

**Grantee: Iowa**

**Grant: B-08-DN-19-0001**

**January 1, 2018 thru March 31, 2018 Performance Report**

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<b>Grant Number:</b> B-08-DN-19-0001	<b>Obligation Date:</b> 03/19/2009	<b>Award Date:</b> 03/19/2009
<b>Grantee Name:</b> Iowa	<b>Contract End Date:</b> 03/19/2013	<b>Review by HUD:</b> Submitted - Await for Review
<b>Grant Award Amount:</b> \$21,607,197.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Khristine Smith
<b>LOCCS Authorized Amount:</b> \$21,607,197.00	<b>Estimated PI/RL Funds:</b> \$10,000,000.00	
<b>Total Budget:</b> \$31,607,197.00		

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

The Neighborhood Stabilization Program (NSP) provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The Neighborhood Stabilization Program provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline in value of neighboring homes. In an attempt to target these funds to communities with the greatest need, the following factors were employed to determine eligibility. Again using data provided by HUD, Block Groups were selected that met two criteria: they had a Foreclosure Risk Score of 9 or 10, and the Block Group in its entirety met the LMMI criteria. (They are Low, Medium or Moderate Income eligible if more than 50 percent of the households in the Block Group are below 120 percent Area Median Income – the NSP eligibility level.) Using these two criteria resulted in a list that includes 361 Block Groups in 98 different communities. These 98 communities (approximately 10 percent of all communities in the state) will be considered eligible to submit a Plan and apply for NSP funding.

### Distribution and and Uses of Funds:

The State of Iowa plans to allocate NSP resources to communities with the greatest need, and that have the interest and administrative capacity to operate the program. The State has determined that the most appropriate way to address these goals is to provide funding directly to Entitlement Communities, and have a competitive application process for the Non-Entitlement Communities. To determine an appropriate division of funding between the entitlement communities and the non-entitlement communities, the State proposes using a three-part formula. The three factors would include # of foreclosures, # of distressed/high-risk neighborhoods, and number of sub-prime loans. For the entitlements, the average of the three measures would be 38% (# of foreclosures) + 71% (distressed/high risk neighborhoods) + 45% (# of subprime loans).  $(38\% + 71\% + 45\%) / 3$  equals 51%. Using this figure of 51% to the Entitlement Communities, and 49% to the Non-Entitlements would result in the following: State Administration Up to \$864,287 (4% of the total award) Entitlement Communities \$10,579,231 Non-Entitlement Communities \$10,163,679 Total Funding \$21,607,197 A. Entitlement Allocation The allocation among the Entitlement Communities only has been calculated using the following formula: Number of Estimated Foreclosures in the community (weighted 60%), percent of sub-prime loans in the community (weighted 20%), and Foreclosure Risk (20%). After allocating the funds according to this formula and eliminating any allocations of less than \$250,000, the following totals are derived: Des Moines \$3,935,474 Davenport \$1,547,741 Cedar Rapids \$1,193,337 Council Bluffs \$1,184,874 Sioux City \$1,158,426 Waterloo \$850,570 Dubuque \$444,328 West Des Moines \$264,481 TOTAL \$10,579,231 If any of the eight Entitlement Cities above decide not to accept the funding, that amount will be allocated instead to the Non-Entitlement portion of the funding available to them by competitive application. B. Non-Entitlement Allocation As noted earlier, \$10,164,359 will be allocated for usage by non-entitlement communities, through competitive application.

### Definitions and Descriptions:

#### Housing Rehabilitation Standards

All newly constructed multi-family and single-family housing must meet all locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, standards and ordinances, the requirements of the State Building Code apply.

All multi-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the State Building Code apply.



The State Building Code (Department of Public Safety) has adopted the International Building Code and related publications.

All single-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the Iowa Minimum Housing Rehabilitation Standards apply (all communities with a population of less than 15,000). Communities with populations of 15,000 or greater are required by state law to adopt a housing code.

5. Abandoned Property

A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days.

6. Foreclosed Property

A property "has been foreclosed upon" at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law.

**Low Income Targeting:**

At least 25% of the funds must go to benefit households at 50% or lower Area Median Income (AMI). To meet this statewide requirement, and because HUD excludes administrative funds from the calculation, cities will be required to show that at least 26% of the funds they receive will be used to benefit households at 50% or lower AMI. If communities have difficulty meeting this requirement IEDA will consider reducing the %. However, this would mean another community would need to complete more than 26% to make certain that the 25% set aside is met. As of 2017, the State is exceeding the set aside requirement.

**Acquisition and Relocation:**

It is anticipated that some demolition and/or conversion of low- and moderate-income dwelling units will occur. It is understood that, although the "one-for-one" replacement requirement has been waived for the NSP program, the proposed activities should mitigate such losses to the extent possible.

**Public Comment:**

ings can actually increase affordability. Comment # 5: A comment was received from a non-profit organization asking that the Plan "Ensure that the needs of low income elderly residents are a designated priority in plans for neighborhood stabilization." Response: Although the program regulations require that the funds be targeted to Low, Moderate, and Middle Income households, nothing in the program goals or regulations indicate an intent to prioritize e

**Public Comment:**

Comment #1: Targeting Criteria A comment was received from a community that having a targeting rule of no more than 25 percent of a community's Census Tracts might be unreasonable. In some cases, Census Tracts might be very small, and in other cases very large, so that using Census Tracts only for this rule might be unfair or inconsistent from one community to the next. Response: To address this potential concern, the Draft Plan has been revised to make clear that an acceptable alternative method of targeting would be the percentage of the community, by area, rather than strictly using a percentage of Census Tracts. For communities of 10,000 – 49,999 population, and for Entitlement Communities, this Final Plan allows the targeting to be up to 25% of the entire community, by area. Comment #2: Clarification of holding costs A comment was received from a community that believed that in the current real estate market, holding costs may be a significant portion of their total NSP funds. "While we are of the understanding that holding costs can be used as a delivery cost, we would like to see more detail in the plan as to what constitutes a holding cost and how these costs can be accounted for." Response: The Department will request additional guidance from HUD on this issue. Additional information will hopefully be available and provided to communities through the application process and/or other means of technical assistance. Comment #3: Commitment definition A comment was received from a community that while the program rules state that funds need to be committed within 18 months, there is no clear definition of what commitment means. "Without this, we are unsure if we are required to complete all property acquisition within 18 months, have properties identified within 18 months, or simply to have an idea of where we would like to acquire property." They would like the state plan to address what the definition of commitment should be. Response: The state's current understanding is that property acquisition would not be required within the 18 month period, but that property identification would be. Additional clarification on this issue will also be sought, and provided to communities as the state obtains more information on this subject. Comment #4: Iowa Green Streets criteria A comment was received from a community that was concerned with the requirement that Iowa Green Streets criteria will be applied to all new construction projects. "Entitlement cities are unaware of the Iowa Green Streets requirements and how these requirements and will impact the cost of development. From our experiences working with non-profit housing developers, we have learned that green requirements need to be well defined. Another concern with green development is the cost. Depending on the specific requirements, "green" can increase costs by as much as 20%-30%, which makes affordability increasingly difficult." Response: A manual outlining the guidelines and requirements for Iowa Green Streets can be found on the Department's website at <http://www.iowalifechanging.com/community/downloads/green-criteria08.pdf>. The Department recognizes that while "green" can increase costs initially, long-term sav

**Overall**

**Total Projected Budget from All Sources**

**This Report Period**

N/A

**To Date**

\$25,218,758.00



<b>Total Budget</b>	\$0.00	\$25,218,758.00
<b>Total Obligated</b>	\$0.00	\$25,218,758.00
<b>Total Funds Drawdown</b>	\$0.00	\$25,157,465.00
<b>Program Funds Drawdown</b>	\$0.00	\$21,545,160.00
<b>Program Income Drawdown</b>	\$0.00	\$3,612,305.00
<b>Program Income Received</b>	\$0.00	\$3,788,844.00
<b>Total Funds Expended</b>	\$0.00	\$25,058,233.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$0.00	\$2,098,995.00
<b>Limit on State Admin</b>	\$0.00	\$2,098,995.00
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$7,901,799.25	\$9,399,782.00

## Overall Progress Narrative:

Two contracts remain open in Council Bluffs and Davenport Iowa. Only one home in Council Bluffs remains unsold. The City and buyer are working to close on the house in May 2018. Only one home remains under construction in Davenport. The home is expected to be completed by July 2018. They buyer has already pre-qualified and the home should be sold very quickly after completion. Once these two contracts are closed, Iowa will close the NSP program with HUD.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08-NSP-A FinancingMech, 08-NSP-A FinancingMech	\$0.00	\$265,780.00	\$150,000.00
08-NSP-B Acq/Rehab, 08-NSP-B Acq/Rehab	\$0.00	\$12,785,917.00	\$11,346,508.00
08-NSP-D Demolition, 08-NSP-D Demolition	\$0.00	\$4,270,910.00	\$3,581,807.00
08-NSP-E Redevelop, 08-NSP-E Redevelop	\$0.00	\$6,119,874.00	\$4,518,274.00
08-NSP-LocalAdm, NSP-LocalAdm	\$0.00	\$1,242,412.00	\$1,084,284.00
08-NSP-StateAdmin, NSP State Admin	\$0.00	\$864,287.00	\$864,287.00



## Activities

**Project # / Title:** 08-NSP-LocalAdm / NSP-LocalAdm

**Grantee Activity Number:** 08-NSP-017-181

**Activity Title:** DavenportAdm

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

08-NSP-LocalAdm

**Project Title:**

NSP-LocalAdm

**Projected Start Date:**

04/01/2009

**Projected End Date:**

12/31/2017

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Davenport

**Program Income Account:**

Davenport PI

**Overall**

**Jan 1 thru Mar 31, 2018**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$93,845.00

**Total Budget**

\$0.00

\$93,845.00

**Total Obligated**

\$0.00

\$93,845.00

**Total Funds Drawdown**

\$0.00

\$93,845.00

**Program Funds Drawdown**

\$0.00

\$92,864.00

**Program Income Drawdown**

\$0.00

\$981.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$93,845.00

Davenport

\$0.00

\$93,845.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #13  
Extended to 12/31/17 per amendment #18.

**Location Description:**

City of Davenport, Iowa

**Activity Progress Narrative:**

Construction nearly complete and working on ground work.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 08-NSP-022-181

**Activity Title:** CBluffsAdm

**Activity Category:**

Administration

**Project Number:**

08-NSP-LocalAdm

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP-LocalAdm

**Projected End Date:**

12/31/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Council Bluffs

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2018**

N/A

**To Date**

\$71,092.00

**Total Budget**

\$0.00

\$71,092.00

**Total Obligated**

\$0.00

\$71,092.00

**Total Funds Drawdown**

\$0.00

\$71,092.00

**Program Funds Drawdown**

\$0.00

\$71,092.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$71,092.00

Council Bluffs

\$0.00

\$71,092.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #9  
Extended to 12/31/17 per amendment #13

**Location Description:**

City of Council Bluffs, Iowa.

**Activity Progress Narrative:**

Working with Habitat on last 2 homes.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee: Iowa**

**Grant: B-11-DN-19-0001**

**January 1, 2018 thru March 31, 2018 Performance Report**

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**Grant Number:**

B-11-DN-19-0001

**Obligation Date:****Award Date:****Grantee Name:**

Iowa

**Contract End Date:**

03/10/2014

**Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Khristine Smith

**LOCCS Authorized Amount:**

\$5,000,000.00

**Estimated PI/RL Funds:**

\$2,000,000.00

**Total Budget:**

\$7,000,000.00

**Disasters:****Declaration Number**

NSP

**Narratives****Summary of Distribution and Uses of NSP Funds:**

I. Program Background The funds awarded under this notice to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned.

II. Allocation of Funding Within Iowa The State of Iowa plans to allocate NSP3 resources to communities with the greatest need and have the administrative capacity to operate the program as demonstrated by successful use of their NSP1 funding.

III. Distribution of Funds – In order to qualify for funding through the NSP3, the communities must each prepare and submit to IDED an NSP Application for Funding that describes their proposed use of funds, that gives priority consideration to their areas of greatest need, and that proposes activities that are consistent with this Plan and with NSP regulations as published by HUD. Communities are encouraged to work with or through non-profit organizations as appropriate.

Eligible Activities IDED will make NSP3 funds available for the following statutorily eligible activities. NSP funds are eligible to:

- a. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers.
- b. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
- c. Establish land banks for homes that have been foreclosed upon.

d. Demolish blighted structures. e. Redevelop demolished or vacant properties. HUD has waived the one-for-one replacement, but requires documentation on the number of units that will be produced. IDED will seek to provide NSP funds with the maximum authorized flexibility while adhering to HUD mandated restrictions.

IVED will also advise and provide technical assistance to all of its applicants regarding these requirements. The eligible activities outlined in this Action Plan for NSP3 funds are subject to change based upon HUD's approval of this Action Plan, and/or changes issued to the NSP Notice or interpretation of the Notice as clarified on the HUD website for this program: <http://www.hud.gov/nsp>.

IV. Distribution of Funds – Application The maximum amount that can be applied for by a community is \$1 million. The communities are encouraged to work with or through non-profits or other entities as appropriate. The communities will be allowed up to six percent of the awarded funds for administrative purposes. The communities of Des Moines, Waterloo, Sioux City, Council Bluffs, Davenport, Burlington, Perry, Oelwein, Cedar Rapids, Boone, Guthrie Center, Shenandoah and Fort Dodge are eligible to submit and application based upon their needs score and successful implementation of NSP1.

Targeting Proposed activities by the non-entitlement communities must be targeted as follows: Communities of 1,000 population or less – entire community is eligible Communities of 1,000 – 9,999 population – no more than 50 percent of the community by area Communities of 10,000 – 50,000 – no more than 25 percent of the community by area The applications will be rated on the following factors: • Need (35 points) – Measured by foreclosure risk s

**Summary of Distribution and Uses of NSP Funds:**

core • Impact (25 points) – Measured by the expected effectiveness of the proposed activities to effect stab

**How Fund Use Addresses Market Conditions:**

Communities that apply to IEDA will need to demonstrate that their proposed activities relate to the major causes of foreclosure/abandonment in each neighborhood and the most effective way(s) to address the deterioration and encourage



redevelopment. Recognizing that neighborhoods do not necessarily coincide with Census Tract boundaries, the Community may extend their activities slightly beyond the selected Census Tract boundaries if the area is identified as meeting the State of Iowa minimum NSP needs score of 13.

### **Ensuring Continued Affordability:**

The majority of rental projects occurred in entitlement communities that have robust rental affordability monitoring programs. The other rental projects were rented to individuals that meet the definition of limited clientele. For single family developments or rehabilitation projects a 5 year lien is placed on the property.

### **Vicinity Hiring:**

Section 3 regulations will be followed.

### **Definition of Blighted Structure:**

A blighted structure, as defined in federal regulations, is one that "exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare." This might include, but is not limited to, any of the following:

- <!--[if !supportLists-->a) <!--[endif--> Any premises which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with local housing, building, plumbing, fire or related codes;
- <!--[if !supportLists-->b) <!--[endif--> Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe structures;
- <!--[if !supportLists-->c) <!--[endif--> Any dwelling which, because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation;
- <!--[if !supportLists-->d) <!--[endif--> Any structure which is a fire hazard, or otherwise dangerous to the safety of person or property;
- <!--[if !supportLists-->e) <!--[endif--> Any structure from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that property is unfit for its intended use;
- <!--[if !supportLists-->f) <!--[endif--> Any unoccupied property which has been tax delinquent for a period of at least two years; or
- <!--[if !supportLists-->g) <!--[endif--> Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of receipt of notice to rehabilitate from the appropriate code enforcement agency.

### **Definition of Affordable Rents:**

NSP-assisted units will carry rent and occupancy restriction requirements. The rents will be set in order that individuals pay no more than 30 percent of their gross income for rent, including utilities or the applicable fair market rents for the area less any utility costs paid by the tenants, whichever is lower.

### **Housing Rehabilitation/New Construction Standards:**

All newly constructed multi-family and single-family housing must meet all locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, standards and ordinances, the requirements of the State Building Code apply.

All multi-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the State Building Code apply.

The State Building Code (Department of Public Safety) has adopted the International Building Code and related publications.

All single-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the Iowa Minimum Housing Rehabilitation Standards apply (all communities with a population of less than 15,000). Communities with populations of 15,000 or greater are required by state law to adopt a housing code.

The Iowa Green Streets criteria will apply to new construction activities undertaken through the NSP program.

### **Procedures for Preferences for Affordable Rental Dev.:**

To the greatest extent feasible NSP funds will be combined with other affordable rental programs to make certain that 25% of the funds are expended for 50% LMI households.

### **Grantee Contact Information:**

Leslie Leager, Iowa Economic Development Authority  
leslie.leager@iowaeda.com or 515-725-3071



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,030,780.00
Total Budget	\$0.00	\$6,030,780.00
Total Obligated	\$0.00	\$6,030,780.00
Total Funds Drawdown	\$21,953.00	\$5,994,904.00
Program Funds Drawdown	\$21,953.00	\$4,905,778.00
Program Income Drawdown	\$0.00	\$1,089,126.00
Program Income Received	\$0.00	\$1,089,126.00
Total Funds Expended	\$0.00	\$5,972,444.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$547,687.00
Limit on State Admin	\$0.00	\$547,687.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,750,000.00	\$2,118,218.00

## Overall Progress Narrative:

Only one contract remains open in Burlington, Iowa. The last house has sold and the City needs to repair a retaining wall that collapsed after the sale due to a weather related issue. Once that issue is resolved, the City will close its contract with the State. Once closed, the state will work with HUD to close the NSP grant with HUD.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11-NSP-B Acq/Rehab, 11-NSP-B Acq/Rehab	\$0.00	\$953,297.00	\$880,325.00
11-NSP-D Demolition, 11-NSP-D Demolition	\$0.00	\$735,386.00	\$446,578.00
11-NSP-E Redevelop, 11-NSP-E Redevelop	\$21,953.00	\$4,368,898.00	\$3,100,988.00
11-NSP-LocalAdm, 11-NSP-LocalAdm	\$0.00	\$348,023.00	\$277,887.00
11-NSP-StateAdmin, 11-NSP-StateAdmin	\$0.00	\$200,000.00	\$200,000.00



## Activities

**Project # / Title:** 11-NSP-E Redevelop / 11-NSP-E Redevelop

**Grantee Activity Number:** 11-NSP-003-652

**Activity Title:** Burlington Constr\_LH25

**Activity Category:**

Construction of new housing

**Project Number:**

11-NSP-E Redevelop

**Projected Start Date:**

05/18/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Burlington PI

**Activity Status:**

Under Way

**Project Title:**

11-NSP-E Redevelop

**Projected End Date:**

12/31/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Burlington

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2018**

N/A

**To Date**

\$325,147.00

**Total Budget**

\$0.00

\$325,147.00

**Total Obligated**

\$0.00

\$325,147.00

**Total Funds Drawdown**

\$21,953.00

\$289,607.00

**Program Funds Drawdown**

\$21,953.00

\$259,421.00

**Program Income Drawdown**

\$0.00

\$30,186.00

**Program Income Received**

\$0.00

\$88,802.00

**Total Funds Expended**

\$0.00

\$267,654.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Redevelopment of 2 households.  
 Contract extended per amendment #2  
 Contract Extended to 2016  
 Budget increased per amendment #5.  
 Contract extended to 12/31/17 per amendment #9  
 Budget increased, moved from activity 651 per amendment #10

**Location Description:**

City of Burlington, Iowa

**Activity Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	2/2
#Low flow showerheads	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title:** 11-NSP-LocalAdm / 11-NSP-LocalAdm

**Grantee Activity Number:** 11-NSP-003-181

**Activity Title:** Burlington Admin

**Activity Category:**

Administration

**Project Number:**

11-NSP-LocalAdm

**Projected Start Date:**

05/18/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

11-NSP-LocalAdm

**Projected End Date:**

12/31/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Burlington



**Program Income Account:**

Burlington PI

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$47,699.00
<b>Total Budget</b>	\$0.00	\$47,699.00
<b>Total Obligated</b>	\$0.00	\$47,699.00
<b>Total Funds Drawdown</b>	\$0.00	\$47,363.00
<b>Program Funds Drawdown</b>	\$0.00	\$26,784.00
<b>Program Income Drawdown</b>	\$0.00	\$20,579.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$47,363.00
Burlington	\$0.00	\$47,363.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administration and planning costs for NSP3 funds.  
Changed budget adding \$5700 of PI to budget.  
Changed budget adding \$4422 PI to budget.  
Contract extended per amendment #2  
Contract Extended to 2016  
Contract extended to 12/31/17 per amendment #9

**Location Description:**

City of Burlington

**Activity Progress Narrative:**

Last home will be done as soon as weather permits retainage wall repair.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee: Iowa**

**Grant: B-08-DN-19-0001**

**April 1, 2018 thru June 30, 2018 Performance Report**

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**Grant Number:**

B-08-DN-19-0001

**Obligation Date:**

03/19/2009

**Award Date:**

03/19/2009

**Grantee Name:**

Iowa

**Contract End Date:**

03/19/2013

**Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$21,607,197.00

**Grant Status:**

Active

**QPR Contact:**

Khristine Smith

**LOCCS Authorized Amount:**

\$21,607,197.00

**Estimated PI/RL Funds:**

\$3,786,752.00

**Total Budget:**

\$25,393,949.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

The Neighborhood Stabilization Program (NSP) provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The Neighborhood Stabilization Program provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline in value of neighboring homes. In an attempt to target these funds to communities with the greatest need, the following factors were employed to determine eligibility. Again using data provided by HUD, Block Groups were selected that met two criteria: they had a Foreclosure Risk Score of 9 or 10, and the Block Group in its entirety met the LMMI criteria. (They are Low, Medium or Moderate Income eligible if more than 50 percent of the households in the Block Group are below 120 percent Area Median Income – the NSP eligibility level.) Using these two criteria resulted in a list that includes 361 Block Groups in 98 different communities. These 98 communities (approximately 10 percent of all communities in the state) will be considered eligible to submit a Plan and apply for NSP funding.

### Distribution and and Uses of Funds:

The State of Iowa plans to allocate NSP resources to communities with the greatest need, and that have the interest and administrative capacity to operate the program. The State has determined that the most appropriate way to address these goals is to provide funding directly to Entitlement Communities, and have a competitive application process for the Non-Entitlement Communities. To determine an appropriate division of funding between the entitlement communities and the non-entitlement communities, the State proposes using a three-part formula. The three factors would include # of foreclosures, # of distressed/high-risk neighborhoods, and number of sub-prime loans. For the entitlements, the average of the three measures would be 38% (# of foreclosures) + 71% (distressed/high risk neighborhoods) + 45% (# of subprime loans).  $(38\% + 71\% + 45\%) / 3$  equals 51%. Using this figure of 51% to the Entitlement Communities, and 49% to the Non-Entitlements would result in the following: State Administration Up to \$864,287 (4% of the total award) Entitlement Communities \$10,579,231 Non-Entitlement Communities \$10,163,679 Total Funding \$21,607,197 A. Entitlement Allocation The allocation among the Entitlement Communities only has been calculated using the following formula: Number of Estimated Foreclosures in the community (weighted 60%), percent of sub-prime loans in the community (weighted 20%), and Foreclosure Risk (20%). After allocating the funds according to this formula and eliminating any allocations of less than \$250,000, the following totals are derived: Des Moines \$3,935,474 Davenport \$1,547,741 Cedar Rapids \$1,193,337 Council Bluffs \$1,184,874 Sioux City \$1,158,426 Waterloo \$850,570 Dubuque \$444,328 West Des Moines \$264,481 TOTAL \$10,579,231 If any of the eight Entitlement Cities above decide not to accept the funding, that amount will be allocated instead to the Non-Entitlement portion of the funding available to them by competitive application. B. Non-Entitlement Allocation As noted earlier, \$10,164,359 will be allocated for usage by non-entitlement communities, through competitive application.

### Definitions and Descriptions:

#### Housing Rehabilitation Standards

All newly constructed multi-family and single-family housing must meet all locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, standards and ordinances, the requirements of the State Building Code apply.

All multi-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the State Building Code apply.



The State Building Code (Department of Public Safety) has adopted the International Building Code and related publications. All single-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the Iowa Minimum Housing Rehabilitation Standards apply (all communities with a population of less than 15,000). Communities with populations of 15,000 or greater are required by state law to adopt a housing code.

5. Abandoned Property

A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days.

6. Foreclosed Property

A property "has been foreclosed upon" at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law.

**Low Income Targeting:**

At least 25% of the funds must go to benefit households at 50% or lower Area Median Income (AMI). To meet this statewide requirement, and because HUD excludes administrative funds from the calculation, cities will be required to show that at least 26% of the funds they receive will be used to benefit households at 50% or lower AMI. If communities have difficulty meeting this requirement IEDA will consider reducing the %. However, this would mean another community would need to complete more than 26% to make certain that the 25% set aside is met. As of 2017, the State is exceeding the set aside requirement.

**Acquisition and Relocation:**

It is anticipated that some demolition and/or conversion of low- and moderate-income dwelling units will occur. It is understood that, although the "one-for-one" replacement requirement has been waived for the NSP program, the proposed activities should mitigate such losses to the extent possible.

**Public Comment:**

Comment #1: Targeting Criteria A comment was received from a community that having a targeting rule of no more than 25 percent of a community's Census Tracts might be unreasonable. In some cases, Census Tracts might be very small, and in other cases very large, so that using Census Tracts only for this rule might be unfair or inconsistent from one community to the next. Response: To address this potential concern, the Draft Plan has been revised to make clear that an acceptable alternative method of targeting would be the percentage of the community, by area, rather than strictly using a percentage of Census Tracts. For communities of 10,000 – 49,999 population, and for Entitlement Communities, this Final Plan allows the targeting to be up to 25% of the entire community, by area. Comment #2: Clarification of holding costs A comment was received from a community that believed that in the current real estate market, holding costs may be a significant portion of their total NSP funds. "While we are of the understanding that holding costs can be used as a delivery cost, we would like to see more detail in the plan as to what constitutes a holding cost and how these costs can be accounted for." Response: The Department will request additional guidance from HUD on this issue. Additional information will hopefully be available and provided to communities through the application process and/or other means of technical assistance. Comment #3: Commitment definition A comment was received from a community that while the program rules state that funds need to be committed within 18 months, there is no clear definition of what commitment means. "Without this, we are unsure if we are required to complete all property acquisition within 18 months, have properties identified within 18 months, or simply to have an idea of where we would like to acquire property." They would like the state plan to address what the definition of commitment should be. Response: The state's current understanding is that property acquisition would not be required within the 18 month period, but that property identification would be. Additional clarification on this issue will also be sought, and provided to communities as the state obtains more information on this subject. Comment #4: Iowa Green Streets criteria A comment was received from a community that was concerned with the requirement that Iowa Green Streets criteria will be applied to all new construction projects. "Entitlement cities are unaware of the Iowa Green Streets requirements and how these requirements and will impact the cost of development. From our experiences working with non-profit housing developers, we have learned that green requirements need to be well defined. Another concern with green development is the cost. Depending on the specific requirements, "green" can increase costs by as much as 20%-30%, which makes affordability increasingly difficult." Response: A manual outlining the guidelines and requirements for Iowa Green Streets can be found on the Department's website at <http://www.iowalifechanging.com/community/downloads/green-criteria08.pdf>. The Department recognizes that while "green" can increase costs initially, long-term sav

**Public Comment:**

ings can actually increase affordability. Comment # 5: A comment was received from a non-profit organization asking that the Plan "Ensure that the needs of low income elderly residents are a designated priority in plans for neighborhood stabilization." Response: Although the program regulations require that the funds be targeted to Low, Moderate, and Middle Income households, nothing in the program goals or regulations indicate an intent to prioritize e

**Overall**

**Total Projected Budget from All Sources**

**This Report Period**

N/A

**To Date**

\$25,393,205.00



<b>Total Budget</b>	\$174,447.00	\$25,393,205.00
<b>Total Obligated</b>	\$174,447.00	\$25,393,205.00
<b>Total Funds Drawdown</b>	\$174,447.00	\$25,331,912.00
<b>Program Funds Drawdown</b>	\$0.00	\$21,545,160.00
<b>Program Income Drawdown</b>	\$174,447.00	\$3,786,752.00
<b>Program Income Received</b>	(\$2,092.00)	\$3,786,752.00
<b>Total Funds Expended</b>	\$99,232.00	\$25,157,465.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$0.00	\$2,098,995.00
<b>Limit on Admin</b>	\$0.00	\$2,098,995.00
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$6,348,487.25	\$9,399,782.00

## Overall Progress Narrative:

Only two communities still have open contracts. Council Bluffs has completed and sold their last house. They are in the process of closing their contract. Davenport has finished construction on their last house and will close on their sale in August. By December 2018 IEDA should be able to close the NSP program with HUD.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
08-NSP-A FinancingMech, 08-NSP-A FinancingMech	\$0.00	\$150,000.00	\$150,000.00
08-NSP-B Acq/Rehab, 08-NSP-B Acq/Rehab	\$0.00	\$12,762,330.00	\$11,346,508.00
08-NSP-D Demolition, 08-NSP-D Demolition	\$0.00	\$4,239,240.00	\$3,581,807.00
08-NSP-E Redevelop, 08-NSP-E Redevelop	\$0.00	\$6,142,640.00	\$4,518,274.00
08-NSP-LocalAdm, NSP-LocalAdm	\$0.00	\$1,234,708.00	\$1,084,284.00
08-NSP-StateAdmin, NSP State Admin	\$0.00	\$864,287.00	\$864,287.00



## Activities

**Project # / Title:** 08-NSP-B Acq/Rehab / 08-NSP-B Acq/Rehab

**Grantee Activity Number:** 08-NSP-005-602

**Activity Title:** CrestonAcqLH-25

**Activity Category:**

Acquisition - general

**Project Number:**

08-NSP-B Acq/Rehab

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Creston PI

**Activity Status:**

Completed

**Project Title:**

08-NSP-B Acq/Rehab

**Projected End Date:**

10/13/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Creston

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2018**

N/A

**To Date**

\$81,440.00

**Total Budget**

\$0.00

\$81,440.00

**Total Obligated**

\$0.00

\$81,440.00

**Total Funds Drawdown**

\$0.00

\$81,440.00

**Program Funds Drawdown**

\$0.00

\$81,440.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$81,440.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #11

All Properties under this activity were acquired and then either Demo, Redev, or Rehab. Accomplishments will be on the other activity.

Contract closed 10/13/16

**Location Description:**

City of Creston, Iowa

**Activity Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	2/2

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** 08-NSP-008-696  
**Activity Title:** Guthrie CenterRehab\_LMMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 08-NSP-B Acq/Rehab

**Project Title:**  
 08-NSP-B Acq/Rehab

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 07/08/2015

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Guthrie Center

**Program Income Account:**  
 Guthrie Center PI

Overall	Apr 1 thru Jun 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$28,354.00
<b>Total Budget</b>	\$0.00	\$28,354.00
<b>Total Obligated</b>	\$0.00	\$28,354.00
<b>Total Funds Drawdown</b>	\$0.00	\$28,354.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$28,354.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$2,000.00)	\$28,354.00
Guthrie Center	(\$2,000.00)	\$28,354.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Rehabilitation for 1 housing units.  
 Contract extended to 03/31/14 per amendment #6  
 Updated Budget 06/16/14  
 Extended contract per amendment #9  
 Contract completed and closed 07/08/15.

**Location Description:**

City of Guthrie Center, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/0	0/0	2/2	0.00	
# Owner Households	0	0	0	0/0	0/0	2/2	0.00	

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





<b>Grantee Activity Number:</b>	<b>08-NSP-015-602</b>
<b>Activity Title:</b>	<b>ShenandoahAcqLH-25</b>

**Activity Category:**

Acquisition - general

**Project Number:**

08-NSP-B Acq/Rehab

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Shenandoah PI

**Activity Status:**

Completed

**Project Title:**

08-NSP-B Acq/Rehab

**Projected End Date:**

05/24/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Shenandoah

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$72,228.00
<b>Total Budget</b>	\$0.00	\$72,228.00
<b>Total Obligated</b>	\$0.00	\$72,228.00
<b>Total Funds Drawdown</b>	\$0.00	\$72,228.00
<b>Program Funds Drawdown</b>	\$0.00	\$36,996.00
<b>Program Income Drawdown</b>	\$0.00	\$35,232.00
<b>Program Income Received</b>	\$0.00	\$55,000.00
<b>Total Funds Expended</b>	(\$1,000.00)	\$72,228.00
Shenandoah	(\$1,000.00)	\$72,228.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #12  
 All Properties under this activity were acquired and then either Demo, Redev, or Rehab. Accomplishments will be on the other activity.  
 Closed 05/24/17.

**Location Description:**

City of Shenandoah, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	4/4



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/0	0/0	0/0	0	
# Owner Households	0	0	0	0/0	0/0	0/0	0	

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 08-NSP-017-696  
**Activity Title:** DavenportRehab\_LMMI

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 08-NSP-B Acq/Rehab

**Project Title:**  
 08-NSP-B Acq/Rehab

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 12/31/2018

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Davenport

**Program Income Account:**  
 Davenport PI

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	N/A	\$581,049.00
Total Budget	\$0.00	\$581,049.00
Total Obligated	\$0.00	\$581,049.00
Total Funds Drawdown	\$0.00	\$581,049.00
Program Funds Drawdown	\$0.00	\$575,289.00
Program Income Drawdown	\$0.00	\$5,760.00
Program Income Received	(\$6,564.00)	\$133,051.00
Total Funds Expended	\$0.00	\$581,049.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #13  
 Extended to 12/31/17 per amendment #18.  
 Budget decreased per amendment #19.

**Location Description:**

City of Davenport

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	24/24



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	24/24
# of Multifamily Units	0	5/5
# of Singlefamily Units	0	19/19

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	24/24	0.00
# Owner Households	0	0	0	0/0	0/0	19/19	0.00
# Renter Households	0	0	0	0/0	0/0	5/5	0.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 08-NSP-017-697  
**Activity Title:** DavenportRehab\_LH25

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Under Way

**Project Number:**  
 08-NSP-B Acq/Rehab

**Project Title:**  
 08-NSP-B Acq/Rehab

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 12/31/2018

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Davenport

**Program Income Account:**  
 Davenport PI

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	N/A	\$304,391.00
Total Budget	\$0.00	\$304,391.00
Total Obligated	\$0.00	\$304,391.00
Total Funds Drawdown	\$0.00	\$304,391.00
Program Funds Drawdown	\$0.00	\$304,391.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$4,472.00	\$35,637.00
Total Funds Expended	\$0.00	\$304,391.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**  
 Contract extended to 03/31/17 per amendment #13  
 Extended to 12/31/17 per amendment #18.

**Location Description:**  
 City of Davenport, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	8/8



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Singlefamily Units	0	8/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	8/8	0/0	8/8	100.00
# Owner Households	0	0	0	8/8	0/0	8/8	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>08-NSP-026-696</b>
<b>Activity Title:</b>	<b>Marshalltown Rehab-LMMI</b>

**Activity Category:**  
Rehabilitation/reconstruction of residential structures

**Activity Status:**  
Completed

**Project Number:**  
08-NSP-B Acq/Rehab

**Project Title:**  
08-NSP-B Acq/Rehab

**Projected Start Date:**  
04/01/2009

**Projected End Date:**  
09/30/2017

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
Marshalltown

**Program Income Account:**  
Marshalltown

Overall	Apr 1 thru Jun 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$224,692.00
<b>Total Budget</b>	\$0.00	\$224,692.00
<b>Total Obligated</b>	\$0.00	\$224,692.00
<b>Total Funds Drawdown</b>	\$0.00	\$224,692.00
<b>Program Funds Drawdown</b>	\$0.00	\$157,180.00
<b>Program Income Drawdown</b>	\$0.00	\$67,512.00
<b>Program Income Received</b>	\$0.00	\$85,313.00
<b>Total Funds Expended</b>	\$18,191.00	\$224,692.00
Marshalltown	\$18,191.00	\$224,692.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #6  
 Units and budget updated due to address move per amendment #8  
 Extended to 12/31/17 per amendment #9.  
 Closed 09/30/17

**Location Description:**

City of Marshalltown

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Properties</b>	0	3/3



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/0	0/0	3/3	0.00	
# Owner Households	0	0	0	0/0	0/0	3/3	0.00	

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





**Grantee Activity Number:** 08-NSP-026-697  
**Activity Title:** Marshalltown Rehab-LH25

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 08-NSP-B Acq/Rehab

**Project Title:**  
 08-NSP-B Acq/Rehab

**Projected Start Date:**  
 04/01/2009

**Projected End Date:**  
 09/30/2017

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
 Marshalltown

**Program Income Account:**  
 Marshalltown

Overall	Apr 1 thru Jun 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$130,190.00
<b>Total Budget</b>	\$0.00	\$130,190.00
<b>Total Obligated</b>	\$0.00	\$130,190.00
<b>Total Funds Drawdown</b>	\$0.00	\$130,190.00
<b>Program Funds Drawdown</b>	\$0.00	\$80,869.00
<b>Program Income Drawdown</b>	\$0.00	\$49,321.00
<b>Program Income Received</b>	\$0.00	\$49,321.00
<b>Total Funds Expended</b>	\$49,321.00	\$130,190.00
Marshalltown	\$49,321.00	\$130,190.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**  
 Contract extended to 03/31/17 per amendment #6  
 Extended to 12/31/17 per amendment #9.  
 Closed 09/30/17

**Location Description:**  
 City of Marshalltown

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected	
	Total	Total	
# of Housing Units	0	1/1	
# of Singlefamily Units	0	1/1	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title: 08-NSP-D Demolition / 08-NSP-D Demolition**

**Grantee Activity Number: 08-NSP-015-675**  
**Activity Title: ShenandoahDemoLMMI**

**Activity Category:**  
Clearance and Demolition

**Project Number:**  
08-NSP-D Demolition

**Projected Start Date:**  
04/01/2009

**Benefit Type:**  
Area ( )

**National Objective:**  
NSP Only - LMMI

**Program Income Account:**  
Shenandoah PI

**Activity Status:**  
Completed

**Project Title:**  
08-NSP-D Demolition

**Projected End Date:**  
05/24/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Shenandoah

**Overall**  
**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2018**  
N/A

**To Date**  
\$63,387.00



<b>Total Budget</b>	\$0.00	\$63,387.00
<b>Total Obligated</b>	\$0.00	\$63,387.00
<b>Total Funds Drawdown</b>	\$0.00	\$63,387.00
<b>Program Funds Drawdown</b>	\$0.00	\$10,387.00
<b>Program Income Drawdown</b>	\$0.00	\$53,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$14,243.00)	\$63,387.00
Shenandoah	(\$14,243.00)	\$63,387.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Contract extended to 03/31/17 per amendment #12  
Closed 05/24/17.

### Location Description:

City of Shenandoah, Iowa

### Activity Progress Narrative:

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/6

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	7/6
# of Singlefamily Units	0	7/6

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	





<b>Grantee Activity Number:</b>	<b>08-NSP-015-676</b>
<b>Activity Title:</b>	<b>Shenandoah - Demo LH25</b>

**Activity Category:**  
Clearance and Demolition

**Project Number:**  
08-NSP-D Demolition

**Projected Start Date:**  
04/01/2009

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Program Income Account:**  
Shenandoah PI

**Activity Status:**  
Completed

**Project Title:**  
08-NSP-D Demolition

**Projected End Date:**  
05/24/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**  
Shenandoah

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$33,457.00
<b>Total Budget</b>	\$0.00	\$33,457.00
<b>Total Obligated</b>	\$0.00	\$33,457.00
<b>Total Funds Drawdown</b>	\$0.00	\$33,457.00
<b>Program Funds Drawdown</b>	\$0.00	\$29,260.00
<b>Program Income Drawdown</b>	\$0.00	\$4,197.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$14,243.00	\$33,457.00
Shenandoah	\$14,243.00	\$33,457.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**  
Contract extended to 03/31/17 per amendment #12  
Closed 05/24/17.

**Location Description:**  
City of Shenandoah

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	2/3



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/3
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	2/3

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/3	0/0	2/3	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>08-NSP-019-675</b>
<b>Activity Title:</b>	<b>Dubuque DEMO LMMI</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

08-NSP-D Demolition

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Dubuque PI

**Activity Status:**

Completed

**Project Title:**

08-NSP-D Demolition

**Projected End Date:**

08/23/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Dubuque

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,570.00
<b>Total Budget</b>	\$0.00	\$10,570.00
<b>Total Obligated</b>	\$0.00	\$10,570.00
<b>Total Funds Drawdown</b>	\$0.00	\$10,570.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$10,570.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$10,570.00
Dubuque	\$0.00	\$10,570.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Program Income to demo 1 property.  
 Extended to 12/31/17 per amendment #14.  
 Closed 08/23/17.

**Location Description:**

Dubuque

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	1/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

## Project # / Title: 08-NSP-E Redevelop / 08-NSP-E Redevelop

**Grantee Activity Number:** 08-NSP-005-651

**Activity Title:** Creston - LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

08-NSP-E Redevelop

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Creston PI

**Activity Status:**

Completed

**Project Title:**

08-NSP-E Redevelop

**Projected End Date:**

10/13/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Creston

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2018**

N/A

**To Date**

\$95,000.00

**Total Budget**

\$0.00

\$95,000.00

**Total Obligated**

\$0.00

\$95,000.00





<b>Total Funds Drawdown</b>	\$0.00	\$95,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$32,720.00
<b>Program Income Drawdown</b>	\$0.00	\$62,280.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$32,720.00	\$95,000.00
Creston	\$32,720.00	\$95,000.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment of 2 housing units.  
Closed 10/13/16

**Location Description:**

City of Creston, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	2/2

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	2/2	0.00
# Owner Households	0	0	0	0/0	0/0	2/2	0.00

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 08-NSP-008-651  
**Activity Title:** GuthrieCenterRedev\_LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

08-NSP-E Redevelop

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Guthrie Center PI

**Activity Status:**

Completed

**Project Title:**

08-NSP-E Redevelop

**Projected End Date:**

07/08/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Guthrie Center

Overall	Apr 1 thru Jun 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$169,650.00
<b>Total Budget</b>	\$0.00	\$169,650.00
<b>Total Obligated</b>	\$0.00	\$169,650.00
<b>Total Funds Drawdown</b>	\$0.00	\$169,650.00
<b>Program Funds Drawdown</b>	\$0.00	\$158,279.00
<b>Program Income Drawdown</b>	\$0.00	\$11,371.00
<b>Program Income Received</b>	\$0.00	\$85,029.00
<b>Total Funds Expended</b>	\$2,000.00	\$169,650.00
Guthrie Center	\$2,000.00	\$169,650.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment/New Construction of 1 housing unit  
 End date changed to 03/31/14 per amendment #6  
 Changed budget per amendment #7  
 Contract extended per amendment #9  
 Contract completed and closed 07/08/15.

**Location Description:**

City of Guthrie Center, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

This Report Period Total	Cumulative Actual Total / Expected Total
-----------------------------	---



# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/0	0/0	1/1	0.00	
# Owner Households	0	0	0	0/0	0/0	1/1	0.00	

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>08-NSP-015-651</b>
<b>Activity Title:</b>	<b>ShenandoahRedevLMMI</b>

**Activity Category:**

Construction of new housing

**Project Number:**

08-NSP-E Redevelop

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Shenandoah PI

**Activity Status:**

Completed

**Project Title:**

08-NSP-E Redevelop

**Projected End Date:**

05/24/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Shenandoah

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$148,918.00
<b>Total Budget</b>	\$0.00	\$148,918.00
<b>Total Obligated</b>	\$0.00	\$148,918.00
<b>Total Funds Drawdown</b>	\$0.00	\$148,918.00
<b>Program Funds Drawdown</b>	\$0.00	\$107,078.00
<b>Program Income Drawdown</b>	\$0.00	\$41,840.00
<b>Program Income Received</b>	\$0.00	\$29,454.00
<b>Total Funds Expended</b>	\$0.00	\$148,918.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #12  
 Budget decreased per amendment #15  
 Closed 05/24/17.

**Location Description:**

City of Shenandoah, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1
<b># of Singlefamily Units</b>	0	1/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	1/1	0.00
# Owner Households	0	0	0	0/0	0/0	1/1	0.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>08-NSP-017-651</b>
<b>Activity Title:</b>	<b>Davenport - Redev LMMI</b>

**Activity Category:**

Construction of new housing

**Project Number:**

08-NSP-E Redevlop

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Davenport PI

**Activity Status:**

Under Way

**Project Title:**

08-NSP-E Redevlop

**Projected End Date:**

12/31/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

Davenport1

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$235,740.00
<b>Total Budget</b>	\$174,447.00	\$235,740.00
<b>Total Obligated</b>	\$174,447.00	\$235,740.00
<b>Total Funds Drawdown</b>	\$174,447.00	\$174,447.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$174,447.00	\$174,447.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment of 1 housing unit.  
Budget increased per amendment 19.

**Location Description:**

City of Davenport, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	County	State	Zip	Status / Accept
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## Address Support Information

**Address:** 646 E 6th St, Davenport, Iowa 52801

**Property Status:**

Under Way

**Affordability Start Date:**

**Affordability End Date:**

**Description of Affordability Strategy:**

Recapture - Owner

**Activity Type for End Use:**

Rehabilitation/reconstruction of residential

**Projected Disposition Date:**

**Actual Disposition Date:**

**National Objective for End Use:**

NSP Only - LMMI

**Date National Objective is met:**

**Deadline Date:**

**Description of End Use:**

Redevelopment of 1 housing unit.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Project # / Title:** 08-NSP-LocalAdm / NSP-LocalAdm

**Grantee Activity Number:** 08-NSP-017-181

**Activity Title:** DavenportAdm

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

08-NSP-LocalAdm

**Project Title:**

NSP-LocalAdm

**Projected Start Date:**

04/01/2009

**Projected End Date:**

12/31/2018

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

**Responsible Organization:**



N/A

Davenport

**Program Income Account:**

Davenport PI

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$93,845.00
<b>Total Budget</b>	\$0.00	\$93,845.00
<b>Total Obligated</b>	\$0.00	\$93,845.00
<b>Total Funds Drawdown</b>	\$0.00	\$93,845.00
<b>Program Funds Drawdown</b>	\$0.00	\$92,864.00
<b>Program Income Drawdown</b>	\$0.00	\$981.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$93,845.00
Davenport	\$0.00	\$93,845.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #13  
Extended to 12/31/17 per amendment #18.

**Location Description:**

City of Davenport, Iowa

**Activity Progress Narrative:**

Contract will closed next quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**





**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number: 08-NSP-022-181**

**Activity Title: CBluffsAdm**

**Activity Category:**

Administration

**Project Number:**

08-NSP-LocalAdm

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

NSP-LocalAdm

**Projected End Date:**

12/31/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

Council Bluffs

**Overall**

	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$71,092.00
<b>Total Budget</b>	\$0.00	\$71,092.00
<b>Total Obligated</b>	\$0.00	\$71,092.00
<b>Total Funds Drawdown</b>	\$0.00	\$71,092.00
<b>Program Funds Drawdown</b>	\$0.00	\$71,092.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$71,092.00
Council Bluffs	\$0.00	\$71,092.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #9  
Extended to 12/31/17 per amendment #13

**Location Description:**

City of Council Bluffs, Iowa.

**Activity Progress Narrative:**

Contract will closed next quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee: Iowa**

**Grant: B-11-DN-19-0001**

**April 1, 2018 thru June 30, 2018 Performance Report**

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**Grant Number:**

B-11-DN-19-0001

**Obligation Date:****Award Date:****Grantee Name:**

Iowa

**Contract End Date:**

03/10/2014

**Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Khristine Smith

**LOCCS Authorized Amount:**

\$5,000,000.00

**Estimated PI/RL Funds:**

\$5,994,904.00

**Total Budget:**

\$10,994,904.00

**Disasters:****Declaration Number**

NSP

**Narratives****Summary of Distribution and Uses of NSP Funds:**

I. Program Background The funds awarded under this notice to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned.

II. Allocation of Funding Within Iowa The State of Iowa plans to allocate NSP3 resources to communities with the greatest need and have the administrative capacity to operate the program as demonstrated by successful use of their NSP1 funding.

III. Distribution of Funds – In order to qualify for funding through the NSP3, the communities must each prepare and submit to IDED an NSP Application for Funding that describes their proposed use of funds, that gives priority consideration to their areas of greatest need, and that proposes activities that are consistent with this Plan and with NSP regulations as published by HUD. Communities are encouraged to work with or through non-profit organizations as appropriate.

Eligible Activities IDED will make NSP3 funds available for the following statutorily eligible activities. NSP funds are eligible to:

- a. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers.
- b. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
- c. Establish land banks for homes that have been foreclosed upon.

d. Demolish blighted structures. e. Redevelop demolished or vacant properties. HUD has waived the one-for-one replacement, but requires documentation on the number of units that will be produced. IDED will seek to provide NSP funds with the maximum authorized flexibility while adhering to HUD mandated restrictions.

IVED will also advise and provide technical assistance to all of its applicants regarding these requirements. The eligible activities outlined in this Action Plan for NSP3 funds are subject to change based upon HUD's approval of this Action Plan, and/or changes issued to the NSP Notice or interpretation of the Notice as clarified on the HUD website for this program: <http://www.hud.gov/nsp>.

IV. Distribution of Funds – Application The maximum amount that can be applied for by a community is \$1 million. The communities are encouraged to work with or through non-profits or other entities as appropriate. The communities will be allowed up to six percent of the awarded funds for administrative purposes. The communities of Des Moines, Waterloo, Sioux City, Council Bluffs, Davenport, Burlington, Perry, Oelwein, Cedar Rapids, Boone, Guthrie Center, Shenandoah and Fort Dodge are eligible to submit and application based upon their needs score and successful implementation of NSP1.

Targeting Proposed activities by the non-entitlement communities must be targeted as follows: Communities of 1,000 population or less – entire community is eligible Communities of 1,000 – 9,999 population – no more than 50 percent of the community by area Communities of 10,000 – 50,000 – no more than 25 percent of the community by area The applications will be rated on the following factors: • Need (35 points) – Measured by foreclosure risk s

**Summary of Distribution and Uses of NSP Funds:**

core • Impact (25 points) – Measured by the expected effectiveness of the proposed activities to effect stab

**How Fund Use Addresses Market Conditions:**

Communities that apply to IEDA will need to demonstrate that their proposed activities relate to the major causes of foreclosure/abandonment in each neighborhood and the most effective way(s) to address the deterioration and encourage



redevelopment. Recognizing that neighborhoods do not necessarily coincide with Census Tract boundaries, the Community may extend their activities slightly beyond the selected Census Tract boundaries if the area is identified as meeting the State of Iowa minimum NSP needs score of 13.

### **Ensuring Continued Affordability:**

The majority of rental projects occurred in entitlement communities that have robust rental affordability monitoring programs. The other rental projects were rented to individuals that meet the definition of limited clientele. For single family developments or rehabilitation projects a 5 year lien is placed on the property.

### **Definition of Blighted Structure:**

A blighted structure, as defined in federal regulations, is one that "exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare." This might include, but is not limited to, any of the following:

- <!--[if !supportLists]-->a) <!--[endif]--> Any premises which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with local housing, building, plumbing, fire or related codes;
- <!--[if !supportLists]-->b) <!--[endif]--> Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe structures;
- <!--[if !supportLists]-->c) <!--[endif]--> Any dwelling which, because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation;
- <!--[if !supportLists]-->d) <!--[endif]--> Any structure which is a fire hazard, or otherwise dangerous to the safety of person or property;
- <!--[if !supportLists]-->e) <!--[endif]--> Any structure from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that property is unfit for its intended use;
- <!--[if !supportLists]-->f) <!--[endif]--> Any unoccupied property which has been tax delinquent for a period of at least two years; or
- <!--[if !supportLists]-->g) <!--[endif]--> Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of receipt of notice to rehabilitate from the appropriate code enforcement agency.

### **Definition of Affordable Rents:**

NSP-assisted units will carry rent and occupancy restriction requirements. The rents will be set in order that individuals pay no more than 30 percent of their gross income for rent, including utilities or the applicable fair market rents for the area less any utility costs paid by the tenants, whichever is lower.

### **Housing Rehabilitation/New Construction Standards:**

All newly constructed multi-family and single-family housing must meet all locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, standards and ordinances, the requirements of the State Building Code apply.

All multi-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the State Building Code apply.

The State Building Code (Department of Public Safety) has adopted the International Building Code and related publications.

All single-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the Iowa Minimum Housing Rehabilitation Standards apply (all communities with a population of less than 15,000). Communities with populations of 15,000 or greater are required by state law to adopt a housing code.

The Iowa Green Streets criteria will apply to new construction activities undertaken through the NSP program.

### **Vicinity Hiring:**

Section 3 regulations will be followed.

### **Procedures for Preferences for Affordable Rental Dev.:**

To the greatest extent feasible NSP funds will be combined with other affordable rental programs to make certain that 25% of the funds are expended for 50% LMI households.

### **Grantee Contact Information:**

Leslie Leager, Iowa Economic Development Authority  
leslie.leager@iowaeda.com or 515-725-3071



<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$6,030,780.00
<b>Total Budget</b>	\$0.00	\$6,030,780.00
<b>Total Obligated</b>	\$0.00	\$6,030,780.00
<b>Total Funds Drawdown</b>	\$0.00	\$5,994,397.00
<b>Program Funds Drawdown</b>	\$0.00	\$4,905,778.00
<b>Program Income Drawdown</b>	\$0.00	\$1,088,619.00
<b>Program Income Received</b>	\$0.00	\$1,089,126.00
<b>Total Funds Expended</b>	\$21,953.00	\$5,994,397.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$750,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$500,000.00	\$547,687.00
<b>Limit on Admin</b>	\$0.00	\$547,687.00
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$2,748,726.00	\$2,118,218.00

## Overall Progress Narrative:

Only one community has not completed their NSP projects. Burlington has sold their last house. They are in the process of closing their NSP contract with the State. By December 2018, IEDA should be able to close the NSP grant with HUD.

## Project Summary

<b>Project #, Project Title</b>	<b>This Report Period</b>	<b>To Date</b>	
	<b>Program Funds Drawdown</b>	<b>Project Funds Budgeted</b>	<b>Program Funds Drawdown</b>
11-NSP-B Acq/Rehab, 11-NSP-B Acq/Rehab	\$0.00	\$953,297.00	\$880,325.00
11-NSP-D Demolition, 11-NSP-D Demolition	\$0.00	\$446,578.00	\$446,578.00
11-NSP-E Redevelop, 11-NSP-E Redevelop	\$0.00	\$4,082,882.00	\$3,100,988.00
11-NSP-LocalAdm, 11-NSP-LocalAdm	\$0.00	\$348,023.00	\$277,887.00
11-NSP-StateAdmin, 11-NSP-StateAdmin	\$0.00	\$200,000.00	\$200,000.00



## Activities

**Project # / Title:** 11-NSP-B Acq/Rehab / 11-NSP-B Acq/Rehab

**Grantee Activity Number:** 11-NSP-023-696

**Activity Title:** Des Moines Rehab LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

11-NSP-B Acq/Rehab

**Projected Start Date:**

05/18/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Des Moines PI

**Activity Status:**

Completed

**Project Title:**

11-NSP-B Acq/Rehab

**Projected End Date:**

12/06/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Des Moines

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2018**

N/A

**To Date**

\$26,128.00

**Total Budget**

\$0.00

\$26,128.00

**Total Obligated**

\$0.00

\$26,128.00

**Total Funds Drawdown**

\$0.00

\$26,128.00

**Program Funds Drawdown**

\$0.00

\$26,128.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$26,128.00

Des Moines

\$0.00

\$26,128.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehabilitation of five housing units.  
 Units and budget changed per amendment #1  
 Budget changed to \$26,128 and Units to 1 per amendment #2  
 Contract extended per amendment #4  
 Contract Extended to 2016  
 Complete and Closed 12/06/16.

**Location Description:**

City of Des Moines, Iowa

**Activity Progress Narrative:**





## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		1/1	
#Additional Attic/Roof Insulation	0		1/1	
#Efficient AC added/replaced	0		1/1	
#Replaced thermostats	0		1/1	
#Replaced hot water heaters	0		1/1	
#Refrigerators replaced	0		1/1	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/0	1/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title:** 11-NSP-E Redevelop / 11-NSP-E Redevelop

**Grantee Activity Number:** 11-NSP-003-651

**Activity Title:** BurlingtonRedev\_LMMI

**Activity Category:**

Construction of new housing

**Project Number:**

11-NSP-E Redevelop

**Projected Start Date:**

05/18/2011

**Activity Status:**

Under Way

**Project Title:**

11-NSP-E Redevelop

**Projected End Date:**

12/31/2018



**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Burlington

**Program Income Account:**

Burlington PI

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$327,143.00
<b>Total Budget</b>	\$0.00	\$327,143.00
<b>Total Obligated</b>	\$0.00	\$327,143.00
<b>Total Funds Drawdown</b>	\$0.00	\$326,636.00
<b>Program Funds Drawdown</b>	\$0.00	\$97,990.00
<b>Program Income Drawdown</b>	\$0.00	\$228,646.00
<b>Program Income Received</b>	\$0.00	\$191,116.00
<b>Total Funds Expended</b>	\$0.00	\$326,636.00
Burlington	\$0.00	\$326,636.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment/New Construction of 3 housing units.  
 Add PI to budget of \$89,300.  
 Contract extended per amendment #2  
 Contract Extended to 2016  
 Budget decreased per amendment #5  
 Contract extended to 12/31/17 per amendment #9  
 Budget decreased and moved to activity 652 per amendment #10

**Location Description:**

City of Burlington, Iowa

**Activity Progress Narrative:****Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Low flow toilets</b>	0	3/3
<b>#Low flow showerheads</b>	0	3/3

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	3/3



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	3/3	0.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 11-NSP-003-652  
**Activity Title:** Burlington Constr\_LH25

**Activity Category:**

Construction of new housing

**Project Number:**

11-NSP-E Redevelop

**Projected Start Date:**

05/18/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Burlington PI

**Activity Status:**

Under Way

**Project Title:**

11-NSP-E Redevelop

**Projected End Date:**

12/31/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

Burlington

Overall	Apr 1 thru Jun 30, 2018	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$325,147.00
<b>Total Budget</b>	\$0.00	\$325,147.00
<b>Total Obligated</b>	\$0.00	\$325,147.00
<b>Total Funds Drawdown</b>	\$0.00	\$289,607.00
<b>Program Funds Drawdown</b>	\$0.00	\$259,421.00
<b>Program Income Drawdown</b>	\$0.00	\$30,186.00
<b>Program Income Received</b>	\$0.00	\$88,802.00
<b>Total Funds Expended</b>	\$21,953.00	\$289,607.00
Burlington	\$21,953.00	\$289,607.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment of 2 households.  
 Contract extended per amendment #2  
 Contract Extended to 2016  
 Budget increased per amendment #5.  
 Contract extended to 12/31/17 per amendment #9  
 Budget increased, moved from activity 651 per amendment #10

**Location Description:**

City of Burlington, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



#Low flow toilets	0	2/2
#Low flow showerheads	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/2
# of Singlefamily Units	0	0/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/2	0/0	2/2	100.00
# Owner Households	0	0	0	0/2	0/0	0/2	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>11-NSP-017-651</b>
<b>Activity Title:</b>	<b>Davenport Redev_LMMI</b>

**Activity Category:**

Construction of new housing

**Project Number:**

11-NSP-E Redevelop

**Projected Start Date:**

05/18/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

11-NSP-E Redevelop

**Projected End Date:**

09/30/2015

**Completed Activity Actual End Date:**

**Responsible Organization:**

Davenport

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$318,607.00
<b>Total Budget</b>	\$0.00	\$318,607.00
<b>Total Obligated</b>	\$0.00	\$318,607.00
<b>Total Funds Drawdown</b>	\$0.00	\$318,607.00
<b>Program Funds Drawdown</b>	\$0.00	\$318,607.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$318,607.00
Davenport	\$0.00	\$318,607.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New Construction of 2 housing units.  
 Budget and units changed per amendment #1  
 Changed budget per amendment #1  
 Budget increased per amendment #2  
 Contract extended per amendment #4  
 Contract Extended to 2016  
 Contract complete and closed 09/30/15

**Location Description:**

City of Davenport, Iowa

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**



#Low flow toilets	0	8/8
#Low flow showerheads	0	8/8

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/8
# of Multifamily Units	8	8/8
# of Singlefamily Units	-8	0/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	8/8	0.00
# Owner Households	0	0	-8	0/0	0/0	0/0	0
# Renter Households	0	0	8	0/0	0/0	8/8	0.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>11-NSP-018-651</b>
<b>Activity Title:</b>	<b>Waterloo Redev_LMMI</b>

**Activity Category:**

Construction of new housing

**Project Number:**

11-NSP-E Redevelop

**Projected Start Date:**

05/28/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Waterloo PI

**Activity Status:**

Completed

**Project Title:**

11-NSP-E Redevelop

**Projected End Date:**

04/06/2017

**Completed Activity Actual End Date:**

**Responsible Organization:**

Waterloo2

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$567,499.00
<b>Total Budget</b>	\$0.00	\$567,499.00
<b>Total Obligated</b>	\$0.00	\$567,499.00
<b>Total Funds Drawdown</b>	\$0.00	\$567,499.00
<b>Program Funds Drawdown</b>	\$0.00	\$480,308.00
<b>Program Income Drawdown</b>	\$0.00	\$87,191.00
<b>Program Income Received</b>	\$0.00	\$321,225.00
<b>Total Funds Expended</b>	\$0.00	\$567,499.00
Waterloo2	\$0.00	\$567,499.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

New Construction of 2 housing units  
 Budget changed per amendment #2  
 Budget decreased per amendment #3  
 Budget increased due to PI  
 Contract extended per amendment #4  
 Budget increased and units per amendment #5  
 Budget increased due to program income.  
 Contract Extended to 2016  
 Corrected Budget  
 Contract extended to 12/31/16 per amendment #8  
 Decreased budget and move to 652 per amendment #10.  
 Extended to 03/31/17 per amendment #11.  
 Closed 04/06/17

**Location Description:**

**Activity Progress Narrative:**





## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Low flow toilets	0		3/3	
#Low flow showerheads	0		3/3	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/3	
# of Singlefamily Units	0		3/3	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	3/3	0.00
# Owner Households	0	0	3	0/0	0/0	3/3	0.00
# Renter Households	0	0	-3	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title:** 11-NSP-LocalAdm / 11-NSP-LocalAdm

**Grantee Activity Number:** 11-NSP-003-181

**Activity Title:** Burlington Admin

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11-NSP-LocalAdm

**Project Title:**

11-NSP-LocalAdm

**Projected Start Date:**

05/18/2011

**Projected End Date:**

12/31/2018

**Benefit Type:**

**Completed Activity Actual End Date:**



( )

**National Objective:**

N/A

**Responsible Organization:**

Burlington

**Program Income Account:**

Burlington PI

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2018</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$47,699.00
<b>Total Budget</b>	\$0.00	\$47,699.00
<b>Total Obligated</b>	\$0.00	\$47,699.00
<b>Total Funds Drawdown</b>	\$0.00	\$47,363.00
<b>Program Funds Drawdown</b>	\$0.00	\$26,784.00
<b>Program Income Drawdown</b>	\$0.00	\$20,579.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$47,363.00
Burlington	\$0.00	\$47,363.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administration and planning costs for NSP3 funds.  
Changed budget adding \$5700 of PI to budget.  
Changed budget adding \$4422 PI to budget.  
Contract extended per amendment #2  
Contract Extended to 2016  
Contract extended to 12/31/17 per amendment #9

**Location Description:**

City of Burlington

**Activity Progress Narrative:**

Contract will be closed next quarter.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**



## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee: Iowa**

**Grant: B-08-DN-19-0001**

**October 1, 2018 thru December 31, 2018 Performance**

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<b>Grant Number:</b> B-08-DN-19-0001	<b>Obligation Date:</b> 03/19/2009	<b>Award Date:</b> 03/19/2009
<b>Grantee Name:</b> Iowa	<b>Contract End Date:</b> 03/19/2013	<b>Review by HUD:</b> Submitted - Await for Review
<b>Grant Award Amount:</b> \$21,607,197.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Khristine Smith
<b>LOCCS Authorized Amount:</b> \$21,607,197.00	<b>Estimated PI/RL Funds:</b> \$3,797,272.00	
<b>Total Budget:</b> \$25,404,469.00		

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

The Neighborhood Stabilization Program (NSP) provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The Neighborhood Stabilization Program provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline in value of neighboring homes. In an attempt to target these funds to communities with the greatest need, the following factors were employed to determine eligibility. Again using data provided by HUD, Block Groups were selected that met two criteria: they had a Foreclosure Risk Score of 9 or 10, and the Block Group in its entirety met the LMMI criteria. (They are Low, Medium or Moderate Income eligible if more than 50 percent of the households in the Block Group are below 120 percent Area Median Income – the NSP eligibility level.) Using these two criteria resulted in a list that includes 361 Block Groups in 98 different communities. These 98 communities (approximately 10 percent of all communities in the state) will be considered eligible to submit a Plan and apply for NSP funding.

### Distribution and and Uses of Funds:

The State of Iowa plans to allocate NSP resources to communities with the greatest need, and that have the interest and administrative capacity to operate the program. The State has determined that the most appropriate way to address these goals is to provide funding directly to Entitlement Communities, and have a competitive application process for the Non-Entitlement Communities. To determine an appropriate division of funding between the entitlement communities and the non-entitlement communities, the State proposes using a three-part formula. The three factors would include # of foreclosures, # of distressed/high-risk neighborhoods, and number of sub-prime loans. For the entitlements, the average of the three measures would be 38% (# of foreclosures) + 71% (distressed/high risk neighborhoods) + 45% (# of subprime loans).  $(38\% + 71\% + 45\%) / 3$  equals 51%. Using this figure of 51% to the Entitlement Communities, and 49% to the Non-Entitlements would result in the following: State Administration Up to \$864,287 (4% of the total award) Entitlement Communities \$10,579,231 Non-Entitlement Communities \$10,163,679 Total Funding \$21,607,197 A. Entitlement Allocation The allocation among the Entitlement Communities only has been calculated using the following formula: Number of Estimated Foreclosures in the community (weighted 60%), percent of sub-prime loans in the community (weighted 20%), and Foreclosure Risk (20%). After allocating the funds according to this formula and eliminating any allocations of less than \$250,000, the following totals are derived: Des Moines \$3,935,474 Davenport \$1,547,741 Cedar Rapids \$1,193,337 Council Bluffs \$1,184,874 Sioux City \$1,158,426 Waterloo \$850,570 Dubuque \$444,328 West Des Moines \$264,481 TOTAL \$10,579,231 If any of the eight Entitlement Cities above decide not to accept the funding, that amount will be allocated instead to the Non-Entitlement portion of the funding available to them by competitive application. B. Non-Entitlement Allocation As noted earlier, \$10,164,359 will be allocated for usage by non-entitlement communities, through competitive application.

### Definitions and Descriptions:

#### Housing Rehabilitation Standards

All newly constructed multi-family and single-family housing must meet all locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, standards and ordinances, the requirements of the State Building Code apply.

All multi-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the State Building Code apply.



The State Building Code (Department of Public Safety) has adopted the International Building Code and related publications. All single-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the Iowa Minimum Housing Rehabilitation Standards apply (all communities with a population of less than 15,000). Communities with populations of 15,000 or greater are required by state law to adopt a housing code.

5. Abandoned Property

A home is abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days.

6. Foreclosed Property

A property "has been foreclosed upon" at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law.

**Low Income Targeting:**

At least 25% of the funds must go to benefit households at 50% or lower Area Median Income (AMI). To meet this statewide requirement, and because HUD excludes administrative funds from the calculation, cities will be required to show that at least 26% of the funds they receive will be used to benefit households at 50% or lower AMI. If communities have difficulty meeting this requirement IEDA will consider reducing the %. However, this would mean another community would need to complete more than 26% to make certain that the 25% set aside is met. As of 2017, the State is exceeding the set aside requirement.

**Acquisition and Relocation:**

It is anticipated that some demolition and/or conversion of low- and moderate-income dwelling units will occur. It is understood that, although the "one-for-one" replacement requirement has been waived for the NSP program, the proposed activities should mitigate such losses to the extent possible.

**Public Comment:**

ings can actually increase affordability. Comment # 5: A comment was received from a non-profit organization asking that the Plan "Ensure that the needs of low income elderly residents are a designated priority in plans for neighborhood stabilization." Response: Although the program regulations require that the funds be targeted to Low, Moderate, and Middle Income households, nothing in the program goals or regulations indicate an intent to prioritize e

**Public Comment:**

Comment #1: Targeting Criteria A comment was received from a community that having a targeting rule of no more than 25 percent of a community's Census Tracts might be unreasonable. In some cases, Census Tracts might be very small, and in other cases very large, so that using Census Tracts only for this rule might be unfair or inconsistent from one community to the next. Response: To address this potential concern, the Draft Plan has been revised to make clear that an acceptable alternative method of targeting would be the percentage of the community, by area, rather than strictly using a percentage of Census Tracts. For communities of 10,000 – 49,999 population, and for Entitlement Communities, this Final Plan allows the targeting to be up to 25% of the entire community, by area. Comment #2: Clarification of holding costs A comment was received from a community that believed that in the current real estate market, holding costs may be a significant portion of their total NSP funds. "While we are of the understanding that holding costs can be used as a delivery cost, we would like to see more detail in the plan as to what constitutes a holding cost and how these costs can be accounted for." Response: The Department will request additional guidance from HUD on this issue. Additional information will hopefully be available and provided to communities through the application process and/or other means of technical assistance. Comment #3: Commitment definition A comment was received from a community that while the program rules state that funds need to be committed within 18 months, there is no clear definition of what commitment means. "Without this, we are unsure if we are required to complete all property acquisition within 18 months, have properties identified within 18 months, or simply to have an idea of where we would like to acquire property." They would like the state plan to address what the definition of commitment should be. Response: The state's current understanding is that property acquisition would not be required within the 18 month period, but that property identification would be. Additional clarification on this issue will also be sought, and provided to communities as the state obtains more information on this subject. Comment #4: Iowa Green Streets criteria A comment was received from a community that was concerned with the requirement that Iowa Green Streets criteria will be applied to all new construction projects. "Entitlement cities are unaware of the Iowa Green Streets requirements and how these requirements and will impact the cost of development. From our experiences working with non-profit housing developers, we have learned that green requirements need to be well defined. Another concern with green development is the cost. Depending on the specific requirements, "green" can increase costs by as much as 20%-30%, which makes affordability increasingly difficult." Response: A manual outlining the guidelines and requirements for Iowa Green Streets can be found on the Department's website at <http://www.iowalifechanging.com/community/downloads/green-criteria08.pdf>. The Department recognizes that while "green" can increase costs initially, long-term sav

**Overall**

**Total Projected Budget from All Sources**

**This Report Period**

N/A

**To Date**

\$25,403,725.00



<b>Total Budget</b>	\$0.00	\$25,403,725.00
<b>Total Obligated</b>	\$0.00	\$25,403,725.00
<b>Total Funds Drawdown</b>	\$0.00	\$25,399,040.00
<b>Program Funds Drawdown</b>	\$0.00	\$21,601,768.00
<b>Program Income Drawdown</b>	\$0.00	\$3,797,272.00
<b>Program Income Received</b>	\$0.00	\$3,797,272.00
<b>Total Funds Expended</b>	\$0.00	\$25,399,040.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$0.00	\$0.00
<b>Limit on Admin/Planning</b>	\$0.00	\$2,098,995.00
<b>Limit on Admin</b>	\$0.00	\$2,098,995.00
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$6,351,117.25	\$9,399,782.00

## Overall Progress Narrative:

Only one open contract remains with Davenport. They are completing a final accounting of Program Income. There will be program income to transfer to the City of Davenport's CDBG entitlement program and the State CDBG program upon final close-out of the NSP grant. The state is actively working on the close-out documentation.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
08-NSP-A FinancingMech, 08-NSP-A FinancingMech	\$0.00	\$150,000.00	\$150,000.00
08-NSP-B Acq/Rehab, 08-NSP-B Acq/Rehab	\$0.00	\$12,762,330.00	\$11,346,508.00
08-NSP-D Demolition, 08-NSP-D Demolition	\$0.00	\$4,239,240.00	\$3,581,807.00
08-NSP-E Redevelop, 08-NSP-E Redevelop	\$0.00	\$6,153,160.00	\$4,574,882.00
08-NSP-LocalAdm, NSP-LocalAdm	\$0.00	\$1,234,708.00	\$1,084,284.00
08-NSP-StateAdmin, NSP State Admin	\$0.00	\$864,287.00	\$864,287.00



## Activities

**Project # / Title:** 08-NSP-A FinancingMech / 08-NSP-A FinancingMech

**Grantee Activity Number:** 08-NSP-005-698

**Activity Title:** Creston LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

08-NSP-A FinancingMech

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

Creston PI

**Activity Status:**

Completed

**Project Title:**

08-NSP-A FinancingMech

**Projected End Date:**

10/13/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Creston

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2018**

N/A

**To Date**

\$0.00

**Total Budget**

\$0.00

\$0.00

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$0.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$1.00

**Total Funds Expended**

\$0.00

\$0.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #11  
Contract Closed 10/13/16

**Location Description:**

City of Creston

**Activity Progress Narrative:**





## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/0	
# of Singlefamily Units	0		0/0	

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title:** 08-NSP-B Acq/Rehab / 08-NSP-B Acq/Rehab

**Grantee Activity Number:** 08-NSP-006-697

**Activity Title:** EldoraRehab\_LH25

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

08-NSP-B Acq/Rehab

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Program Income Account:**

Eldora PI

**Activity Status:**

Completed

**Project Title:**

08-NSP-B Acq/Rehab

**Projected End Date:**

02/10/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

Eldora

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2018**

N/A

**To Date**

\$197,226.00



<b>Total Budget</b>	\$0.00	\$197,226.00
<b>Total Obligated</b>	\$0.00	\$197,226.00
<b>Total Funds Drawdown</b>	\$0.00	\$197,226.00
<b>Program Funds Drawdown</b>	\$0.00	\$197,226.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$197,226.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

Rehabilitation for 3 housing units.  
 Budget change per amendment #9  
 Extended contract per amendment #11  
 Contract completed and closed 02/10/16

### Location Description:

City of Eldora, Iowa

### Activity Progress Narrative:

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Owner Households	0	0	0	3/3	0/0	3/3	100.00

### Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



**Other Funding Sources**

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Project # / Title: 08-NSP-LocalAdm / NSP-LocalAdm**

**Grantee Activity Number: 08-NSP-017-181**

**Activity Title: DavenportAdm**

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

08-NSP-LocalAdm

**Project Title:**

NSP-LocalAdm

**Projected Start Date:**

04/01/2009

**Projected End Date:**

12/31/2018

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Davenport

**Program Income Account:**

Davenport PI

**Overall**

**Oct 1 thru Dec 31, 2018**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$93,845.00

**Total Budget**

\$0.00

\$93,845.00

**Total Obligated**

\$0.00

\$93,845.00

**Total Funds Drawdown**

\$0.00

\$93,845.00

**Program Funds Drawdown**

\$0.00

\$92,864.00

**Program Income Drawdown**

\$0.00

\$981.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$93,845.00

Davenport

\$0.00

\$93,845.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Contract extended to 03/31/17 per amendment #13  
Extended to 12/31/17 per amendment #18.

**Location Description:**

City of Davenport, Iowa



**Activity Progress Narrative:**

One property to sell, should all be done in the next 3 months.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee: Iowa**

**Grant: B-11-DN-19-0001**

**October 1, 2018 thru December 31, 2018 Performance**

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**Grant Number:**

B-11-DN-19-0001

**Obligation Date:****Award Date:****Grantee Name:**

Iowa

**Contract End Date:**

03/10/2014

**Review by HUD:**

Submitted - Await for Review

**Grant Award Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Khristine Smith

**LOCCS Authorized Amount:**

\$5,000,000.00

**Estimated PI/RL Funds:**

\$5,994,904.00

**Total Budget:**

\$10,994,904.00

**Disasters:****Declaration Number**

NSP

**Narratives****Summary of Distribution and Uses of NSP Funds:**

I. Program Background The funds awarded under this notice to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned.

II. Allocation of Funding Within Iowa The State of Iowa plans to allocate NSP3 resources to communities with the greatest need and have the administrative capacity to operate the program as demonstrated by successful use of their NSP1 funding.

III. Distribution of Funds – In order to qualify for funding through the NSP3, the communities must each prepare and submit to IDED an NSP Application for Funding that describes their proposed use of funds, that gives priority consideration to their areas of greatest need, and that proposes activities that are consistent with this Plan and with NSP regulations as published by HUD. Communities are encouraged to work with or through non-profit organizations as appropriate.

Eligible Activities IDED will make NSP3 funds available for the following statutorily eligible activities. NSP funds are eligible to:

- a. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers.
- b. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
- c. Establish land banks for homes that have been foreclosed upon.

d. Demolish blighted structures. e. Redevelop demolished or vacant properties. HUD has waived the one-for-one replacement, but requires documentation on the number of units that will be produced. IDED will seek to provide NSP funds with the maximum authorized flexibility while adhering to HUD mandated restrictions.

IVED will also advise and provide technical assistance to all of its applicants regarding these requirements. The eligible activities outlined in this Action Plan for NSP3 funds are subject to change based upon HUD's approval of this Action Plan, and/or changes issued to the NSP Notice or interpretation of the Notice as clarified on the HUD website for this program: <http://www.hud.gov/nsp>.

IV. Distribution of Funds – Application The maximum amount that can be applied for by a community is \$1 million. The communities are encouraged to work with or through non-profits or other entities as appropriate. The communities will be allowed up to six percent of the awarded funds for administrative purposes. The communities of Des Moines, Waterloo, Sioux City, Council Bluffs, Davenport, Burlington, Perry, Oelwein, Cedar Rapids, Boone, Guthrie Center, Shenandoah and Fort Dodge are eligible to submit and application based upon their needs score and successful implementation of NSP1.

Targeting Proposed activities by the non-entitlement communities must be targeted as follows: Communities of 1,000 population or less – entire community is eligible Communities of 1,000 – 9,999 population – no more than 50 percent of the community by area Communities of 10,000 – 50,000 – no more than 25 percent of the community by area The applications will be rated on the following factors: • Need (35 points) – Measured by foreclosure risk s

**Summary of Distribution and Uses of NSP Funds:**

core • Impact (25 points) – Measured by the expected effectiveness of the proposed activities to effect stab

**How Fund Use Addresses Market Conditions:**

Communities that apply to IEDA will need to demonstrate that their proposed activities relate to the major causes of foreclosure/abandonment in each neighborhood and the most effective way(s) to address the deterioration and encourage



redevelopment. Recognizing that neighborhoods do not necessarily coincide with Census Tract boundaries, the Community may extend their activities slightly beyond the selected Census Tract boundaries if the area is identified as meeting the State of Iowa minimum NSP needs score of 13.

### **Ensuring Continued Affordability:**

The majority of rental projects occurred in entitlement communities that have robust rental affordability monitoring programs. The other rental projects were rented to individuals that meet the definition of limited clientele. For single family developments or rehabilitation projects a 5 year lien is placed on the property.

### **Definition of Blighted Structure:**

A blighted structure, as defined in federal regulations, is one that "exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare." This might include, but is not limited to, any of the following:

- <!--[if !supportLists]-->a) <!--[endif]--> Any premises which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with local housing, building, plumbing, fire or related codes;
- <!--[if !supportLists]-->b) <!--[endif]--> Any premises which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe structures;
- <!--[if !supportLists]-->c) <!--[endif]--> Any dwelling which, because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation;
- <!--[if !supportLists]-->d) <!--[endif]--> Any structure which is a fire hazard, or otherwise dangerous to the safety of person or property;
- <!--[if !supportLists]-->e) <!--[endif]--> Any structure from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that property is unfit for its intended use;
- <!--[if !supportLists]-->f) <!--[endif]--> Any unoccupied property which has been tax delinquent for a period of at least two years; or
- <!--[if !supportLists]-->g) <!--[endif]--> Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of receipt of notice to rehabilitate from the appropriate code enforcement agency.

### **Definition of Affordable Rents:**

NSP-assisted units will carry rent and occupancy restriction requirements. The rents will be set in order that individuals pay no more than 30 percent of their gross income for rent, including utilities or the applicable fair market rents for the area less any utility costs paid by the tenants, whichever is lower.

### **Housing Rehabilitation/New Construction Standards:**

All newly constructed multi-family and single-family housing must meet all locally adopted and enforced building codes, standards and ordinances. In the absence of locally adopted and enforced building codes, standards and ordinances, the requirements of the State Building Code apply.

All multi-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the State Building Code apply.

The State Building Code (Department of Public Safety) has adopted the International Building Code and related publications.

All single-family housing activities involving rehabilitation must meet all locally adopted and enforced building or housing codes, standards or ordinances. In the absence of locally adopted and enforced building or housing codes, standards or ordinances, the requirements of the Iowa Minimum Housing Rehabilitation Standards apply (all communities with a population of less than 15,000). Communities with populations of 15,000 or greater are required by state law to adopt a housing code.

The Iowa Green Streets criteria will apply to new construction activities undertaken through the NSP program.

### **Vicinity Hiring:**

Section 3 regulations will be followed.

### **Procedures for Preferences for Affordable Rental Dev.:**

To the greatest extent feasible NSP funds will be combined with other affordable rental programs to make certain that 25% of the funds are expended for 50% LMI households.

### **Grantee Contact Information:**

Leslie Leager, Iowa Economic Development Authority  
leslie.leager@iowaeda.com or 515-725-3071



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,030,780.00
Total Budget	\$0.00	\$6,030,780.00
Total Obligated	\$0.00	\$6,030,780.00
Total Funds Drawdown	\$0.00	\$6,030,780.00
Program Funds Drawdown	\$0.00	\$4,941,654.00
Program Income Drawdown	\$0.00	\$1,089,126.00
Program Income Received	\$0.00	\$1,089,126.00
Total Funds Expended	\$0.00	\$6,030,780.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$548,023.00
Limit on Admin	\$0.00	\$548,023.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,748,726.00	\$2,154,265.00

## Overall Progress Narrative:

This grant is ready to close. There will be program income to transfer to the City of Waterloo's CDBG entitlement program and the State CDBG program upon final close-out of the NSP grant. The state is actively working on the close-out documentation.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11-NSP-B Acq/Rehab, 11-NSP-B Acq/Rehab	\$0.00	\$953,297.00	\$880,325.00
11-NSP-D Demolition, 11-NSP-D Demolition	\$0.00	\$446,578.00	\$446,578.00
11-NSP-E Redevelop, 11-NSP-E Redevelop	\$0.00	\$4,082,882.00	\$3,136,528.00
11-NSP-LocalAdm, 11-NSP-LocalAdm	\$0.00	\$348,023.00	\$278,223.00
11-NSP-StateAdmin, 11-NSP-StateAdmin	\$0.00	\$200,000.00	\$200,000.00





