs. Existing homeowners will receive financial assistance for rehabilitation projects. Other homeowners will receive emergency repairs through grants.

Additional actions planned to foster and maintain affordable housing include the following:

- Increase the supply of decent housing that is affordable to households below 80% of AMI and accessible to persons with disabilities.
- Increase accessibility to appropriate mortgage products for lower income minority households,

particularly Black households.

- Expand the City's supply of decent housing affordable to households below 80% AMI in neighborhoods across Council Bluffs.
- Work with non-profit housing providers when the time comes to renew tax credits to ensure continued viability of the housing.
- Continue efforts to identify and provide adequate property, which is properly zoned and served with utilities, for multi-family housing construction.
- Implement recommendations outlined in the City's Analysis of Impediments to Fair Housing Choice.

Actions planned to reduce lead-based paint hazards

- All housing rehabilitation efforts on homes that were built before 1978 will include lead-based paint hazard evaluations. All hazards will be addressed, either through abatement or interim controls to minimize the hazards.
- The City will continue to provide educational information about the hazards of lead-based paint. Information is available at the City's Community Development and Health Departments.

Actions planned to reduce the number of poverty-level families

- The City will support the efforts of non-profit and public agencies that are working to reduce the number of poverty-level families.

Actions planned to develop institutional structure

- Eliminate language barriers for persons with LEP to enhance their accessibility to City programs and services by providing language services as needed, if a Language Access Plan is not warranted.
- Solicit applications and increase the percentage of members of the protected classes serving on appointed boards and commissions dealing with housing issues until comparable to City-wide rates.

Actions planned to enhance coordination between public and private housing and social service agencies

- Continue to provide fair housing education and outreach efforts to landlords, building owners, rental agents, and Realtors.
- The City will continue to support the efforts of the Metro Area Continuum of Care for the Homeless, the Municipal Housing Agency of Council Bluffs and the Council Bluffs Housing Trust Fund. All of these agencies collaborate with housing and social service agencies to address

housing needs in Council Bluffs and the metro area.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Discussion

