

Tuesday, October 11, 2022
2:00pm

2020 Derecho CDBG-DR New Housing Application Workshop



Steven Stransky
Disaster Recovery Team Lead
Iowa Economic
Development Authority
Steven.Stransky@IowaEDA.com
515-348-6204

Jacob Levang
CDBG Project Manager
Iowa Economic
Development Authority
Jacob.Levang@IowaEDA.com
515-348-6203

Jared Morford
CDBG Project Manager
Iowa Economic
Development Authority
Jared.Morford@IowaEDA.com
515-348-6202

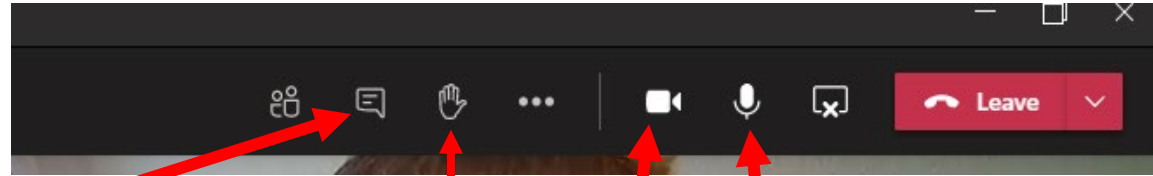
Teams Meeting Format

This meeting will be recorded and posted to our website.

Questions may be submitted through the Chat feature.

At the end of the presentation, we will review questions, publish the question for the group to see and answer the questions.

If the chat system doesn't work for you, please email questions to:
Steven.Stransky@IowaEDA.com and I will respond after the event.



Use the Camera and microphone icons to control your personal settings.

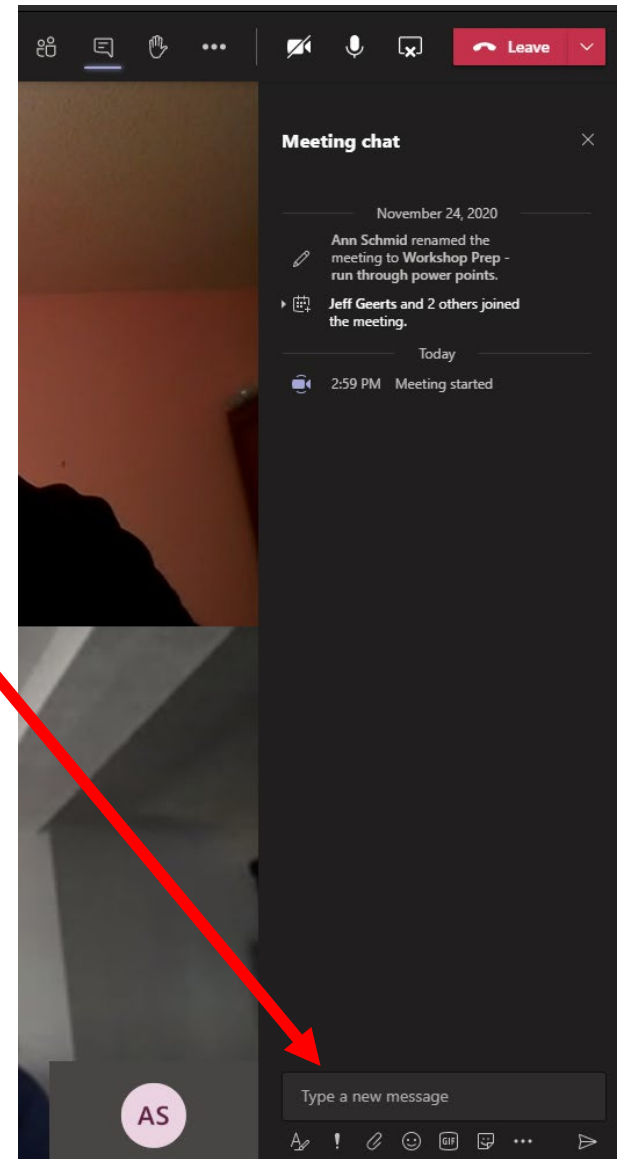
Please turn off your microphone until after the presentation. There will be time for questions and discussion at the end.

After the presentation, you can use the Raise Hand feature to ask a question, or the chat box.

Teams Meeting Format

Questions may be submitted through the Chat feature.

Type Question in the Chat box and click enter to send chat comment. This will be seen by all attendees to the meeting. If you need to send a private question, send an email to Steven.Stransky@IowaEDA.com and I will respond after the event.



Grant Overview

Jared Morford, CDBG Project Manager

2020 Derecho CDBG-DR Funding

How did we get here?

- **August 10, 2020 Derecho** (FEMA DR 4557)
- **September 30, 2021:** *Extending Government Funding and Delivering Emergency Assistance Act: Public Law 117-43, allocating CDBG-DR funding to HUD.*
- **October 30, 2021:** HUD allocated funds to eligible Cities and States
- **February 8, 2022:** HUD issues Federal Register Notice (Rules regarding funding).
- **February – June 2022:** IEDA Completed and Submitted Financial Management and Grant Compliance Certifications & Action Plan to HUD for review and approval.
- **August 2022:** HUD Approves Action Plan
- **September 2022:** HUD sent IEDA the Grant Agreement for Director Durham's signature and HUD executed the grant agreement.

2020 Derecho CDBG-DR Grant Breakdown

- **Allocation:** \$57,566,000
- **MID Areas:** At least **80% of funds** must be used in Linn County. **Up to 20% of funds** may be used in Marshall, Tama, and Benton counties.
- **Mitigation Set-Aside:** additional amount of **15% for mitigation** activities that increase resilience to disasters and reduce long-term risk. Complying with this requirement through the **Mitigation Incentive**.
- **National Objective:** at least **70% of the funds** must be spent on activities benefiting LMI residents and areas
- **Grant Duration:** IEDA has **6 years (September 2028)** to expend the funds

Refer to the Federal Register notices ([87 FR 6364](#), [87 FR 31636](#)) for more details.

2020 Derecho CDBG-DR

Program	Total Budget	Linn County	Marshall, Tama, Benton Counties
New Resilient Affordable Housing – Single Family Housing	\$20,000,000	\$16,000,000	\$4,000,000
New Resilient Affordable Housing- Rental Housing	\$18,500,000	\$15,725,000	\$2,775,000
Infrastructure in Support of Housing	\$6,187,700	\$4,950,160	\$1,237,540
Owner-Occupied Rehab	\$2,500,000	\$2,500,000	\$0
Generators for Critical Facilities	\$2,000,000	\$1,300,000	\$600,000
Treeservation/Tree Planting Program	\$5,500,000	\$4,400,000	\$1,100,000

If the for-sale single family, rental housing, and/or infrastructure in support of housing programs have significant application overruns/underruns, IEDA reserves the right to reallocate \$5 million or less between program budgets with HUD approval.

Applications

- » **Developers will NOT submit a direct application to IEDA.**
- » **All applications will be submitted by a city, county, or tribal government on behalf of a developer.**
- » Developers must submit all required application materials to the city or, if unincorporated, county that their project is located in.
- » Local governments & tribes will have until Friday, December 30th to submit complete applications to IowaGrants.

2020 Derecho CDBG-DR

Unit of General Local Government— All awards are made to a unit of local government (City, County, or Tribe), who will enter into a development agreement with a developer if working with a developer. Therefore, the local government is the applicant of CDBG-DR funding.

Local Council of Governments— Apart from the City of Cedar Rapids and the City of Marshalltown, all local governments must work with a council of government (COG) or an IEDA-approved consultant to manage the grant project.

These entities are all regularly trained on and responsible for managing CDBG funds and have the expertise to deliver the project.

Team Effort — Most applications will require teamwork from all parties, including municipality, COG/consultant, owner/developer, designer, contractor, etc.

How to Apply: Projects in Cedar Rapids

- » If your project is **within Cedar Rapids**, please contact Sara Buck with the City of Cedar Rapids. Her email is S.Buck@Cedar-Rapids.Org.
- » **City Staff: Statement About Process**
- » Submit application materials to Cedar Rapids by **noon on Friday, December 2nd**
- » The City of Cedar Rapids will be the recipient of these funds and enter into a development agreement with each developer.

How to Apply: Projects in Linn County other than Cedar Rapids

- » If your project is within Linn County but outside of Cedar Rapids city limits, please contact Tracey Achenbach with the East Central Iowa Council of Governments (ECICOG). Her email is Tracey.Achenbach@ecicog.org.
- » Coordinate with Tracey on when the all application materials are needed ahead of the IEDA deadline.
- » The local municipality or, if unincorporated, Linn County, will be the recipient of these funds and enter into a development agreement with each developer.

How to Apply: Projects in Marshalltown

- » If your project is within Marshalltown, please contact Jessica Kinser with the City of Marshalltown. Her email is jkinser@marshalltown-ia.gov.
- » Contact Jessica for when the City of Marshalltown needs all required documentation to submit applications ahead of the IEDA deadline.
- » The City of Marshalltown will be the recipient of these funds and enter into a development agreement with each developer.

How to Apply: Projects in the rest of Marshall & Tama Counties

- » If your project is outside of Marshalltown in Marshall County, or in Tama County, please contact Marty Wymore with Region 6 Council of Governments. His email is mwymore@region6resources.org
- » Contact Marty for when the Region 6 needs all required documentation to submit applications ahead of the IEDA deadline.
- » The local municipality or, if unincorporated, the county, will be the recipient of these funds and enter into a development agreement with each developer.

How to Apply: Benton County

- » If your project is within Benton County, please contact Tracey Achenbach with the East Central Iowa Council of Governments (ECICOG). Her email is Tracey.Achenbach@ecicog.org.
- » Coordinate with Tracey on when the all application materials are needed ahead of the IEDA deadline.
- » The local municipality or, if unincorporated, Benton County, will be the recipient of these funds and enter into a development agreement with each developer.

Program Overview

Jacob Levang, CDBG Project Manager

2020 Derecho CDBG-DR

For Sale Housing - Housing Developer Incentives

\$20,000,000

- Funds the construction of **new affordable and resilient** for sale single-family houses and multifamily buildings.
- Competitive applications to IEDA through local municipality (**City, County, and Tribes**). One application per project with development team identified. Applications will be scored and ranked in rounds.
- For **owner-occupied housing units**, the base incentive is **\$100,000 per unit**. All sold units can also utilize a CDBG-DR down-payment assistance. **\$25,000 per unit** mitigation incentive also available.
- All units must have access and connection to municipal utilities including water and sewer, no projects dependent on wells and/or septic systems will be eligible. **Up to \$70,000** will be **competitively** awarded for infrastructure needs per housing unit.

Program	Budget	Linn	Marshall, Tama, Benton
Single Family- For Sale Housing	\$20,000,000	\$16,000,000	\$4,000,000
Infrastructure in Support of Housing	\$6,187,700	\$4,950,160	\$1,237,540

2020 Derecho CDBG-DR

Rental Housing - Housing Developer Incentives

\$18,500,000

- Funds the construction of **new affordable and resilient** rental single-family houses and multifamily buildings.
- Competitive applications to IEDA through local municipality (**City, County, and Tribes**). One application per project with development team identified. Applications will be scored and ranked in rounds.
- For **rental housing units**, the base incentive is **\$75,000 per unit**. **\$15,000 per unit** mitigation incentive also available.
- All units must have access and connection to municipal utilities including water and sewer, no projects dependent on wells and/or septic systems will be eligible. **Up to \$70,000** will be **competitively** awarded for infrastructure needs per housing unit.

Program	Budget	Linn	Marshall, Tama, Benton
Rental Housing	\$18,500,000	\$15,725,000	\$2,775,000
Infrastructure in Support of Housing	\$6,187,700	\$4,950,160	\$1,237,540



2020 Derecho CDBG-DR

- » **All for sale housing units must be sold to persons** of Low to Moderate Income (**LMI**). 80% of the area median income or less.
- » The homes must be the primary residence of the LMI buyer
- » **At least 51% of rental housing units** must be leased to LMI persons.

County	1-person 80%	2-person 80%	3-person 80%	4-person 80%	5-person 80%	6-person 80%
Cedar Rapids Metro (Linn)	\$50,050	\$57,200	\$64,350	\$71,500	\$77,250	\$82,950
Benton	\$50,400	\$57,600	\$64,800	\$72,000	\$77,800	\$83,500
Marshall	\$44,200	\$50,500	\$56,800	\$63,100	\$68,150	\$73,200
Tama	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300	\$73,350

2020 Derecho CDBG-DR

- » The **maximum sales price** to the initial occupant cannot exceed \$175,000.
- » Down payment assistance of 100% of a 5% down payment and closing costs are available from IEDA to buyers.
- » Income-restricted rental housing units (51%) are subject to the **HUD 65% HOME rental maximums** and utility allowances determined by the local housing authority.
- » All for sale and rental units must be marketed to persons impacted by the derecho for 4 months prior to being offered to a member of the general public.

2020 Derecho CDBG-DR

» 2022 65% HOME Rent Limits:

Will need to subtract out the utility allowance as determined by the local housing authority.

County	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Cedar Rapids Metro (Linn)	\$998	\$1,070	\$1,286	\$1,477	\$1,628
Benton	\$1,004	\$1,077	\$1,294	\$1,487	\$1,640
Marshall	\$879	\$943	\$1,133	\$1,300	\$1,431
Tama	\$879	\$943	\$1,134	\$1,300	\$1,433

2020 Derecho CDBG-DR

- » **15-year affordability period** for single-family homes (1-4 units on a parcel). Homes will need to be resold to LMI buyers during that period or the homeowner will need to repay the State for remaining unforgiven balance of the housing incentive awarded for the construction of the home. Recorded as a monthly receding lien.
 - » **5-year period** for down payment assistance. Recorded as a monthly receding lien. Buyer will need to repay the State for the remaining unforgiven balance if the home is sold within the 5 years.
 - » **15-year affordability period** for single family homes, single family rentals & 1-4 rental units in a project.
 - » **20-year affordability period** for 5+ rental units in a project.
- Recorded as a deed restriction and non-receding forgivable mortgage.

2020 Derecho CDBG-DR

- » **No project site** can be located **within the 100-year floodplain** and no project site will be generally allowed within the 500-year floodplain.
- » Exceptions will be granted to the 500-year floodplain if flood control structures are built or will be completed by 2024. Otherwise, structures must be floodproofed or elevated to the base 500-year flood elevation, or 3-feet above the 100-year flood elevation, whichever is higher.

2020 Derecho CDBG-DR

- » **Conversion projects** are allowed if the following is met:
 - The space is not currently or has recently been used for housing
- » **Unit maximum** is 25 units for for-sale developments
- » **Unit maximum** is 50 units for rental developments

- » The developer must own the site or have an option through April 30, 2023 at the time of application.

2020 Derecho CDBG-DR

- » **Iowa Green Streets Criteria** applies to all projects. This is a green building standard that follows much of the Enterprise Green Communities standard but has been adapted for Iowa projects.
- » Baseline requirements are the minimum to complete; however, projects that incorporate more green elements will score higher.
- » Green Streets includes **Universal Design**. Waivers cannot result in fewer than 5% of units must be ADA accessible and no fewer than 2% of units may be accessible to persons with hearing or vision impairments.
- » Contact Jeff Geerts (Jeff.Geerts@IowaEDA.com) for any specific questions on the Green Streets Criteria.

2020 Derecho CDBG-DR

- » Project sites receiving greater than \$200,000 in HUD assistance must comply with **Section 3**.
- » Projects of 8+ units must comply with **Davis Bacon** labor standards
- » All infrastructure in support of housing must also comply with **Davis Bacon** labor standards
- » All units must undergo review under the **National Environmental Protection Act**
- » All units must be built to comply with local enforced **building codes**; if no local code is enforced, it must comply with the State building code.

» Infrastructure in Support of Housing

- Must be publicly owned, accessible to the general public, and serve a delineated service area.
- No utilities on private property will be considered public infrastructure (e.g. service lines from the right-of-way into the housing unit)
- Requests are restricted to 35% of the housing construction cost or \$70,000 per unit, whichever is least.
- Will be competitively awarded to higher scoring applications with need first.

» Examples Include:

- Streets, street curbs & gutters; street trees; access roads; bridges; sidewalks; multi-use paths/trails; water lines & supporting infrastructure; sanitary sewer lines & supporting infrastructure; stormwater sewer lines & supporting infrastructure

Program	Budget	Linn County	Marshall, Tama, and Benton Counties
Infrastructure in Support of Housing	\$6,187,700	\$4,950,160	\$1,237,540

Application Overview

Steven Stransky, Disaster Recovery Team Lead

Developer Information

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Please provide developer information.

Business/Organization Name

Primary Developer Contact*

First Name

Last Name

Address

City

State

Zip Code

Phone

E-mail Address

*

UEI (Unique Entity Identifier)

2CFR Chapter I Part 25 requires applicants to maintain an active SAM registration.

Don't have a UEI (Unique Entity Identifier)? Visit www.SAM.gov for more information.

Project Information

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Disaster Recovery Project Type

Project Location
City County Zip +4

Community Population

Housing Project Type


Is the project a conversion project of an existing building into new housing units?

Number of Housing Units Proposed

Mitigation Incentive Request Per Housing Unit
Per program guidelines, rental projects can select up to \$15,000 per rental unit and \$25,000 per for-sale unit

What source was used to determine the utility allowances for tenant-paid utilities?

Please attach supporting documentation: No file chosen

What is the effective date of the HOME 65% rents recorded in the table above? 

What is the source of the rents recorded in the table above?

Do all LMI assisted units have Gross Rents (net Rents + Utility Allowances) at or Below the 65% HOME rent limits?

What utilities will be provided in the tenant monthly rent?

What rents are used in your proforma?

Provide a breakout of the rental income used in the proforma, including rents per unit size for the first year.

2,500 characters maximum

Project Information

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Project Information

Disaster Recovery Project Type

Project Location
City County Zip +4

Community Population

Housing Project Type

Is the project a conversion project of an existing building into new housing units?

Number of Housing Units Proposed

Mitigation Incentive Request Per Housing Unit
Per program guidelines, rental projects can select up to \$15,000 per rental unit and \$25,000 per for-sale unit

Project Information

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Will this project require new public infrastructure in support of housing?	<input type="text" value="Yes"/>
Total Request for Infrastructure in Support of Housing	<input type="text" value="\$0.00"/>
Total Request of Project Delivery amount for Infrastructure	<input type="text" value="\$0.00"/>
Number of linear feet of public improvement	<input type="text" value="\$0.00"/>
Please upload documentation to support and substantiate infrastructure in support of housing request	<input type="button" value="Choose File"/> No file chosen
Please upload documentation to support and substantiate Project Delivery amount for infrastructure	<input type="button" value="Choose File"/> No file chosen

Project Information

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Readiness & Site Conditions

Is the project located in a regulated floodway?

Is the project located in the 100-year floodplain?

Is the project located in the 500-year floodplain?

Upload FEMA Flood Map with Site Identified No file chosen

Will the project include demolishing an existing structure?

Is this project identified in an Iowa Great Places agreement?

Project Information


The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Did project partners attend IEDA CDBG-DR application workshop? Yes ▾

Name project partners who attended:

2,500 characters maximum

Has this project had a design consultation? Yes ▾

Date of design consultation 

Please explain how the project included recommendations from the design consultation

2,500 characters maximum

Project Information

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Does the developer own the site?	<input type="text" value="No"/>
Does the developer have an option to purchase?	<input type="text" value="Yes"/>
Does the option extend at least until April 30, 2023?	<input type="text" value=""/>

Project Information

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Has an environmental review been completed on the project site?

Has a Phase 1 archaeological survey been completed on the project site?

Is the project located on existing water/sewer lines?

Who are the utility providers for the project site?
Include water, sewer, gas, electric, broadband, etc.

2,500 characters maximum

Estimated project completion date:



Project Information

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Is the project an infill development?

Is the project within a half mile of a bus stop?

Is the project within a half mile of a trail, park, or open space?















Is the project within a half mile of a brownfield site?

Is the project within a mile of a superfund site?

Is the project within a mile of a site listed on the EPA National Priorities List?

Budget

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Sources of Funding							
Sources	\$ Amount	Type	Status	Date Committed		Comments	Documentation
Conventional Debt							
Add Provider in Comments	\$0.00	▼	▼				Choose File No file chosen
Iowa Economic Dev. Authority (IEDA)	\$0.00	▼	▼				Choose File No file chosen
Federal Home Loan Bank							
Affordable Housing Program (AHP)	\$0.00	▼	▼				Choose File No file chosen
FEMA	\$0.00	▼	▼				Choose File No file chosen
SBA	\$0.00	▼	▼				Choose File No file chosen
Insurance	\$0.00	▼	▼				Choose File No file chosen
NFIP	\$0.00	▼	▼				Choose File No file chosen
USACE	\$0.00	▼	▼				Choose File No file chosen
SRF	\$0.00	▼	▼				Choose File No file chosen
Owner/Developer Contribution							
Cash	\$0.00	▼	▼				Choose File No file chosen
Land Value	\$0.00	▼	▼				Choose File No file chosen
Other Value	\$0.00	▼	▼				Choose File No file chosen
City Contribution	\$0.00	▼	▼				Choose File No file chosen
Other (Specify in comments)	\$0.00	▼	▼				Choose File No file chosen

Budget

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Uses of Funds		
Use Description	Amount	Sources of Funds (Mandatory)
Administration	\$0.00	
Land Acquisition	\$0.00	
Demolition	\$0.00	
On-Site Improvements	\$0.00	
Construction	\$0.00	
Contingency (MUST be <15%) Not Eligible CDBG	\$0.00	
Architect & Engineering	\$0.00	
Lead Hazard Abatement	\$0.00	
Financing Costs	\$0.00	
Fees and Charges	\$0.00	
Legal & Accounting	\$0.00	
Owner/Developer Fee (10% or less)	\$0.00	
Other (Specify)	\$0.00	

Mitigation Incentive

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

1. Integrative Design

1.8 Resilient Structures

New residential construction projects without a basement construct a safe room to protect against wind forces and wind debris from events such as a tornado. New construction projects with a basement and rehab projects construct a safe room to protect against wind forces and wind debris from events such as a tornado.

Implement section 1.8

Additional Funding Amount Requested

Additional Cost Description

Supporting Cost Documentation No file chosen

3. Site Improvements

3.4. Surface Water Management (1.25" rainfall)

Through on-site infiltration, evapotranspiration, and rainwater harvesting, retain the 1.25" rain event on site

Implement section 3.4

3.5. Surface Water Management (2.5" rainfall)

Through on-site infiltration, evapotranspiration, and rainwater harvesting, retain the 2.5" rain event on site

Implement section 3.5

Mitigation Incentive

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

5. Operating Efficiency

5.3b. Moving to Zero Energy: Renewable Energy

(Not available for projects following Criterion 5.3a or 5.4) Install renewable energy source to provide a specified percentage of the project's estimated source energy demand. See full criterion for allowable sources.

Implement Section 5.3b

5.4. Achieving Zero Energy

Achieve Zero Energy performance

Implement Section 5.4

5.9. Resilient Energy Systems: Floodproofing

Conduct floodproofing of lower floors, including perimeter floodproofing (barriers/shields). Design and install building systems as specified by the full criterion so that operation of those systems will not be grossly affected in a flood

Implement Section 5.9

5.10. Resilient Energy Systems: Critical Loads

Provide emergency power to serve at least 3 critical energy loads as described by the full criterion. Option 1: Islandable Photovoltaic System. Option 2: Efficient Generator.

Implement Section 5.10

Mitigation Incentive

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Fortified	
1. FORTIFIED® Roof	
FORTIFIED® Roof (\$3,000 maximum per unit incentive)	No ▾
2. FORTIFIED® Silver	
FORTIFIED® Silver (\$9,000 maximum per unit incentive)	▾
3. FORTIFIED® Gold	
FORTIFIED® Gold (\$15,000 maximum per unit incentive)	Yes ▾
Amount Requested	15000

Required Attachments

The City, County, or Tribe will complete the application. This is for visual purposes to see the information they will be asking for.

Required Attachments	Create New Version
Attachment	Desc
Resolution of Support from City Council/Board of Supervisors/Tribal Council	
Completed HUD Disclosure Form 2880 (Applicant/Recipient Disclosure/Update Form). Download the form from http://portal.hud.gov	
Federal Assurances Signature Page. Click here for the form .	
Developer Assurances. Click here for the form .	
DOB Certification Download the Housing DOB Certification template HERE .	
CDBG-DR Subrogation Agreement Download the template here .	
Fair Housing & Outreach Plan	
Signed Receipt of Iowa Attorney General Contractor Fraud Checklist Click here for the form .	
Procurement completed for Project Delivery Services	
Project Delivery Administrator Staffing Plan	
Green Streets Green Development Plan & Checklist (Appendix A) Click here for the Green Streets web site.	
List of known development team members showing roles and responsibilities and contact information	
Site control (not necessarily ownership) for each lot in the project. Include property addresses and legal descriptions (Purchase Agreement)	
Documentation of Proper Zoning / Or steps required for proper zoning	
Project Design Documents (site plan, building plan, unit layout, renderings, etc.)	
Pro Forma (rental only)	
Project Cost Estimate Line-Items Click here for the template .	
Project Cost Estimates Supporting Documentation	
Project Timeline	

Required Attachments

» Resolution of Support

- Each project must have a resolution of support from the City Council (if within city limits), Board of Supervisors (if within the county), or tribal council (if within tribal lands).
- Developers will not need to coordinate this. This will be up to the applicant local government or council of government to collect.
- Cities, counties, and tribes are not required to submit applications, and it is up their elected officials to decide to submit an application on behalf of a developer, since the local government will technically be the awardee of CDBG funds.

Required Attachments

» HUD Disclosure Form 2880

- The local government will complete this, with the assistance of their council of government if necessary.

» Federal Assurances Page

- The local government will complete this, with the assistance of their council of government if necessary.

Required Attachments

» HUD Disclosure Form 2880

- The local government will complete this, with the assistance of their council of government if necessary.

» Federal Assurances Page

- The local government will complete this, with the assistance of their council of government if necessary.

Required Attachments



Provide to IEDA

DEVELOPER ASSURANCES: 2020 CDBG-DR New Housing Program

Name of Property Owner/Developer:

Address of Project Property:

As rightful owner(s), developer(s), and/or responsible entity(s), we: *(check boxes to confirm)*

- Agree to the submission of the 2020 Derecho CDBG-DR Grant application for the benefit of the above-named property/project.
- Agree to all terms and conditions defined in the CDBG-DR Program Guidelines and Grant Application.
- Understand and agree to the federal compliance requirements of this grant including but not limited to: **environmental review** (no work on project site shall occur until after the environmental review record is complete and IEDA issues release of funds), **labor standards** and prevailing wages are required for all projects producing 8 or more housing units and/or public infrastructure, **Section 3** - all labor hours and income certification of all laborers must be recorded for any project receiving more than \$200,000 in CDBG-DR funds.
- Understand and agree to the term of affordability requirements of this program. All single family homes must be sold to buyers who qualify at or below 80% AMI, all rental projects must maintain at least 51% income qualified units for the term of affordability (15 years for single-family for-sale and 15 years for single-family rental units (1-4 units), 20 years for multi-family rental (5+ units)).
- Understand and agree to the baseline Green Streets building standards for disaster recovery housing as outlined in the Green Streets Green Development Plan and Checklist.

Required Attachments

- Understand that grant funds are made as a reimbursement and understand that you must complete the proposed scope of work for the project before receiving final reimbursement of grant funds.
- Agree to notify local grant recipient AND Iowa Economic Development Authority regarding changes in scope of work that may occur during construction that vary from the proposed plans submitted in the grant application. Substantial change in a project design may affect the amount of an award.
- Agree to abide by state and federal civil rights requirements which bars discrimination against any employee, applicant for employment, or any person participating in any sponsored program on the basis of race, creed, color, religion, sex, national origin, age, disability (mental and/or physical), political affiliation, sexual orientation, gender identity, or citizenship.
- Understand that IEDA reserves the right to take photographs of the project and use information relevant to the project in case studies, program marketing, etc.

By signing this Applicant Assurances document, we certify the information presented above, and in the application and attachments, to be true and correct to the best of the entity's knowledge.

Owner/Developer:

Type/Print Name and Title

Grant Recipient:

Type/Print Name and Title

Signature:

Signature

Date

Date

Required Attachments

DUPLICATION OF BENEFITS CERTIFICATION

CDBG-DR NEW HOUSING DEVELOPMENT PROGRAM

The funding program to which you are applying (CDBG-DR) requires verification of additional financial assistance to comply with The Robert T. Stafford Disaster Relief and Emergency Assistance Act, (Stafford Act Section 312 42 U.S.C. 5121–5207) which prohibits federal agencies from providing financial assistance to any person, business concern, or other entity from receiving federal funds that are duplicative from any other program or any other source where the assistance amount exceeds the need for specific disaster recovery purpose.

Property

Address: _____

I/We, _____, affirm the following:
Print Name

I/We make this Affidavit in connection with Community Development Block Grant Disaster Recovery (CDBG-DR) assistance through the Iowa Economic Development Authority (IEDA) and its local government partners.

I/We have received, or expect to receive, the funding listed on the funding Sources/Uses budget within the Application:

Assistance	Awarded/ Approved	Expected or Application Pending
Property Insurance		
FEMA		
National Flood Insurance Program		
SBA		
HUD HOME, ESG, and/or CDBG		
HUD (Other)		
Housing Trust Fund		

Required Attachments

» Subrogation Agreement

CDBG-DR funds cannot result in a duplication of benefits (DOB).

- » If a developer or applicant receives additional funding later on that was not indicated in the Duplication of Benefits Certification and application, the developer is agreeing to notifying IEDA.
- » IEDA may reduce the CDBG-DR award so as not duplicating benefits.

Required Attachments

» Fair Housing & Outreach Plan

CDBG-DR funds are required to comply with HUD's *Affirmatively Furthering Fair Housing* regulations. This plan will outline how the city, county, or tribe intends to comply with the rule. See the program guidelines posted <https://www.iowaeda.com/disaster-recovery/cdbg-derecho/> for suggested methods of complying.

» Contractor Fraud Checklist

IEDA is required by HUD to inform applicants and beneficiaries of the risks of contractor fraud. Receipt of the Iowa Attorney General's Contractor Fraud Checklist will be signed by the applicant local government.

Required Attachments

» **Procurement Completed for Project Delivery Services**

If the local government (apart from the City of Cedar Rapids and the City of Marshalltown) are not using their local council of government, they will be required to procure for a consultant to assist with administering the awarded grant.

» **Project Delivery Administrator Staffing Plan**

This is a plan for the local government, council of government, and/or consultant to complete indicating how which staff, how many, etc. will be assisting administering the project locally.

Required Attachments

Green Streets Development Plan & Checklist (Appendix A).

Recommend using the Excel document version on the Green Streets webpage:

<https://www.iowaeda.com/green-streets/after-2020/>

Baseline Measures			Areas of Consideration		
		Green Communities Criteria	Champion		Strategies
			<i>name</i>	<i>role</i>	<i>how intend to meet</i>
1. Integrative Design					
Baseline	1.1	Project Priorities Survey			
		Complete the Project Priorities Survey.			
Baseline	1.2	Charrettes and Coordination Meetings			
		Project Priorities Survey into action through a series of collaborative			
Baseline	1.3	Documentation			
		Include Iowa Green Streets Criteria information in your contract documents and construction specifications (Division 1 Section 01 81 13 Sustainable Design Requirements). Ensure, and indicate that the drawings and specifications have been generated to be compliant and meet the certification goals.			

Required Attachments

» **List of Known Development Team Members:**

Name, firm, contact information (including email) of the anticipated firms working with the developer.

» **Site Control:**

Screenshot of county records of ownership (if owned by the developer) or uploaded option for purchase.

» **Proper Zoning:**

Statement from the city or county indicating that the site is properly zoned or no problems are anticipated with a rezoning if awarded.

Required Attachments

- » **Project Design Documents:**

Preliminary site plans, building design documents, floorplans, information on wind resiliency, etc.

- » **Pro Forma** (rental projects only):

- » **Project Cost Estimates – Line Items**

Line-item breakdown of **estimates** for the project so that IEDA can assess cost reasonableness

- » **Project Timeline:**

Timeline showing project completion within 2-3 years of award (January 2023) or demonstrating a need for a longer timeframe.

Wrap-Up Overview

Jared Morford, CDBG Project Manager

1. Rank the level of development of the provided plans, renderings, and specifications.
2. Rank the wind resiliency features.
3. Rank the Green Score: The degree to which the proposed project is consistent with sustainability and smart growth principles and the degree to which the project exceeds the Iowa Green Communities criteria (higher points for requesting and integrating additional green and resiliency incentives).
4. Rank how the project included recommendations provided in the IEDA design consultation.
5. Rank whether the project intends to comply with the U.S. Department of Energy Zero Energy Ready Homes program requirements and obtain certification.
6. Rank the project's alignment with the applicant's Community Development and Housing Needs Assessment.
7. Rank the community's proposed steps to Affirmatively Further Fair Housing.
8. Rank how well the project furthers infill and/or orderly development.
9. Rank the project's shovel readiness.
10. Rank how well documented the other funding sources are.
11. Rank the level of optional local match.
12. Rank how detailed the development team is. Does it include email and phone number contact information for all development team members?
13. Rank how experienced the development team is with regard to green and resilient building standards and/or the Iowa Green Streets criteria.
14. Rank how experienced the development team is with regard to HUD or other federally funded projects.
15. Rental only: Rank how detailed the pro forma and rent calculation worksheet is.

New Housing Scoring Criteria

2020 Derecho CDBG-DR

- » Cities/Counties/Tribes will submit the application on behalf of a developer.
- » **Developers will not submit applications in IowaGrants.** IEDA will only review applications submitted by a city, county, or tribe.
- » All entities apart from the City of Cedar Rapids & Marshalltown must work with their local council of government or an IEDA-approved consultant.
 - Cedar Rapids: City of Cedar Rapids
 - Rest of of Linn County: East Central Iowa Council of Governments
 - Benton County: East Central Iowa Council of Governments
 - Marshalltown: City of Marshalltown/Region 6 Council of Governments
 - Rest of Marshall County: Region 6 Council of Governments
 - Tama County: Region 6 Council of Governments

Overall Projected Outcomes

- » **For Sale Program: 137 new for-sale housing units**
- » **Rental Program: 194 rental housing units**

Parkside – Charles City



Burr Oak – Glenwood



Rose Court - Woodbine



Questions/ Comments.

Steven Stransky
Disaster Recovery Team Lead
Iowa Economic
Development Authority
Steven.Stransky@IowaEDA.com
515-348-6204

Jacob Levang
CDBG Project Manager
Iowa Economic
Development Authority
Jacob.Levang@IowaEDA.com
515-348-6203

Jared Morford
CDBG Project Manager
Iowa Economic
Development Authority
Jared.Morford@IowaEDA.com
515-348-6202