

0:0:0.0 --> 0:0:2.570

Jacob Levang

I can start a meeting people. Whenever you're ready, Steven.

0:0:7.60 --> 0:0:8.290

Steven Stransky

You can start admitting them.

0:0:8.530 --> 0:0:8.970

Jacob Levang

OK.

0:0:14.180 --> 0:0:15.270

Jerry Waddilove (Guest)

Uh, yeah.

0:0:17.160 --> 0:0:19.860

Jerry Waddilove (Guest)

I know, but that name. Yeah. Now that you say that.

0:0:19.720 --> 0:0:20.60

Autumn Wood

You know.

0:0:22.510 --> 0:0:23.240

Autumn Wood

Yeah, it's.

0:0:23.740 --> 0:0:24.30

Jerry Waddilove (Guest)

So.

0:0:25.700 --> 0:0:26.190

Jerry Waddilove (Guest)

No.

0:0:30.760 --> 0:0:35.400

Autumn Wood

I think it's giving us these people hand so we could take down some.

0:0:41.800 --> 0:0:43.30

Autumn Wood

Stupid, they didn't.

0:1:5.290 --> 0:1:5.960

Autumn Wood

Because that way.

0:1:7.770 --> 0:1:8.190

Autumn Wood

Sorry.

0:1:12.450 --> 0:1:13.820

Autumn Wood

You should have finished the answer.

0:1:16.100 --> 0:1:19.710

Autumn Wood

Should fancy slides now before we could print them off and take you.

0:1:29.990 --> 0:1:42.870

Steven Stransky

Alright, good afternoon, everyone. This is Steven Stransky with ID A. You should be able to see the first slide of the presentation up on your screens. Right now I can just get a thumbs up that you're seeing that.

0:1:44.350 --> 0:1:51.420

Steven Stransky

Perfect. Uh. We'll give it a couple more minutes and then we will go ahead and get started with the application workshop.

0:2:21.230 --> 0:2:21.800

Chad Pelley

Here we go.

0:2:50.970 --> 0:3:3.660

Steven Stransky

Right. For a second, everyone's time. We'll go ahead and get started and just admit people as we go. My name is Steven Stranski. I'm the disaster recovery team. Plead here with the Iowa Economic Development Authority.

0:3:4.840 --> 0:3:12.350

Steven Stransky

Today, we're gonna be going over the application process for our 2020 CDP GDR.

0:3:29.160 --> 0:3:29.500

Paula Mitchell

Yeah.

0:3:13.610 --> 0:3:31.910

Steven Stransky

New housing program going over some of the key points of the programs, some key policies and procedures to keep into mind, as well as some of the application materials that will need to be submitted to the local governments as this application.

0:3:32.470 --> 0:3:46.130

Steven Stransky

UM process is prepared also presenting on the call will be Jacob Levang and Jared Warford, who are CDBG project managers here who will be involved in seeing through awarded projects.

0:3:50.130 --> 0:4:6.940

Steven Stransky

So this meeting is being held through Microsoft Teams and is being recorded and will be posted to our website shortly after the call. Questions can be submitted through the chat feature, which is the first arrow here that looks a little bit like the WhatsApp logo.

0:4:8.60 --> 0:4:34.370

Steven Stransky

If you have any questions throughout the presentation, please place them into the chat and we will address the questions at the end. If there are any technical problems, they're at the call. Feel free to put them in the chat as well as we'll monitor that throughout the presentation. If they're forever. Whatever reason, if the chat doesn't work or you have any further questions, feel free to send me an e-mail and I will respond after the event.

0:4:36.160 --> 0:4:47.640

Steven Stransky

Please keep yourself muted during the call. You can do that by clicking on the microphone there, and if you want to turn your camera off, feel free to do so by clicking on the camera button there.

0:4:51.280 --> 0:5:6.170

Steven Stransky

So As for the chat feature, if you click on the chat and just type in your message there at the bottom that will submit it over to us or again you can send us an e-mail after the call and we will address your specific question then.

0:5:9.730 --> 0:5:20.800

Steven Stransky

So with that, I'm going to turn this over to Jared Morford to explain an overview of the grant and some key policies in regards to it. So Jared, take it away.

0:5:21.710 --> 0:5:27.500

Jared Morford

Thanks, Steven. Greetings everybody. My name is Jared Morford. As it says there, I am a CDBG project manager.

0:5:32.750 --> 0:5:33.10

Deanna Robinson (Guest)

No.

0:5:28.940 --> 0:5:33.20

Jared Morford

Or the grant. Thanks for everybody showing up, taking their time and learn and listen.

0:5:33.270 --> 0:5:33.770

Deanna Robinson (Guest)

So still.

0:5:36.190 --> 0:5:45.880

Jared Morford

And so just, uh, going to do an overhead overview here as to how we got here. As we all know on August 10th, 2020 like what the duration happened.

0:5:47.120 --> 0:5:50.120

Jared Morford

Cross the better half of the state, September 30th.

0:5:51.440 --> 0:5:56.770

Jared Morford

Federal legislation was passed and approved to fund the disaster recovery.

0:5:57.590 --> 0:6:2.290

Jared Morford

On October 10th, HUD allocated the funds to cities and states.

0:6:3.0 --> 0:6:5.150

Jared Morford

On February 20 of 2022.

0:6:5.960 --> 0:6:11.310

Jared Morford

Uh had issues the Federal Register notice. If you're not familiar with that, those are the rules regarding the funding.

0:6:12.170 --> 0:6:15.430

Jared Morford

Uh. From February to June of 2022.

0:6:16.70 --> 0:6:24.260

Jared Morford

Uh idea completed and submitted financial management and grant compliance certifications, and the action had action plan to HUD.

0:6:26.170 --> 0:6:30.400

Jared Morford

August of 2022, HUD approves our action plan.

0:6:31.930 --> 0:6:39.30

Jared Morford

And just recently, here in September of 2022, Hudson ID, a the grant agreement.

0:6:39.730 --> 0:6:43.110

Jared Morford

Or director Durham to sign and to execute the grant.

0:6:44.900 --> 0:6:45.530

Jared Morford

Next slide please.

0:6:53.730 --> 0:7:26.300

Jared Morford

And so breakdown the numbers here a little bit. The overall allocation is \$57.5 million, the mid area, that's the most impacted and distressed areas, what that means, but that 80% of the funds must be used in Linn County up to 20% of the funds may be used may be used. I'll say that again in Marshall, Tama and Benton counties there's a mitigation set aside additional amounts of 15% per mitigation activities.

0:7:26.760 --> 0:7:35.270

Jared Morford

That increase resilience to disasters and reduce long term risk mitigation. Complying with this requirement through the mitigation incentive.

0:7:36.20 --> 0:7:37.230

Jared Morford

The national objective.

0:7:37.940 --> 0:7:45.690

Jared Morford

Is 70% of the funds be spent on activities benefitting low to moderate income residents and areas?

0:7:46.600 --> 0:7:54.80

Jared Morford

And the grant duration is 6 years and through September of 2028. So the clock is ticking.

0:7:54.920 --> 0:8:2.630

Jared Morford

And if you want to know more about that and you can check out the Federal Register notice, which is 87 Fr 6364.

0:8:3.940 --> 0:8:4.400

Jared Morford

Next slide.

0:8:13.600 --> 0:8:18.880

Jared Morford

Here's a another breakdown of the numbers we won't cover. We'll kind of schema it all, some of it.

0:8:20.20 --> 0:8:31.950

Jared Morford

But uh, the new resilient affordable housing, we have a total budget of \$20 million. As you can see, Linn County is allocated \$16 million and then Marshall, Tama, Benton.

0:8:32.760 --> 0:8:35.70

Jared Morford

Counties are allocated 4,000,000.

0:8:35.750 --> 0:8:39.310

Jared Morford

And then, uh, resilient affordable housing.

0:8:39.580 --> 0:8:53.190

Jared Morford

A rental housing is 18.5 million for a total budget in Linn County. The allocation is 15.7 million and a Marshall, Tama and Benton counties is 2.7 million.

0:8:54.180 --> 0:9:26.210

Jared Morford

And then just for the other real quick breakdown, total budgets, you can see that \$6.1 million for infrastructure and supportive housing 2.5 for owner occupied rehab two point or 2,000,000 for a generator program and 5.5 million poor a tree planting program and then the fine print which is always important to know down at the bottom says that if for single family rental and or infrastructure in support of housing programs.

0:9:26.430 --> 0:9:36.400

Jared Morford

Have significant application overruns or underruns. ID reserves the right to reallocate 5,000,000 or less between program budgets with HUD approval.

0:9:38.70 --> 0:9:38.740

Jared Morford

Next slide please.

0:9:41.580 --> 0:9:48.110

Jared Morford

And so the application itself, I'll talk a little bit about the the process and Steven will dive deeper into.

0:9:49.470 --> 0:10:10.80

Jared Morford

The the the bones of it. But first and foremost, developers will not submit an application to ID A. There's been some confusion on that, and so that's front and center. We wanna make that clear that you will be working and submitting a the applications actually submitted by a city, county or tribal government on behalf of the developer.

0:10:10.970 --> 0:10:17.570

Jared Morford

Developers must submit all required application materials to the city or unincorporated.

0:10:18.230 --> 0:10:21.40

Jared Morford

County that their project is located in.

0:10:21.820 --> 0:10:28.910

Jared Morford

And then local governments and tribes will have until Friday, December 30th of this year to submit complete applications to Iowa grants.

0:10:33.680 --> 0:10:34.440

Jared Morford

Next slide please.

0:10:42.470 --> 0:10:53.160

Jared Morford

And then just a little bit of terminology here and how it's going to work. So unit of government or unit of general local government, all awards are made to in unit of local government.

0:10:53.870 --> 0:11:4.920

Jared Morford

Who will enter into a development agreement with the developer if working with the developer? Therefore, the local government is the applicant of the CDBG Dr funding.

0:11:6.420 --> 0:11:6.840

Jared Morford

Uh.

0:11:7.590 --> 0:11:20.0

Jared Morford

Local councils of government, apart from the city of Cedar Rapids and Marshalltown, all governments must work with the Council of Governments or in ID, approved consultant to manage the grant project.

0:11:20.680 --> 0:11:22.350

Jared Morford

These entities are regularly trained.

0:11:23.80 --> 0:11:28.610

Jared Morford

On and responsible for managing CDBG funds and have the expertise to deliver the project.

0:11:30.300 --> 0:11:36.970

Jared Morford

This is a team effort. Most applications are required teamwork for all parties, including municipalities, COGS, consultants.

0:11:37.670 --> 0:11:40.240

Jared Morford

Owners, developers, designers and contractors.

0:11:41.880 --> 0:11:42.370

Jared Morford

Next slide.

0:11:46.20 --> 0:11:51.730

Jared Morford

And so yeah, if you are within this city of Cedar Rapids, you will be.

0:11:52.400 --> 0:11:55.820

Jared Morford

Uh contacting uh Sara Buck with the city of Cedar Rapids.

0:11:56.520 --> 0:12:0.890

Jared Morford

See here e-mail below there and Jacob if you could drop her e-mail in the chat that would be great.

0:12:1.470 --> 0:12:6.180

Jared Morford

Uh, the applications will be due to the C, the city of Cedar Rapids by December 2nd.

0:12:7.540 --> 0:12:14.690

Jared Morford

See the city of Cedar Rapids will be the recipient of these funds and editor into a development agreement with each developer.

0:12:15.680 --> 0:12:18.920

Jared Morford

Sir, did you want to take a few moments to comment?

0:12:20.170 --> 0:12:20.830

Jared Morford

Or add anything.

0:12:21.350 --> 0:12:51.710

Buck, Sara A.

Yeah. Thank you. Really appreciate the time. Just to clarify that today. So our application is the same as what the state says. We've included some of the items on there that the city will be responsible for responding to, but you can go on our website today and there is a link to our application and again that's city of c-r.com, back slash, CDBG, dash, Dr and I'll put that in the chat for everyone as well. So you can go on there today and take a look at that application. There's no need to go to the states.

0:12:52.90 --> 0:13:1.110

Buck, Sara A.

Umm website to download that application again? That was just for for reference, but if you have any questions feel free to reach out to me. Happy to happy to help. Thank you.

0:13:3.990 --> 0:13:4.980

Jared Morford

Right next slide please.

0:13:5.640 --> 0:13:6.260

Jared Morford

Thank you, Sir.

0:13:13.720 --> 0:13:22.780

Jared Morford

How to apply in Linn County and other than Cedar Rapids you if your project is within Linn County but outside of the city Rapids.

0:13:23.700 --> 0:13:30.240

Jared Morford

Cedar Rapids city limits. Please contact Tracey Achenbach with the East Central Iowa Council of Governments.

0:13:31.0 --> 0:13:39.810

Jared Morford

Her emails that are below no coordinate with Tracy on when all the application materials are needed ahead of the IEDA deadline.

0:13:41.530 --> 0:14:0.790

Jared Morford

And the local or municipal Miss Paley, Linn County will be the recipient of these funds and enter into a development agreement with each developer. Jacobs, go ahead. Jacob went ahead and entered in Tracy's e-mail address. Tracy, did you want to meet yourself and say anything?

0:14:2.280 --> 0:14:32.630

Tracey Achenbach

Sure. Just I'll agree with Sarah. There's been some confusion from folks. So Paula Mitchell, who is also on this call, she and I have been attending some of the the design consultation meetings. If we knew about him, we've we've been involved a lot in the in the pre application process. So we just encourage you to reach out to the cities in which you you are thinking of doing a project.

0:14:32.750 --> 0:14:33.250

Tracey Achenbach

Umm.

0:14:34.400 --> 0:15:4.550

Tracey Achenbach

Outside, if it's outside of the city limits of Cedar Rapids, then we would perhaps be working with the city and the county and in preparing their applications. We have heard from several developers, but please reach out to me to make sure we have some projects that we know for sure. There's other ones where we've seen some emails going back and forth with some confusion and then also just because the cities or the county has to be the applicant.

0:15:4.660 --> 0:15:12.800

Tracey Achenbach

Just make sure that you're in conversation with them so that they know that they have this process coming up.

0:15:14.640 --> 0:15:15.30

Tracey Achenbach

Thanks.

0:15:15.850 --> 0:15:16.460

Jared Morford

Thanks Tracy.

0:15:19.200 --> 0:15:20.180

Jared Morford

Next slide please.

0:15:21.740 --> 0:15:49.210

Jared Morford

If your project is in Marshalltown, if your project is within Marshalltown, please contact Jessica Kinser. The city of Marshalltown. Her e-mail is below and contact Jess Jessica for when the city of Marshalltown needs all required documentations to submit applications ahead of the IEDA deadline. City of Marshalltown will be the recipient of these funds and enter into a development agreement.

0:15:50.90 --> 0:15:59.830

Jared Morford

With the developer, Jacob went ahead and put her e-mail address in the chat. I don't know if Jessica is on the call, but if you are, you wanna say anything, feel free.

0:16:0.990 --> 0:16:26.930

Jessica Kinser(Guest)

Yes, uh, thanks Jared. I am on the call and so we are looking at our timelines now and where things look at in terms of meeting meetings falling. And so we're really wanting to set our public hearing in November and accomplish everything that we need to accomplish to get these submitted at our December 12th City Council meeting. So please contact us here very soon if you would, if you are interested in applying for a project in Marshalltown.

0:16:28.830 --> 0:16:29.940

Jared Morford

Awesome. Thank you, Jessica.

0:16:31.380 --> 0:16:32.300

Jared Morford

Next slide please.

0:16:39.680 --> 0:16:53.700

Jared Morford

And how to apply for projects in the rest of Marshall and Tama counties? Your project is outside of Marshall Town in Marshall County or in Tama County. Please out reach out to Marty Wymore of Region 6.

0:16:54.640 --> 0:16:58.670

Jared Morford

Council of governments his e-mail will be dropped in the chat box there.

0:17:0.640 --> 0:17:17.870

Jared Morford

Uh contact Marty or when the region 6 will need all required documents to submit applications ahead of the ID or the IEDA deadline. The municipality or county will be the recipient of these funds and enter into a development agreement with each developer.

0:17:18.980 --> 0:17:19.280

Jared Morford

Umm.

0:17:21.80 --> 0:17:22.470

Jared Morford

Marty, did you want to say anything?

0:17:25.30 --> 0:17:37.690

Marty Wymore (Guest)

Uh, just uh, contact me as soon as possible to start working through all the application details. We'll help you through every step of the process. So we're here to help.

0:17:38.420 --> 0:17:38.990

Marty Wymore (Guest)

Thank you.

0:17:40.280 --> 0:17:41.310

Jared Morford

Excellent. Thank you, Marty.

0:17:42.110 --> 0:17:42.600

Jared Morford

Next slide.

0:17:58.710 --> 0:18:1.550

Tracey Achenbach

Hey Jacob, can I jump in here for a second? Do you mind?

0:18:1.240 --> 0:18:3.160

Jacob Levang

Yeah, no problem, Tracy. You go ahead.

0:18:2.850 --> 0:18:32.400

Tracey Achenbach

Uh, it just because I just spoke about Linn County because I thought that's what we were talking about. But we also cover Benton County. So if you are a developer that's looking at a project in potentially Benton County, same process, reach out to the community or the county in which you're planning to do

the project, or you can always reach out to, to me or to Paula Mitchell at at Eicog, and we'll be happy to, to work you through the process. But because they are city applications.

0:18:33.940 --> 0:19:3.870

Tracey Achenbach

We will be working with the cities as well and and the other thing that I would wanna say is that we, you know, the each city, no matter who they are, are going to have to have time to have City Council approval of everything prior to the application going down there. So just make sure you start on this process fairly soon so that we can make sure we have everything in order so that you know, by the time the last City Council meets before applications are due, we have everything ready to submit to the state.

0:19:3.990 --> 0:19:6.260

Tracey Achenbach

That's. That's all I'll say. Thank you, Jacob. Sorry.

0:19:7.510 --> 0:19:8.30

Jared Morford

No.

0:19:7.340 --> 0:19:8.470

Jacob Levang

No, I had a problem at all.

0:19:9.760 --> 0:19:24.850

Jacob Levang

Umm. So I'm gonna carry us through program overview now. So my name is Jacob Levang and I'm also a project manager. Some of the Jared and I'll be working on the 2020 to reach LA. So thank you all for joining us here today. If you go to the next slide for me please.

0:19:35.190 --> 0:19:49.200

Jacob Levang

Yep. Alright, so as Jared talked a little bit earlier, our for sale housing is gonna be a \$20 million program in total. The funds, the construction of new affordable resilient housing for sale of single family housing units.

0:19:50.860 --> 0:20:11.310

Jacob Levang

This will be a competitive application process. You're looking superiority is we're touching earlier and then only one application per project with development team identified and then those applications will be scored and ranked in rounds towards the end of this presentation, we will go over that screwing criteria. See all have a more clear idea where it is. We'll be looking at in particular.

0:20:12.490 --> 0:20:28.240

Jacob Levang

For owner occupied housing units, the base incentive will be \$100,000 per unit within an up to an additional \$25,000 per unit. In a mitigation centive also available again later on. This presentation will break down a little bit more of what that mitigation incentive might look like.

0:20:29.320 --> 0:20:47.60

Jacob Levang

All units must have access and connection to Missoula toys, including Barn sewer. No projects. Depending on wells, intercepting systems will be eligible, but up to \$70,000 will be available for infrastructure, but this will be on a competitive basis, awarded each round of housing.

0:20:48.170 --> 0:20:49.290

Jacob Levang

Next slide please.

0:20:54.130 --> 0:21:7.620

Jacob Levang

Umm. On the other side we have a rental housing program which will be 18 and a half \$1,000,000 in total and you can see the breakdowns on the right for each county and it also had infrastructure and support of housing as well.

0:21:8.870 --> 0:21:17.770

Jacob Levang

The front the use of this funds to construct new affordable, resilient rental units and multifamily single family homes as long as multifamily buildings.

0:21:18.860 --> 0:21:37.910

Jacob Levang

This will be also be a competitive application process with one application per development team, and those applications will be scored and ranked in rounds for the rental housing unit. We're doing a base incentive \$75,000 and then 15,000 and the resiliency funds will be available. And again we'll breakdown what that might look like a little later on the presentation.

0:21:38.990 --> 0:21:46.890

Jacob Levang

And then the same as the housing units or the single family housing units for sale, they've almost have access to minutes to it. So he's including water and sewer.

0:21:47.850 --> 0:21:51.960

Jacob Levang

Excuse me and up to \$70,000 can be a work competitively for infrastructure.

0:21:53.330 --> 0:21:55.460

Jacob Levang

Per housing unit, next slide please.

0:21:58.400 --> 0:22:17.910

Jacob Levang

Umm, that was some of the requirements for these these units, the housing units in general is all for sale. Units must be sort of persons of low to moderate income or LMI. 80% of the area median income or less is the the standard for that. The homes must also be the primary residence of the LMI buyer.

0:22:18.920 --> 0:22:48.750

Jacob Levang

At least and then for rental housing units. If you were to take part in that program, at least 51% of rental housing units must be leased to an LMI person. I just to give you a breakdown here. Below you can see a little bit of what you know, an average two person household. And so your app, it looks like a \$57,000, but that's the breakdown that we're going to be using. These numbers are updated though. So by the time of sale they they could change a little bit.

0:22:48.890 --> 0:22:59.230

Jacob Levang

But we we expect him to be in this general range then, but again, in order to qualify for that incentive, you must meet these baseline targets. Next slide please.

0:23:2.510 --> 0:23:15.620

Jacob Levang

For our for sale units, the maximum sale price has been set at \$175,000. We will offer down payments assistance of up to 100% of a 5% down payment and closing costs as well.

0:23:16.40 --> 0:23:16.480

Jacob Levang

Umm.

0:23:17.950 --> 0:23:26.900

Jacob Levang

Income restricted rental housing units are subject to Huds, 65% home rental maximums and utility loans, and that's the term by the local Housing Authority.

0:23:27.940 --> 0:23:34.770

Jacob Levang

All for seven rental units must be marketed. Persons impacted by the Rachael for four months prior to being offered to a member of the general public.

0:23:35.930 --> 0:23:44.410

Jacob Levang

And we'll we'll set some guidelines about what that looks like as well in the future, but that is a key part of this is that they must have been impacted first come first serve on that.

0:23:45.360 --> 0:23:46.230

Jacob Levang

Next slide please.

0:23:48.680 --> 0:24:10.580

Jacob Levang

Just to give you an idea of what the home rent limits, the 65% home rent limits might look like. So for example, in Cedar Rapids A2 bedroom apartment could be listed at \$12186 a month, or a four bedroom apartment Benton for 1640. You can see it varies per county here, but.

0:24:11.690 --> 0:24:25.780

Jacob Levang

We will be able to provide this information to you as it as it evolves. If you'd like that more in the future, but we just want to give you guys a baseline of what you might be able to create income to this next slide please.

0:24:30.90 --> 0:24:32.710

Jacob Levang

Umm for single family homes, they will have a 15.

0:24:34.310 --> 0:25:5.420

Jacob Levang

Year 4 ability period for one to four units on a parcel that these homes will need to be restored to LMI buyers during that period or the homeowner will need to repay the state for the remain unforgivable balance of the housing incentive that was awarded at the construction of the home. We're going to do a record that as a monthly receding lien, so we would subtract out that amount every month and then they would have to pay back the additional amount if it was not sold to another LMI individual at the time of the sale. That's something we important. We wanna make sure that all.

0:25:5.510 --> 0:25:35.370

Jacob Levang

She's home buyers are aware of, while during the time Ashley down payment assistance that would be in a five year period also record as a monthly receive lien, the buyer would need to repay the state for their main Unforgiven balance. If that home is sold within five years as well for our rental units, those will be under a 15 of 15 year affordability period for single family homes, single family rentals and one to four rental units in a project. For those projects, 5 plus rental units, there will be a 2020 year affordability period.

0:25:35.660 --> 0:25:39.920

Jacob Levang

And I'll be recorded as a deed restriction and non receding forgivable mortgage.

0:25:41.20 --> 0:25:41.880

Jacob Levang

Next slide please.

0:25:46.790 --> 0:26:15.800

Jacob Levang

No project site under any circumstances can be located within the 100 year floodplain and no project site will generally be allowed within the 500 year floodplain for this program, exceptions may be granted for the 500 year floodplain, but that's only a flood. Construction structures are built or to be completed by 2024. Otherwise, structures must be flood proofed or elevated to the base 500 year flood elevation or three feet above the 100 year flood elevation, whichever is higher.

0:26:16.780 --> 0:26:17.580

Jacob Levang

Next slide please.

0:26:21.110 --> 0:26:28.430

Jacob Levang

Excuse me, I conversion projects are loud. If the following is met, the space is not currently or is not recently being used for housing.

0:26:29.210 --> 0:26:46.100

Jacob Levang

Umm, we're gonna have a unit maximum of four soda developments at 25 units and unit maximum of 50 units for rental developments. Developer also must own or have an option to purchase a site through April 30th of 2023. At the time of application order to be eligible.

0:26:48.470 --> 0:26:49.240

Jacob Levang

Next slide please.

0:26:51.900 --> 0:27:9.590

Jacob Levang

Well, what also will be acquired about these projects is the Iowa Green Streets criteria. This is a green building center that follows much of the enterprise Green Community Center, but has been adapted to Iowa. Specifically. Baseline requirements are the minimum to complete. However, projects that incorporate more green elements will score higher.

0:27:10.410 --> 0:27:22.820

Jacob Levang

Green streets includes universal design waivers, can result in fewer than 5% of units, must be 80 accessible, but no fewer than 2% of units may be accessible to persons with hearing or vision impairments.

0:27:24.100 --> 0:27:37.230

Jacob Levang

And then if you have any questions, you can contact Jeff Giertz at IEDA and he's our green streets expert. Many of you have had design consultations are priority been in contact with him, but he can answer any questions that you may have so.

0:27:37.880 --> 0:27:38.690

Jacob Levang

Next slide please.

0:27:44.20 --> 0:28:1.830

Jacob Levang

Project sites that we're receiving greater than \$200,000 in hard assistance must comply with Section 3. Along with this projects of eight plus units must can comply with Davis Bacon Labor Standards and then all infrastructure projects in support of housing must also comply with Davis Bacon.

0:28:3.690 --> 0:28:18.760

Jacob Levang

All units will have to undergo a review and the national national Environmental Protection Act, along

with they were at the comply with all locally enforced building codes. If no local code is enforced, it must comply with the State Building code then.

0:28:20.100 --> 0:28:20.900

Jacob Levang

Next slide please.

0:28:25.450 --> 0:28:41.920

Jacob Levang

For infrastructure in support of housing, uh, this must be publicly owned and accessible to the general public and serve as a delineated service area. No utilities on private property will be considered public infrastructure such as service lines from the right of way, and do a housing unit.

0:28:43.20 --> 0:28:48.960

Jacob Levang

Request a restricted to 35% of the housing construction costs or 70,000 per unit, whichever is leased.

0:28:50.140 --> 0:28:54.290

Jacob Levang

This would be competitively awarded to the high scoring applications with need first.

0:28:55.110 --> 0:29:12.510

Jacob Levang

So in the examples included on the, we've seen the past, our streets, St curbs and gutters, St trees, access roads, bridges, sidewalks, etcetera. And again we have \$6.1 million set aside for infrastructure with 80% of that being in Linn County.

0:29:13.380 --> 0:29:14.100

Jacob Levang

Next slide please.

0:29:17.90 --> 0:29:20.430

Jacob Levang

And I'm going to pass it over to Steven to go to the application itself here.

0:29:22.40 --> 0:29:23.590

Steven Stransky

Thank you very much, Jared.

0:29:25.950 --> 0:29:26.860

Steven Stransky

Jacob, I'm sorry.

0:29:27.360 --> 0:29:49.170

Steven Stransky

Umm, so in the next few slides here I'm just gonna go over some pieces of the application that the local governments will need to be submitting to us just so that you can see some of what they're looking at. So when they ask you For more information, you have some further clarity and background on what we're asking for.

0:29:50.140 --> 0:29:56.710

Steven Stransky

And I'll just be using the terminology city generally, but it can be a city, county, or tribal government.

0:29:57.620 --> 0:29:58.210

Steven Stransky

Umm.

0:29:58.930 --> 0:30:29.340

Steven Stransky

The city is going to ask for development information in which you would be providing them with the primary contact on your development team, along with the name of the development entity that's putting together the project. They will ask for a UEI number, which is a unique entity identifier. It's a number that recently replaced the dense number in the federal system. So if you need to acquire a UEI number.

0:30:29.440 --> 0:30:32.950

Steven Stransky

I would recommend working on that sooner rather than later.

0:30:39.130 --> 0:30:50.940

Steven Stransky

So they will also be looking at the type of project, it's location, the number of units, the number of mitigation incentive requests that you will be asking for.

0:30:51.870 --> 0:31:1.30

Steven Stransky

Umm, the look at how he put together and the look for information on the utility allowances which they should be able to provide from the local Housing Authority.

0:31:4.150 --> 0:31:4.800

Steven Stransky

And.

0:31:6.140 --> 0:31:24.590

Steven Stransky

Basically a breakdown of the rents that you will be anticipating to charge. Now we do understand that could change by the time these projects get built, but what your baseline estimates are, whether they're the maximum rents allowable under our program or if they're an amount lower than that.

0:31:31.820 --> 0:31:45.990

Steven Stransky

And we look at the project information again, I'm looking at it for sale project here, but the parental project will look pretty similar to here, just zeroing in on the city that's located in the county and the ZIP code +4.

0:31:47.710 --> 0:31:55.90

Steven Stransky

Importantly, the number of housing units that are being proposed and the mitigation incentive request per housing unit.

0:32:0.290 --> 0:32:22.120

Steven Stransky

When looking at infrastructure in support of housing again, these are streets, sidewalks, multi use paths and many necessary infrastructure that will be turned over to the local government. I'm after the project completion. If you are requesting that for your project, you will need to put in an estimate of what those costs would be.

0:32:23.840 --> 0:32:28.270

Steven Stransky

The the local government will put in their project delivery amount.

0:32:29.910 --> 0:32:38.140

Steven Stransky

And then and amber of linear feet of public improvement, if you can brought an estimate of that, it is a requirement for us to report to HUD on.

0:32:39.70 --> 0:33:1.420

Steven Stransky

We'd asked you provide supporting documentation for any estimates for putting together that infrastructure and the local entity will put in their project delivery amount, which is basically the local cost for administering the project, such as doing Environmental review staff time, Davis Bacon compliance, etcetera.

0:33:7.90 --> 0:33:21.140

Steven Stransky

And we all are also gonna be asking a series of questions about the project location. So your local contacts may ask you about is the project located in 100 year floodplain? Is it located in the 500 year floodplain?

0:33:22.30 --> 0:33:35.230

Steven Stransky

We'll ask for a map from FEMA, then, with the site indicated, that's just a quick Google search. The type that in and you can pop down your location and we'll try to put a link in the chat to the FEMA flood maps and to help with that.

0:33:36.370 --> 0:33:43.610

Steven Stransky

If this project involves demolishing, assisting structure, and if the projects identified in an Iowa great places agreement.

0:33:48.430 --> 0:34:10.710

Steven Stransky

Looking at the idea Application Workshop, congratulations, you're here right now, so we would just denote that on here that you attended the application workshop. And if you have had a design

consultation, you know, we do strongly recommend those consultations. And if you're still in need of a consultation time, let me know and we can get you on the schedule.

0:34:11.730 --> 0:34:34.840

Steven Stransky

We we would ask for the day of that consultation and then if there were any recommendations for how the project could be improved to better meet the green streets requirements as we would like to see how the project is incorporating those to generate the most compliant and resilient housing developments that we can fund through this disaster recovery grant.

0:34:39.620 --> 0:35:9.610

Steven Stransky

If the developer does not already own the site, we would ask some question about if there's an option and if it extends throughout least April 30th of 2023. We asked April 30th of 2023 just to ensure that the project gets through the environmental review period, which could last a couple of months. You're not able to execute options or purchase land if you do not already own it until after the environmental review is completed and IEDA.

0:35:9.970 --> 0:35:14.300

Steven Stransky

Releases the funds to you for use is what we'll be calling release of funds.

0:35:15.260 --> 0:35:19.550

Steven Stransky

So that's why we ask these questions here and provide that specific date.

0:35:25.170 --> 0:35:55.540

Steven Stransky

Now you're no project is required to have already completed an environmental review or a phase one archaeological survey. We would reimburse the cost of those after your project was awarded. However, if you want to take it upon yourself to complete those ahead of time on your own dollar or using other grant, grant or private funding, you were able to certainly to do so. And if you do have completed those elements of the project ahead of time.

0:35:55.780 --> 0:36:0.940

Steven Stransky

And we would just ask a series of questions here in terms of whether those have been completed.

0:36:2.260 --> 0:36:7.130

Steven Stransky

We also ask if it's located on an existing water and sewer lines as we are not.

0:36:7.860 --> 0:36:16.240

Steven Stransky

I'm able according to the HUD to award projects that are not connected or would be connected to municipal water and sewer utilities.

0:36:17.780 --> 0:36:43.870

Steven Stransky

HUD also does prohibit us from providing benefits to any private utilities in any way, so we will ask who are the utility providers for the project site so that we can ensure that any support we provide particularly support for infrastructure and support of housing alliance goes to Public Utilities or Public Utilities gone by local government agencies.

0:36:44.700 --> 0:37:1.730

Steven Stransky

I had all had does not consider rural electric cooperatives to be public. They consider those to be private. So if you are in a rural area that relies on an RC for electricity, we do have to consider that private at this point in time.

0:37:3.100 --> 0:37:11.190

Steven Stransky

Umm, we'll also ask when you would estimate project completion occurring if you're putting together your project and your timeline, you could.

0:37:11.870 --> 0:37:18.140

Steven Stransky

Logically assumed that environmental should be complete by the end of April. Uh. Hopefully sooner than that.

0:37:19.530 --> 0:37:33.620

Steven Stransky

And then timing out of your project after that is when you would be able to start construction and sign contracts and get your materials together. So looking at April timeline on forward, when would you expect to complete your project?

0:37:38.610 --> 0:37:39.620

Steven Stransky

So we will look at.

0:37:40.800 --> 0:37:42.800

Steven Stransky

Is the project in infill development?

0:37:44.120 --> 0:37:51.10

Steven Stransky

We will also look at if it's within 1/2 a mile of a bus stop or trail park or open space, how does?

0:37:51.690 --> 0:38:15.380

Steven Stransky

Recently updated their environmental justice guidelines when they conduct an environmental review and they strongly value locations that are closer to alternative forms of transportation into natural and recreational amenities. So we are incorporating that in the application now so that we can get ahead of that review issue going down the line.

0:38:16.210 --> 0:38:30.530

Steven Stransky

I'm somewhere away. We're also gonna be asking in this information, the local government may know better than you of with this. If it's within 1/2 a mile of a brownfield site or Superfund site or a site on the EPA National Priorities list.

0:38:31.300 --> 0:38:44.490

Steven Stransky

I locations within those radii tend to cause issues when it gets to environmental, so we want to ensure that we're aware of this off front so that we don't have any issues going down the line.

0:38:51.30 --> 0:38:58.760

Steven Stransky

When I look at the budget, this is a budget that will have this, this city or county will have to enter into Iowa grants.

0:39:0.210 --> 0:39:0.830

Steven Stransky

But.

0:39:2.90 --> 0:39:28.740

Steven Stransky

You'll be look when they ask you for information on your budget. They may ask for what the idea a contribution would be, which that would be the CDBG Dr assistance, and we'll look at any other funding sources that you may have received, whether it's private financing to support your project, whether it's funding from the local government that would be provided on optionally if they chose to do so, or if there are any other.

0:39:30.110 --> 0:39:47.950

Steven Stransky

Contributions to the project, whether it be lighttech, brownfield or Gray field or any other funding sources, we would want to see those listed out here so that we can get a full understanding of how this project is expected to be financed so that we can make our award appropriately.

0:39:52.710 --> 0:40:1.580

Steven Stransky

They may. They should also ask for a uses of funds which would this specifically goes into how the CDBG funds are going to be used.

0:40:2.780 --> 0:40:15.770

Steven Stransky

Or how these items would be accomplished without CDBG funds and using CDBG funds elsewhere in the project. So when you go into all these categories, we know we can.

0:40:16.410 --> 0:40:24.420

Steven Stransky

Umm, we can't fund land acquisition, for instance with CDBG Dr though you cannot acquire the land until after release of funds.

0:40:26.10 --> 0:40:33.380

Steven Stransky

We asked, like contingencies, are less than 15%. We also asked that developer fees or 10% or less.

0:40:39.410 --> 0:41:7.40

Steven Stransky

The Jacob earlier discussed the mitigation incentive and Jared gave an overview of why we have to do that, but I'm looking at it and how we will implement our programs. We do have to spend 15% of our grant on efforts to mitigate against future natural disasters and we believe that incorporating those into housing is one of the strongest ways that we can help protect communities whenever the next disaster hits.

0:41:8.740 --> 0:41:12.10

Steven Stransky

Yeah, the Cedar Rapids area and Marshalltown in particular are no.

0:41:12.760 --> 0:41:25.270

Steven Stransky

No strangers to destructive natural disasters over the past few years, and we want to help ensure that the homes funded under this program are not gonna be as vulnerable to future events that occur.

0:41:26.480 --> 0:41:41.290

Steven Stransky

Umm, so we have outlined a set of specific items that would qualify as mitigation activities will be reporting these activities differently to HUD in our reporting system. So that's why we're breaking these out.

0:41:42.300 --> 0:41:51.860

Steven Stransky

Ohh, so looking at these were all incorporated from the green streets criteria. Some of these are baseline items in green streets and some of them are optional.

0:41:53.700 --> 0:42:0.320

Steven Stransky

But we will be pulling these out separately. So these are not these will be paid for in addition to the general.

0:42:1.540 --> 0:42:16.120

Steven Stransky

General incentive being provided, whether that's 75,000 per unit for rental or 100,000 per unit for sale, it's looking at the first item here. This would be new residential construction projects. So I'll projects in this.

0:42:16.800 --> 0:42:22.570

Steven Stransky

I'm program are required to construct a safe room if they do not have a basement.

0:42:23.300 --> 0:42:34.810

Steven Stransky

Now we would provide the funding and addition to your base incentive to construct that safe room. If you have a basement, you can also apply this apply for this to incorporate a safe room.

0:42:36.70 --> 0:43:4.840

Steven Stransky

So if you wanna put a safe room into your property, whether or not you have a basement or not, we can pay additional funding for that safe room now. Safe room will be built to FEMA standards, which will drop into the chat here. A link to where FEMA describes some of those standards for constructing a FEMA safe room. So you would provide the additional amount that would be requested, and then a description saying.

0:43:4.950 --> 0:43:12.740

Steven Stransky

Safe room and then attach any supporting cost estimates that you may have to back up that additional funding request.

0:43:13.670 --> 0:43:17.160

Steven Stransky

So that we can do a cost, we can analyze it for cost reasonableness.

0:43:19.10 --> 0:43:42.450

Steven Stransky

Looking at the other two elements below, green streets does require stormwater. I'm retention of an inch and 1/4 rainfall on site now we will provide additional funding to meet that, since additional stormwater management on site helps to prevent damage from flash flooding events in particular, but also general flooding events as well.

0:43:44.70 --> 0:43:46.890

Steven Stransky

And well, if you wanted to pursue the optional.

0:43:48.840 --> 0:44:4.670

Steven Stransky

The optional goal of 2 1/2 inch rainfall storage on site. We would of course provide additional funding for that as well and those all these items will ask for the similar questions as we're highlighted under 1.8, but we just condensed it for.

0:44:5.820 --> 0:44:7.910

Steven Stransky

Be able to show it on this presentation easier.

0:44:12.930 --> 0:44:39.880

Steven Stransky

One of the things that the Federal Register notice, which are the rules that outline this funding, require us to do in addition to a a green building standard, we are required to have a home energy efficiency standard, which we typically do through HERS rating. But if you wanted to pursue the US Department of

Energy's Zero Energy Ready Home standard, which would come with the certification and may help to reduce.

0:44:42.60 --> 0:44:49.670

Steven Stransky

Could reduce further cost to the homeowner or renter of the property. We would provide additional funding in support of that.

0:44:51.310 --> 0:44:53.450

Steven Stransky

So looking at incorporating.

0:44:55.50 --> 0:44:57.860

Steven Stransky

Renewable energy, such as solar, onto the property.

0:44:58.720 --> 0:45:14.210

Steven Stransky

Umm. If you wanna look at getting into zero energy to the home in total, that's a different. That's a standard from the Department of Energy. But we have provide additional funding to help you get there in verify it so that you have the official certification.

0:45:15.660 --> 0:45:22.490

Steven Stransky

I'm looking at flood proofing if you know if you wanted to flood proof the lower floors of the home.

0:45:23.620 --> 0:45:29.10

Steven Stransky

You would be able to incorporate this section of green streets for additional funding.

0:45:30.40 --> 0:45:32.10

Steven Stransky

And finally, if you were to provide.

0:45:33.360 --> 0:45:38.530

Steven Stransky

A solar system as a backup emergency power or deficient generator.

0:45:39.750 --> 0:45:48.90

Steven Stransky

That would also help to mitigate against future natural disaster impact to the people who reside in these structures.

0:45:52.620 --> 0:46:16.690

Steven Stransky

And finally, Umm, we are also incorporating the fortified standards for roof silver or gold into our grant proposal is standards are optional. However, our grant does score when resiliency highly as this was a direct show window vent and we're increasingly seeing strong wind events in the state.

0:46:17.720 --> 0:46:24.900

Steven Stransky

We are providing 3639 or 15,000 per unit as part of the mitigation incentive.

0:46:25.980 --> 0:46:55.280

Steven Stransky

These are believed to add 1 to 3% to the cost of a construction of a home, but can reduce significantly the terms of property insurance that would be required since the home would be able to withstand natural disasters more efficiently. We are working on getting a FORTIFIED representative from the actual FORTIFIED program to do a virtual presentation for developers, but all of the information on FORTIFIED.

0:46:55.830 --> 0:47:5.750

Steven Stransky

Is available on their website and it is open source and it's available for free to use. So if you do intend to incorporate FORTIFIED, we would strongly encourage you to do so.

0:47:5.820 --> 0:47:15.290

Steven Stransky

Umm. And we will be providing the amounts there as the incentive for incorporating those standards.

0:47:20.460 --> 0:47:35.900

Steven Stransky

We're looking at uh their required attachments. This is a list of what the local government will be asking you to provide them. Some of these forms, though, that are for the local government to fill out themselves as it looks at.

0:47:37.880 --> 0:47:45.220

Steven Stransky

Especially when we get into resolution and support and fair housing. However, some of these items are.

0:47:45.760 --> 0:47:53.50

Steven Stransky

Umm well, they'll need your help on, so I'm gonna go into a few of those items here in the next few slides.

0:47:56.440 --> 0:48:6.850

Steven Stransky

Umm, so each city does need to have a resolution of support, whether it be from the City Council, the Board of Supervisors or tribal council.

0:48:7.540 --> 0:48:14.810

Steven Stransky

You as the developer don't need to coordinate this. That'll be up to the local government to collect that from their own council.

0:48:16.620 --> 0:48:36.420

Steven Stransky

But it's important to note that cities and counties are tribes are not required to submit applications and

and it is up to their elected officials to decide on whether to submit an application on behalf of a developer. And we get that. Go ahead through the resolution of support that is passed. So work with your work with.

0:48:37.740 --> 0:48:47.420

Steven Stransky

You're local city or Council of Government on getting your materials submitted as they have different dates of when they need to get the resolutions of support.

0:48:51.80 --> 0:48:59.410

Steven Stransky

These two attachments are for the local governments to complete. They are necessary legal jargon as required by HUD.

0:49:6.560 --> 0:49:15.820

Steven Stransky

All right. Did not skip a slide there. This is a developed screenshot of our developer assurances form that will be provided to you by the local government.

0:49:17.580 --> 0:49:20.640

Steven Stransky

Essentially it is outlining some of the the base.

0:49:22.460 --> 0:49:26.970

Steven Stransky

Regulations and requirements that will go into the project and we would ask for.

0:49:27.620 --> 0:49:32.510

Steven Stransky

The name of the developer and the property address and then your initials by.

0:49:34.20 --> 0:49:37.590

Steven Stransky

Each of these items that indicate what these standards are.

0:49:40.310 --> 0:49:50.790

Steven Stransky

So that would include environmental review, Labor Standards, if applicable to your project. Section 3, which requires the hiring of low to moderate income workers for part of the project.

0:49:52.900 --> 0:49:56.170

Steven Stransky

And then the terms of affordability and green streets requirements.

0:49:59.10 --> 0:50:4.60

Steven Stransky

It also indicates that we do issue grant funds on a reimbursement basis.

0:50:5.770 --> 0:50:7.340

Steven Stransky

And then abiding by.

0:50:9.270 --> 0:50:25.400

Steven Stransky

Any changes in the proposed plans that would be submitted to us and then of course not discriminating against anyone on the basis of race, color, religion, sex, national Origin, age, disability, political affiliation, sexual orientation, gender identity, or citizenship.

0:50:26.430 --> 0:50:31.880

Steven Stransky

And then there were it will give us the ability to take photographs of the project and use them for.

0:50:33.390 --> 0:50:34.550

Steven Stransky

Marketing of the program.

0:50:38.890 --> 0:50:47.320

Steven Stransky

When a critical cross cutting regulation we have to follow with this program is called duplication of benefits or DOB.

0:50:48.570 --> 0:50:58.140

Steven Stransky

You'll be provided with this template and feel free to adjust the assistance as relevant to your project, but essentially we cannot duplicate.

0:50:58.760 --> 0:51:25.890

Steven Stransky

Umm our assistance where other assistance is available. So if you're if your project has received or you expect to be receiving workforce housing a lighttech brownfield Gray field, if there's local match to the project, you know we need to know that off front so that we can ensure that we're not duplicating that assistance. Now if you have private financing or private lending that does not count we're looking at.

0:51:26.530 --> 0:51:28.40

Steven Stransky

Umm. Grant funding?

0:51:28.750 --> 0:51:48.650

Steven Stransky

Umm, there's been awarded or tax credit funding that's been awarded to your project. So if your project say cost \$10 million and you received 3,000,000 from let's just say the LIGHTTECH program off hand, our project would only be eligible to fund up to 7,000,000 of the project cost.

0:51:50.280 --> 0:51:54.610

Steven Stransky

Umm, so feel free to amend this table as applicable to your project and with.

0:51:56.530 --> 0:52:5.130

Steven Stransky

Yeah, if it's been awarded, if it's been pending and then write the amount that you have been that you have committed to the project.

0:52:7.230 --> 0:52:11.900

Steven Stransky

And if there are any future duplication of benefits that come into play, if you.

0:52:12.710 --> 0:52:17.340

Steven Stransky

Apply for our funding and next year you get one of these competitive tax credit programs.

0:52:18.620 --> 0:52:24.620

Steven Stransky

You'll be signing a subrogation agreement that you would need to notify us of that so that we can adjust your award accordingly.

0:52:27.740 --> 0:52:29.940

Steven Stransky

As we describe in this slide here.

0:52:30.790 --> 0:52:46.400

Steven Stransky

Umm, so we cannot. Again, we cannot duplicate benefits. So if there is additional funding that comes in later, you do need to notify that of a notify that to us so that we can not run afoul of that federal regulation.

0:52:51.540 --> 0:52:58.670

Steven Stransky

Uh city will need to be complying with huds, affirmatively furthering fair housing regulations.

0:52:59.510 --> 0:53:4.170

Steven Stransky

The city will provide a brief outline or plan on how they intend to comply with that rule.

0:53:5.730 --> 0:53:16.780

Steven Stransky

It's essentially I'm looking at how they do outreach to members of the community, particularly members of the community and protected classes, or who may not.

0:53:18.20 --> 0:53:19.570

Steven Stransky

Speak English as proficiently.

0:53:21.0 --> 0:53:26.240

Steven Stransky

So they may reach out for some assistance there, but likely they will work on this on their own.

0:53:27.950 --> 0:53:37.820

Steven Stransky

The city will also be providing the city with a app template that they would need to sign that they are aware of the risk of contractor fraud.

0:53:38.960 --> 0:53:51.900

Steven Stransky

We are required by HUD to provide that and have provided a document from the Iowa Attorney General's Office that will be signed by the city, so that's not something you need to worry about. But the city will handle that.

0:53:56.590 --> 0:54:14.840

Steven Stransky

If you do take a look at the screenshots or take a glimpse of the application on our state website again, that is just for this local governments to complete. But if they are working with their Council of Government or their own staff, they do not need to worry about procurement for project delivery.

0:54:15.940 --> 0:54:33.470

Steven Stransky

But the city or county or tribe will provide a staffing plan so that we can help help us understand who is working on the project and how we can get a hold of them. And then as time goes on and people move on to new roles, who's gonna step in to fill in for that capacity?

0:54:36.110 --> 0:54:45.850

Steven Stransky

That is not something that's a developer. You would need to worry about as you'll provide a development team outline, but I think it's important to know what's gonna be submitted on your behalf.

0:54:50.230 --> 0:55:1.450

Steven Stransky

This is a the green streets development plan and checklist, which is Appendix A of green streets, which has been the link has been provided in the chat earlier in this workshop.

0:55:2.160 --> 0:55:2.710

Steven Stransky

Umm.

0:55:3.830 --> 0:55:16.890

Steven Stransky

You will have to provide this with the application and the local government will definitely be relying on you to work with IEDA on getting this put together. This is just a screenshot of the spreadsheet.

0:55:18.390 --> 0:55:32.200

Steven Stransky

I would write there is a PDF version of it as well, but I would recommend using the Excel version as it's a lot easier to type and make edits and and visualize how it's all fitting together.

0:55:37.330 --> 0:55:44.780

Steven Stransky

And as mentioned earlier, we will ask for a list of the known development team members. This is so we can.

0:55:45.560 --> 0:55:49.0

Steven Stransky

Keep track of who's going to be working on the project. So.

0:55:50.970 --> 0:56:7.960

Steven Stransky

We'd ask for the name like firm and contact information, including e-mail of who you expect to be working on the project, whether it's a developer, the architectural firm, if you know as far as if you know, people don't even further down the line who will be working on the project. Please let us know.

0:56:11.380 --> 0:56:12.510

Steven Stransky

For site control.

0:56:14.250 --> 0:56:15.180

Steven Stransky

This could be.

0:56:16.520 --> 0:56:32.760

Steven Stransky

A screenshot of the county records of ownership. If the developer does own the property or you would submit it to the city, an option that's been an option for purchase to demonstrate that you have or will have site control. Once we give you release of funds.

0:56:34.170 --> 0:56:36.0

Steven Stransky

And then looking at zoning.

0:56:37.300 --> 0:56:56.470

Steven Stransky

If the property is not already in a zone that could accommodate your development, we would just ask for a statement from the zoning authority, whether it's the city or the county indicating that there are no anticipated problems doing a rezoning. If the project has been awarded funds from my idea.

0:57:2.670 --> 0:57:15.320

Steven Stransky

Looking at project design documents, uh, these would be preliminary site plans, building design documents for plans, information on when resiliency and how incorporating it into your project etcetera.

0:57:16.0 --> 0:57:25.630

Steven Stransky

Umm, this is up. This is basically where you're what you're showing us, what you anticipate doing. Now we understand these are all preliminary and things will change.

0:57:26.870 --> 0:57:35.450

Steven Stransky

As time goes forward, but we just wanna see what this type of project that we're funding looks like so that we can have some expectations.

0:57:37.320 --> 0:57:39.180

Steven Stransky

Let me know some thought has been put into this.

0:57:40.670 --> 0:57:43.610

Steven Stransky

Rental projects will need to provide a pro forma.

0:57:44.750 --> 0:57:45.880

Steven Stransky

To indicate.

0:57:47.340 --> 0:57:51.960

Steven Stransky

How the project financing will work throughout the at least the duration of the affordability period.

0:57:53.400 --> 0:58:1.150

Steven Stransky

Looking at project cost estimates, we do request that developers provide estimates of the project costs.

0:58:2.510 --> 0:58:22.50

Steven Stransky

I don't know as a line item on a line item basis as you have have the information to complete so that we can assess cost, reasonableness of the items being requested. Local governments all have a template that we were we used in the 2019 CDBG Dr Rounds in Western Iowa.

0:58:23.950 --> 0:58:29.200

Steven Stransky

However, if you do need to make edits or changes to that to cover at your project, that is acceptable.

0:58:30.600 --> 0:58:34.210

Steven Stransky

And then finally, we will ask for a timeline of the project.

0:58:34.980 --> 0:58:49.910

Steven Stransky

Ideally, showing a project completion within two to three years of award being award tentatively in January 2023 or demonstrating that you need a longer time frame so that we can issue the award appropriately.

0:58:54.600 --> 0:59:3.290

Steven Stransky

And with that, I'm gonna turn it back over to Jared for a wrap up and then we will take us take your questions. So Jared, take it away.

0:59:4.340 --> 0:59:4.810

Jared Morford

Next, Steven.

0:59:6.200 --> 0:59:19.90

Jared Morford

All right, so you've entered all that stuff in. Uh, well, the city or the count of the Council of Government centered that all in for you. You've submitted it to the city. Now. We're gonna discuss the housing scoring criteria.

0:59:19.820 --> 0:59:38.80

Jared Morford

Uh, very similar to Steven. Would Steven just said, but these are all the things we rank. We don't ask you anything that we don't need to know or want to know. And so number one is we will rank the level of development provided plans, renderings and specifications. So the more detail that you give us, the easier it is for us to score it.

0:59:38.750 --> 0:59:42.0

Jared Morford

Uh, we will rank the wind resiliency features the FORTIFIED.

0:59:42.730 --> 0:59:53.420

Jared Morford

And when resiliency, we will rank the green score, the green streets criteria, the degree to which the proposed project is consistent with sustainability and smart growth principles.

0:59:54.70 --> 1:0:3.150

Jared Morford

And the degree to which the project exceeds the Iowa Green Communities criteria, higher points for requesting and integrating additional green and resilient incentives.

1:0:4.70 --> 1:0:11.560

Jared Morford

#4 will rank how the project included recommendations provided by IEDA in the design consultation.

1:0:12.350 --> 1:0:23.280

Jared Morford

Was uh design consultations aren't, uh, a waste of your time or our time? We wanna make sure that while we're in them, you take the opportunity to utilize the suggestions that we give.

1:0:24.660 --> 1:0:31.620

Jared Morford

#5 rank. Whether the project intends to comply with the US Department of Energy 0.

1:0:32.810 --> 1:0:48.810

Jared Morford

Energy Ready homes program requirement and obtain certification. Oftentimes Jeff will say that if you're doing all of the green streets criteria, the Department of Energy ready criteria, you're pretty darn close.

1:0:49.750 --> 1:0:57.620

Jared Morford

Uh, rank the project alignment with applicants, community development and housing needs assessment. So it needs assessment is.

1:0:57.700 --> 1:1:2.10

Jared Morford

The that needs assessment helps parallel the project.

1:1:3.360 --> 1:1:13.390

Jared Morford

#7 ranking communities proposed steps to affirmatively further fair housing. Steven mentioned that that's something on the city that's the city's responsibility.

1:1:14.140 --> 1:1:23.990

Jared Morford

#8 rank how well the project furthers infill and orderly development, so we want to make sure that we're using existing sites or that.

1:1:25.220 --> 1:1:29.690

Jared Morford

Uh, the new development is within a close proximity of the existing development.

1:1:31.50 --> 1:1:33.760

Jared Morford

#9 rank the project, so we'll readiness.

1:1:34.450 --> 1:1:37.380

Jared Morford

You going to be ready to build come April 2023?

1:1:39.920 --> 1:1:48.600

Jared Morford

#10 rank how well documented? The other funding sources are. Steven kind of showed that document as he was talking about duplication of benefits.

1:1:49.660 --> 1:1:56.530

Jared Morford

#11 ranked the level of optional local match. Is there a local match? It's not required, but it's beneficial.

1:1:57.420 --> 1:2:8.480

Jared Morford

Uh #12 ranked the detailed rank how detailed the development team is. Does it include e-mail, phone number and contact information for all development team members?

1:2:9.160 --> 1:2:10.600

Jared Morford

Uh, we wanna work with you.

1:2:11.60 --> 1:2:14.170

Jared Morford

Uh, so we got to know how to reach out to you and vice versa.

1:2:15.200 --> 1:2:23.960

Jared Morford

#13 rank how experienced the development team is with regard to green and resilient building standards, and Oregon the Iowa Green Streets criteria.

1:2:25.370 --> 1:2:34.820

Jared Morford

#14 rank how experienced the development team is with regard to HUD or other federally funded projects. Have you done anything federally?

1:2:35.550 --> 1:2:44.630

Jared Morford

And last but not least, #15 rental only rank how detailed the proforma for pro forma and rental calculation worksheet is.

1:2:45.630 --> 1:2:46.120

Jared Morford

Next slide.

1:2:51.880 --> 1:2:58.920

Jared Morford

And so we've mentioned this before, cities, counties and tribes will submit the application on behalf of the developer.

1:2:59.680 --> 1:3:7.880

Jared Morford

Developers will not submit applications in Iowa grants. ID will only review applications submitted by cities, counties for tribes.

1:3:9.810 --> 1:3:12.160

Jared Morford

And all entities apart of.

1:3:13.160 --> 1:3:20.790

Jared Morford

Apart from the city of Cedar Rapids and Marshalltown must work with their local council of government or an IEDA approved consultant.

1:3:22.140 --> 1:3:32.850

Jared Morford

Here in the city of Cedar Rapids, you will be working with Sara Buck and the city of Cedar Rapids. You're in the rest of Linn and Benton counties. You will be working with Tracy Outback.

1:3:33.600 --> 1:3:36.630

Jared Morford

You're Marshalltown. He'll be working with Jessica.

1:3:37.530 --> 1:3:45.340

Jared Morford

And if you are in Marshall and Tama counties, you will be working with my Marty Wymore and Region 6 Council of governments.

1:3:50.780 --> 1:3:53.450

Jared Morford

So these are our overall projected outcomes.

1:3:54.240 --> 1:4:5.360

Jared Morford

For sale new homes, 137 new for sale home units and for the rental program, we intend to 194 rental housing units.

1:4:6.640 --> 1:4:8.630

Jared Morford

Pictures below or some of our past projects.

1:4:15.570 --> 1:4:18.560

Jared Morford

And I've seen some questions and comments in the chats.

1:4:19.220 --> 1:4:19.910

Jared Morford

Uh.

1:4:21.130 --> 1:4:22.420

Jared Morford

Now is the time.

1:4:24.20 --> 1:4:25.600

Jared Morford

To put some more in there.

1:4:26.530 --> 1:4:27.120

Jared Morford

Uh.

1:4:29.540 --> 1:4:29.950

Steven Stransky

All right.

1:4:29.350 --> 1:4:30.740

Jared Morford

Steven, you want to start off with those?

1:4:30.970 --> 1:4:40.870

Steven Stransky

Yeah, Jared, thank you very much. We're gonna start with questions in the chat and then we will go to asking for audio questions. So.

1:4:42.380 --> 1:4:49.370

Steven Stransky

We had a question earlier in the chat about does single family housing exclude duplex condos?

1:4:50.700 --> 1:4:51.760

Steven Stransky

The answer to that is no.

1:4:53.520 --> 1:5:23.370

Steven Stransky

It is confusing to how the Jared, how we all speak in real everyday life, but to HUD HUD consider single family housing as being one to four units in a parcel, so that can be a regular what we consider single family home or that can be a duplex, triplex, or fourplex HUD would consider that to be a single family home. So if you were to build 1 to 4 units on a property, as long as they're all individually sold off.

1:5:23.890 --> 1:5:30.820

Steven Stransky

And we would provide an incentive per unit, but it would be a single family home. Now if you were to rent those off.

1:5:31.490 --> 1:5:50.140

Steven Stransky

And have you had one to four units on a parcel you would be subject to the 15 year affordability period, but if you had five or more units would be subject to the 20 year affordability period and that is unfortunately a requirement in the HUD is given to us that we do not have flexibility on.

1:5:51.500 --> 1:5:53.470

Steven Stransky

Umm, looking down?

1:5:54.470 --> 1:5:55.840

Steven Stransky

Further in the chat.

1:5:57.580 --> 1:6:11.220

Steven Stransky

The city of Cedar Rapids that provide a list to their website. So if you are going to apply for a project in Cedar Rapids, please submit the application that's been posted on the city of Cedar Rapids Disaster Recovery webpage.

1:6:12.920 --> 1:6:13.390

Steven Stransky

Umm.

1:6:14.650 --> 1:6:22.480

Steven Stransky

We have a question about whether ADA accessible means ADA to the entry door threshold and NCI within the unit.

1:6:24.580 --> 1:6:28.250

Steven Stransky

Our projects tend to follow the universal design.

1:6:29.770 --> 1:6:33.10

Steven Stransky

As part of green streets, but we cannot waive.

1:6:33.650 --> 1:6:39.60

Steven Stransky

We can waive parts of that away, but we cannot waive down to at least.

1:6:41.510 --> 1:6:47.720

Steven Stransky

5% of units in a project of five or more. So if you have a project A5 or more units.

1:6:48.510 --> 1:7:17.780

Steven Stransky

At least 5% of those units need to be 80 accessible and built to the federal ADA accessibility standards, and we can provide some more information after the call of what those base requirements are.

According to the federal guidance and additional 2% of units would need to be designed for people with visual or hearing disabilities. So if you have five or more units, those are federal requirements that we cannot waive.

1:7:18.440 --> 1:7:18.900

Steven Stransky

Umm.

1:7:21.710 --> 1:7:22.880

Steven Stransky

Looking at.

1:7:23.160 --> 1:7:23.850

Steven Stransky

Ohh.

1:7:25.0 --> 1:7:33.80

Steven Stransky

I had a question to clarify whether or not projects are allowed in a Linn County are AC service territory. They are allowed in.

1:7:33.700 --> 1:7:41.280

Steven Stransky

Umm, the entirety of the four counties that we have opened this funding too, with Hude permission.

1:7:41.860 --> 1:7:45.970

Steven Stransky

Umm. However, if you are providing.

1:7:47.850 --> 1:8:17.260

Steven Stransky

Infrastructure and support of housing. So if you're bringing in roads, water, sewer, those sorts of utilities, we cannot reimburse you for the cost of bringing in electric service as well because that electric service is being provided to what HUD considers to be a private utility. But if you were to bring in the publicly owned utilities, you know generally that's water and sewer, we could reimburse the cost of that. You would just be reliant on.

1:8:18.160 --> 1:8:28.730

Steven Stransky

I'm paying the cost of electric, which tends to be a privately utility in Iowa or broadband certainly is typically private utility.

1:8:29.890 --> 1:8:33.500

Steven Stransky

But you can construct your projects in the entirety of the four companies.

1:8:38.490 --> 1:8:44.960

Steven Stransky

We had a question from Tracy on is the developer the Co applicant on the subrogation agreement?

1:8:46.150 --> 1:8:47.500

Steven Stransky

Yes, that is the case.

1:8:48.740 --> 1:8:50.620

Steven Stransky

They are the Co applicant on that.

1:8:52.690 --> 1:8:59.870

Steven Stransky

Can you explain the weight? Another question of can you explain the weighting given to each of the scoring criteria? It is five points.

1:9:0.470 --> 1:9:4.600

Steven Stransky

Umm, it's given to each of the questions.

1:9:6.460 --> 1:9:9.470

Steven Stransky

Does Uber qualify as dial a ride?

1:9:9.870 --> 1:9:13.320

Steven Stransky

Umm well, I think if you.

1:9:14.160 --> 1:9:32.410

Steven Stransky

Were then to the city of Cedar Rapids and the Cedar Rapids Metro in Marshalltown area. There should be a bus system that is available and in the rural areas the Council of governments typically have a dial-a-ride bus service. Now if they have an agreement with Uber to provide discount rides.

1:9:34.270 --> 1:9:41.570

Steven Stransky

In lieu of those public transit services that would count. But if it's Uber at the market rate, I don't see how that would count.

1:9:43.90 --> 1:9:50.0

Steven Stransky

Umm, we had a question on how can projects be shovel ready in April if we can't bid? I mean they does.

1:9:50.700 --> 1:9:57.580

Steven Stransky

The good point we don't mean that you're ready to break ground in April when release of funds given to you, but we would mean.

1:9:58.560 --> 1:10:10.30

Steven Stransky

How shovel ready are you? Once we give you release of funds. So if you're if you can get started sooner on after we approve your environmental. If you could get started on.

1:10:11.570 --> 1:10:17.660

Steven Stransky

Going out for signing contracts with contractors, getting supplies, applying for building permits, etcetera.

1:10:18.840 --> 1:10:23.770

Steven Stransky

That's what we mean. We don't expect construction to begin on the day that we give you release of funds.

1:10:25.250 --> 1:10:28.780

Steven Stransky

So just as looking at your timelines, your timelines or?

1:10:29.660 --> 1:10:33.510

Steven Stransky

Most likely define how shovel ready your project is.

1:10:33.770 --> 1:10:36.890

Steven Stransky

Umm, just given what you're expecting.

1:10:37.690 --> 1:10:38.240

Steven Stransky

Umm.

1:10:39.390 --> 1:10:52.320

Steven Stransky

Is it also we had a question on is it possible to start the environmental review after the application is submitted. You can start an environmental review at any point, but we cannot reimburse the cost of that until after.

1:10:53.160 --> 1:11:12.450

Steven Stransky

The project is awarded so only expenses incurred after the award date of the project. We can't we reimburse and between the award date and release of funds date which release of funds date is after environmental review is complete. So when looking during the environmental review period.

1:11:13.610 --> 1:11:14.570

Steven Stransky

All you can.

1:11:15.270 --> 1:11:19.190

Steven Stransky

You can incur preliminary designs, preliminary engineering work.

1:11:21.150 --> 1:11:30.600

Steven Stransky

And of course, the cost of completing the environmental review in the phase when our Q logical survey, but you cannot do any construction related activities during that time period.

1:11:32.400 --> 1:11:39.850

Steven Stransky

So, but if you incur any of those preliminary design costs or environmental or phase one archaeology costs during that time period.

1:11:40.410 --> 1:11:43.960

Steven Stransky

Umm. Then we can reimburse that once they've been occurred.

1:11:45.260 --> 1:11:46.530

Steven Stransky

After our word date.

1:11:47.270 --> 1:12:17.950

Steven Stransky

And we did not mention it in the presentation. But for those of you who have worked on projects in Iowa that involved in a new construction and a phase one archaeology review, my IEDA has a separate agreement with SHPO where IEDA hat reviews phase ones internally. So instead of a 30 day turnaround, we will probably get back to you within a couple of days. So you will not have as long of a process of getting your phase one approved as you would with other programs.

1:12:18.30 --> 1:12:21.900

Steven Stransky

If you're going through CDBG, Dr at IEDA.

1:12:25.170 --> 1:12:31.460

Steven Stransky

Dear funds have to be committed before submitting this application or can they be proposed? They can certainly be proposed.

1:12:32.980 --> 1:12:36.210

Steven Stransky

That is certainly acceptable if you have any documentation of.

1:12:37.290 --> 1:12:48.180

Steven Stransky

That they've been proposed to you. You know, whether it's based on a ward or waiting your response. Feel free to submit that to the local government. Include that.

1:12:51.260 --> 1:12:55.80

Steven Stransky

But once they are committed to the project, if they are of a higher amount.

1:12:56.200 --> 1:13:1.450

Steven Stransky

You would need to let us know in case there are any if we may need to reduce the award or not.

1:13:3.730 --> 1:13:8.790

Steven Stransky

If an applicant has more than one entity, can individual applications be submitted?

1:13:9.430 --> 1:13:10.720

Steven Stransky

Umm parentheses.

1:13:11.670 --> 1:13:15.300

Steven Stransky

Yes, you can submit if you want to, if you have.

1:13:17.210 --> 1:13:29.730

Steven Stransky

Different entities under your development team that want to submit multiple applications, you are free to do so with the local government's permission. So it's up to the local government to decide to support applications.

1:13:31.330 --> 1:13:38.520

Steven Stransky

So you can if you have, if you want to apply for multiple projects in the same or different jurisdictions, you are able to do so.

1:13:41.300 --> 1:13:53.450

Steven Stransky

But he would, you will do have to do a lot more work and the local government will have to do a lot more work if you're putting in a lot of applications across the same jurisdiction. So I would encourage you to work with them on what makes the most sense for them.

1:13:57.890 --> 1:14:2.220

Steven Stransky

Can you provide the FEMA information for a storm shelter for more than two family homes?

1:14:4.130 --> 1:14:13.800

Steven Stransky

Which isn't the link I guess we provided was only for a single family home. We have just toured a project last week in which a apartment building.

1:14:15.400 --> 1:14:24.750

Steven Stransky

Built a famous storm shelter. I certainly know where I'm going in southwest Iowa. Whenever there's a wind event, so we'll provide that information here after the call.

1:14:26.520 --> 1:14:27.90

Steven Stransky

Umm.

1:14:28.620 --> 1:14:39.740

Steven Stransky

Does the tarring of a basement qualify as flood proofing? UM, I do not know that question offhand, but Adam will get back to you on the answer to that.

1:14:40.920 --> 1:14:51.250

Steven Stransky

And we can send out, we can send out an Q&A after the call with answers. So everyone would know, but we do describe that further in the Iowa Green Streets criteria of what floodproofing.

1:14:51.910 --> 1:14:53.380

Steven Stransky

Uh entails.

1:14:56.600 --> 1:14:59.870

Steven Stransky

We had a question as well on how is density calculated.

1:15:2.30 --> 1:15:11.690

Steven Stransky

I am not exactly sure what that is in reference to, and it looks like autumn is just walked away and cause her camera, so we'll get back to that question on the verbal session.

1:15:14.730 --> 1:15:21.510

Steven Stransky

We had a question on, please confirm the documentation process needed as this project advances from pulmonary design through construction.

1:15:22.610 --> 1:15:28.570

Steven Stransky

So if your project is awarded, you can go through the preliminary designs.

1:15:30.490 --> 1:15:34.660

Steven Stransky

To get your project to work on designs and kind of have more reap.

1:15:35.580 --> 1:15:41.410

Steven Stransky

Somewhat visualize what the project will look like, but you cannot do final designs or final.

1:15:43.510 --> 1:16:13.840

Steven Stransky

Engineering designs until you have release of funds because HUD would consider that to be what they call a choice limiting action which limits by establishing final designs by closing on the purchase of the property. By plotting the property officially. Now you can have conversations with the Planning Commission and the city on what the replatting would look like, but you cannot officially plot it. We have a long list of guidance on what those actions that you can and cannot do during environmental review.

1:16:14.340 --> 1:16:24.350

Steven Stransky

Umm, the the the interpretation of those has somewhat changed over the past couple of years with I'm a new HUD representative overseas our projects, but.

1:16:26.90 --> 1:16:27.920

Steven Stransky

As far as documentation goes.

1:16:29.100 --> 1:16:43.350

Steven Stransky

There are some some of the documentation would be required for green streets, which you'll work

through throughout that design process to get your project. I'm scaled up and ready to go once release of funds is issued, and that documentation will be provided to IEDA.

1:16:44.590 --> 1:16:49.820

Steven Stransky

Through through the city. So we'll get into more of that with the workshop.

1:16:51.160 --> 1:16:55.650

Steven Stransky

After award so that we can walk through what those specific expectations are.

1:16:57.120 --> 1:16:57.720

Steven Stransky

Umm.

1:17:0.10 --> 1:17:10.360

Steven Stransky

Tracy had a good point of bringing up that people who may be proposing projects outside of the cities that provide transit services, they can reach out to their local council of government to learn about dial a ride services.

1:17:11.700 --> 1:17:26.640

Steven Stransky

Throughout the state of Iowa, the Councils of Government provide transit services at low cost to rural areas through a dial-a-ride service, typically so easy, COG provides that in rural Benton in rural Linn counties.

1:17:28.160 --> 1:17:35.400

Steven Stransky

And it Region 6 will provide that in Tama and Marshall counties. So feel free to reach out to Tracy or Marty.

1:17:36.620 --> 1:17:40.50

Steven Stransky

For more information on that to incorporate in your application.

1:17:42.550 --> 1:17:44.40

Steven Stransky

And sucking years, I got some water.

1:17:46.290 --> 1:18:7.840

Steven Stransky

Megan asked the question of is the reimbursement for the environment tool within the 90,000 per unit or in addition, we typically pull that out of project delivery costs that are awarded to the local councils of government and the cities. But if there were additional costs that would come out of your base housing incentive. So that would come out of the.

1:18:9.320 --> 1:18:17.610

Steven Stransky

75,000 or \$100,000 base incentive and depending on if you're applying for rental or new construction.

1:18:19.50 --> 1:18:19.540

Steven Stransky

Umm.

1:18:21.90 --> 1:18:26.650

Steven Stransky

With better question, how did how final do site building plans need to be for applications submittal?

1:18:27.810 --> 1:18:37.760

Steven Stransky

I would say that is up to up to you in terms of what you're able to get accomplished in this short time period. But essentially we're just trying to see.

1:18:38.600 --> 1:18:44.810

Steven Stransky

What the project's gonna look like or have a base understanding of what you can be proposing now we know.

1:18:46.760 --> 1:18:57.940

Steven Stransky

Layouts may change, particularly in terms of the environmental review. You know, if you find a wetland or you find a Native American burial ground on part of your property, things are gonna change. But.

1:18:59.240 --> 1:19:0.980

Steven Stransky

That we wanna ideally see.

1:19:3.260 --> 1:19:31.750

Steven Stransky

The general idea concept of what the buildings will look like, we wanna see it. We'll wanna see how many bedrooms you're incorporating because we don't want to award an application that's doing 3 bedroom units and then all of a sudden you just change it to studios. That kind of changes this project significantly from what we were submitting. So just have at least a site layout. You know, it can be, it can be somewhat rough. But as final as you can get it.

1:19:32.350 --> 1:19:33.0

Steven Stransky

Umm.

1:19:33.850 --> 1:19:35.950

Steven Stransky

The better for the better for us.

1:19:36.730 --> 1:19:37.490

Steven Stransky

Umm.

1:19:41.60 --> 1:19:45.850

Steven Stransky

We had a follow up question on ADA accessibility.

1:19:46.800 --> 1:19:51.20

Steven Stransky

Umm, it was grand, pulled it out of the green streets criteria.

1:19:52.260 --> 1:19:57.600

Steven Stransky

Thank you for going there for that. So it's design a minimum of 15% of the dwelling units.

1:19:58.360 --> 1:20:1.240

Steven Stransky

In accordance with the ICR ASI.

1:20:3.390 --> 1:20:6.500

Steven Stransky

Can read the question fully in the chat box here.

1:20:13.340 --> 1:20:20.250

Steven Stransky

Difference from code minimum. I'll have to research this question more and get back to you on the get back to everyone on the answer to that question.

1:20:22.650 --> 1:20:48.170

Steven Stransky

And the question on so, does the developer have to submit a phase one environmental? And no, you do not need to submit an environmental or a phase one at the application stage. However, if you are awarded, you will be required to complete an environmental review. I'm in cooperation with this local government that you're awarded with and the phase One archaeological survey as those are required to complete.

1:20:49.490 --> 1:20:52.30

Steven Stransky

Review under the National Environmental Protection Act.

1:20:55.480 --> 1:21:3.280

Steven Stransky

But a question on when projects have to be completed waiting on additional funding awards made delay starts past April.

1:21:4.170 --> 1:21:13.740

Steven Stransky

We will issue an award for generally 2 to three years unless you indicate differently in your timeline.

1:21:15.220 --> 1:21:20.110

Steven Stransky

We have some flexibility with those timelines, but we don't wanna issue.

1:21:20.860 --> 1:21:26.10

Steven Stransky

A long award and then have nothing get done until the end and then you need more time so.

1:21:27.640 --> 1:21:34.910

Steven Stransky

Project our grant closes in 2028 and we cannot extend beyond that date, so I would encourage you to.

1:21:34.990 --> 1:21:35.200

Steven Stransky

No.

1:21:37.310 --> 1:21:41.260

Steven Stransky

Try to work with them as much within the timeline as you can, you know we're.

1:21:42.100 --> 1:21:48.440

Steven Stransky

You don't talk into a void when you talk to IEDA where we're we try to be very responsive and get back to you. So if there are problems.

1:21:49.160 --> 1:22:8.230

Steven Stransky

On your project that are, you know, we know supply chain is quite an issue in terms of getting materials and the costs you know rising and fluctuating. So if your project is in need of an extension beyond the timeline that we give you whether it be two or three years, you know keep us posted keep us updated you know we'll work with you.

1:22:9.340 --> 1:22:16.940

Steven Stransky

Because we have. We wanna see these projects completed and if we need a few more, if we need additional six months or a year, you know we can work on that.

1:22:19.160 --> 1:22:19.650

Steven Stransky

Umm.

1:22:22.470 --> 1:22:23.320

Steven Stransky

Let's see.

1:22:24.140 --> 1:22:29.610

Steven Stransky

Please confirm what, if any, special training a contractor will need to perform green building type work.

1:22:30.340 --> 1:22:30.950

Steven Stransky

Umm.

1:22:33.710 --> 1:22:46.940

Steven Stransky

You will not. You did with the support of, you know, Jeff and Jared and our Green Streets team. I don't believe you will need any specific training they can provide helpful resources if you wanna go and get.

1:22:47.570 --> 1:22:56.80

Steven Stransky

Umm, further training to enhance your own understanding of the process. But we do not require any special certifications to work on that.

1:22:57.360 --> 1:22:57.960

Steven Stransky

Umm.

1:22:59.90 --> 1:23:29.260

Steven Stransky

But a question of describe the difference between the single family house versus a multifamily building. If single family is 1 to 4 units, is multifamily 5 for more? Yes, that is correct. So we consider single family as HUD considers single family to be 1 to 4 units on a parcel in five units or more is multifamily. So we have we are only funding the construction for sale of single family units being one to four units on a parcel.

1:23:29.440 --> 1:23:31.460

Steven Stransky

So we could you could build 4.

1:23:32.700 --> 1:23:41.130

Steven Stransky

You could build a four Plex and sell off each of the four units, and we would give you the housing incentive per each of those four units. So you could be looking at.

1:23:42.350 --> 1:23:45.730

Steven Stransky

4 to 500,000 for those 4 units.

1:23:46.30 --> 1:23:46.540

Steven Stransky

Umm.

1:23:48.260 --> 1:23:58.620

Steven Stransky

If you're doing rental, you have the option of doing single family rentals, whether they're one to four units or multifamily rentals, which would be 5 or more units in the rental project.

1:24:1.500 --> 1:24:2.230

Steven Stransky

Umm.

1:24:4.0 --> 1:24:16.630

Steven Stransky

Because autumn we had a question you had asked earlier. I think you were out of the room. I've can see your camera up here. Well, of all people, he asked a question about density. Can you explain more of what you were asking there?

1:24:17.660 --> 1:24:19.90

Steven Stransky

Can I meet yourself if you.

1:24:19.860 --> 1:24:20.600

Steven Stransky

You're muted here.

1:24:24.930 --> 1:24:26.30

Steven Stransky

Yeah, you're still muted.

1:24:26.680 --> 1:24:29.670

Autumn Wood

OK. He I think he got answered. Units per acre.

1:24:31.330 --> 1:24:32.640

Steven Stransky

Oh no.

1:24:39.220 --> 1:24:39.650

Steven Stransky

Umm.

1:24:30.800 --> 1:24:40.530

Autumn Wood

Was answered and what a single thing. And what is single family was versus a duplex. You know the the the real estate language versus the.

1:24:41.550 --> 1:24:43.620

Autumn Wood

Legal definition of a single family.

1:24:50.760 --> 1:24:51.10

Autumn Wood

Sure.

1:24:44.100 --> 1:24:54.70

Steven Stransky

Gotcha. Yeah. In terms of density per acre, that was up to the walk we would rely on the local government zoning regulations to decide what's allowable and then?

1:24:55.300 --> 1:24:56.430

Autumn Wood

OK. Thank you.

1:24:56.750 --> 1:24:57.170

Steven Stransky

Mm-hmm.

1:24:59.320 --> 1:25:15.410

Steven Stransky

Umm. Let's see. It looks like we have. If you wanna go ahead and raise your raise your hands using the raise hand feature. It's under reaction, so you can also send any smileys, faces or sad faces or anything else depending on what your thoughts are.

1:25:16.730 --> 1:25:19.900

Steven Stransky

But I will just go ahead and.

1:25:20.730 --> 1:25:28.360

Steven Stransky

Call off on people that I see have raised their hand. So Megan sand, Megan. Sand Carr. If you'd like to meet yourself and ask your questions.

1:25:29.250 --> 1:25:53.420

Megan Sand Carr

Yeah, I just have a question. Is it possible for state of Iowa to grant the money to the city or local jurisdiction and then have that local jurisdiction loan the funding? So it's no or sorry not grant, sorry, it'll be a loan, but the issue is with combining it with low income housing tax credits, there could be a taxable.

1:25:54.280 --> 1:26:11.90

Megan Sand Carr

Event and a basis issue. So what I'm wondering is, can it be forgivable to the city but not between the city and the recipient or the developer? It would not be forgivable. Is that possible to structure it that way?

1:26:12.720 --> 1:26:16.330

Steven Stransky

I can check into that on our end, but typically.

1:26:18.680 --> 1:26:23.590

Steven Stransky

Typically, as it's awarded, the city enters a development agreement with.

1:26:25.900 --> 1:26:45.250

Steven Stransky

But the developer, in its forgiven, once the units are always 51%, are once the once we meet our national objective, which is 51% of rental units or all the units are sold to LMI buyers. At that point, the loan is forgiven between the city and the developer. It's a 00 interest loan.

1:26:46.110 --> 1:26:46.560

Steven Stransky

Umm.

1:26:45.90 --> 1:26:51.410

Megan Sand Carr

Well, the then the rental side, it's a 20 year, so it's not forgivable until after that 20 years is what I read.

1:26:53.720 --> 1:26:57.30

Megan Sand Carr

Thank you.

1:26:51.40 --> 1:26:59.290

Steven Stransky

That's correct. Yep. So that would that would be the separate affordability requirements you're asking about?

1:27:0.460 --> 1:27:2.10

Steven Stransky

That Umm.

1:27:5.140 --> 1:27:5.460

Steven Stransky

Yeah.

1:27:0.340 --> 1:27:9.450

Megan Sand Carr

I mean the issue is so like if you're doing a a larger apartment building wants to say, I mean it's taxable event of millions of dollars potentially.

1:27:11.110 --> 1:27:12.780

Steven Stransky

Right. I mean, I'm not sure.

1:27:11.230 --> 1:27:18.770

Megan Sand Carr

Umm. If it's forgivable and top of if you combine it with low income housing tax credits, so that has to be taken out of basis.

1:27:19.780 --> 1:27:20.330

Steven Stransky

Hmm.

1:27:26.280 --> 1:27:26.600

Steven Stransky

Umm.

1:27:19.500 --> 1:27:33.930

Megan Sand Carr

And so you're reducing your tax credit potential potentially depending on how your deal is structured. So what we've seen other jurisdictions outside of Iowa do is that it might be a forgivable to the local city.

1:27:34.690 --> 1:27:46.360

Megan Sand Carr

But but between the city and the developer, it's not forgivable, so it would just continue, you know, to be financed, you know, during that period, if it's 20 years and then after the 20 years, you know, you could potentially ask the city to.

1:27:47.970 --> 1:27:51.10

Megan Sand Carr

Reap that or you could refinance with other structure.

1:27:52.540 --> 1:28:1.10

Megan Sand Carr

But listing and S forgivable. Basically, unless this program has an exception, ensures that it will have to be taken out a basis and it will be taxable.

1:28:2.280 --> 1:28:10.280

Steven Stransky

Gotcha. Yeah, we'll do some checking into that here. And if you can provide any further information in other jurisdictions, definitely feel free to send it over to.

1:28:11.370 --> 1:28:17.770

Megan Sand Carr

Yeah, I can look at that. Umm, it's it's not through. You know, the this particular funding, but it is through like other funding sources.

1:28:18.860 --> 1:28:20.670

Steven Stransky

OK. Yeah. Bull, take a look into that.

1:28:22.510 --> 1:28:25.40

Steven Stransky

Looks like Lauren Hoffman, if you wanna.

1:28:26.70 --> 1:28:27.800

Steven Stransky

Go ahead and meet yourself.

1:28:27.480 --> 1:28:29.110

Loren Hoffman

Yeah, yes. Can you hear me?

1:28:29.650 --> 1:28:30.80

Steven Stransky

Yes.

1:28:30.830 --> 1:28:41.880

Loren Hoffman

OK, so uh, we have a potential project that would be pursuing through this program. There are some sensitive areas, wetlands on the site that requires.

1:28:53.810 --> 1:28:54.210

Steven Stransky

Umm.

1:28:42.420 --> 1:29:12.190

Loren Hoffman

Acquire some wetland impacts, ideally to get the most density would require pretty much all the wetlands to be impacted. They would be properly mitigated. Is there a scenario where a the developer could receive if we get through this pre app and application process we find out that maybe from a site standpoint it does not meet your threshold and maybe won't be eligible for funding. Hopefully that's worst case scenario but there is funding available just for the construction of the units.

1:29:12.280 --> 1:29:13.180

Loren Hoffman

On that site.

1:29:14.760 --> 1:29:23.140

Steven Stransky

So our funding isn't we won't wait one to look at a site in application, but if during the environmental review period do you find that the site isn't workable?

1:29:23.890 --> 1:29:35.820

Steven Stransky

Umm you can identify a different site during that time process and come up with and do a new environmental and a new phase one on the new site and that's acceptable. Our award is for the number of units.

1:29:37.460 --> 1:29:51.480

Steven Stransky

Worst case scenario, we don't like to see things change sites, but if there is a course of an environmental issue that would be costly or impossible to mitigate against, you know we are we are open to changing sites, we've we've had that happen in the past.

1:29:52.370 --> 1:29:53.930

Loren Hoffman

Is there a scenario where?

1:29:55.130 --> 1:30:11.380

Loren Hoffman

So we go through this application process and we say just from a site standpoint, there's potentially some other issues where connectivity to public transit or to services is gonna like. I can already tell he's gonna rank low.

1:30:12.680 --> 1:30:22.950

Loren Hoffman

Is there a scenario where from a site standpoint they don't get any reimbursement for the public improvements like the street and the the sanitary water, but they would, you know, we got platted lots cetera outside of?

1:30:23.820 --> 1:30:31.50

Loren Hoffman

Obviously I was adding the floodplain outside of the wetland areas. These are scenario where the the units themselves would be eligible for.

1:30:31.770 --> 1:30:35.420

Loren Hoffman

The single family homes would be eligible for for some participation.

1:30:38.80 --> 1:30:50.60

Steven Stransky

Umm, so just so you're looking asking about trying, there's been a longer, longer call here to have enough coffee, I think so I'm just trying to follow the question here. So you're asking if your project site.

1:30:51.230 --> 1:30:56.260

Steven Stransky

You know, there's mitigation needs to be happened, but you're able to build on another part of the site.

1:30:56.460 --> 1:30:56.890

Loren Hoffman

Yes.

1:30:59.970 --> 1:31:0.220

Loren Hoffman

OK.

1:30:58.220 --> 1:31:1.830

Steven Stransky

Yeah, that is acceptable. I mean, if you need to move.

1:31:11.240 --> 1:31:11.550

Loren Hoffman

OK.

1:31:2.580 --> 1:31:12.670

Steven Stransky

Change your development plan and just allocate on a different part of the site. If you have to build less units, you know we will reduce the award accordingly since it's on a per unit basis.

1:31:14.660 --> 1:31:24.960

Steven Stransky

If you have sight issues and you need to change, you know between a single. If you need to change some of the units to rentals if they're for sale, or.

1:31:25.790 --> 1:31:29.740

Steven Stransky

Uh, vice versa, we can work on adjusting the incentives accordingly.

1:31:30.680 --> 1:31:31.620

Loren Hoffman

Yeah, alright. Thank you.

1:31:32.60 --> 1:31:32.410

Steven Stransky

Umm.

1:31:36.180 --> 1:31:36.950

Steven Stransky

Right.

1:31:38.730 --> 1:31:48.310

Steven Stransky

I don't see anyone else with their hands up. I think briefly saw Charlie Nichols raise your his hand, but I don't. Charlie, did you still have a question or?

1:31:54.480 --> 1:31:56.830

Steven Stransky

Guess not is there? Are there any other?

1:31:57.710 --> 1:32:3.880

Steven Stransky

Any other question? Thank you, Charlie. Looking for the smiling? Are there any other questions or that we can help you with here today?

1:32:5.850 --> 1:32:6.520

Steven Stransky

Yes, Megan.

1:32:7.390 --> 1:32:13.810

Megan Sand Carr

How are you? May have covered this, or maybe in an e-mail, but the new deadline is end of December. When do you anticipate awards?

1:32:15.540 --> 1:32:24.500

Steven Stransky

We would anticipate awards in January and we'll start revealing applications right when we get back. I'm after the new year.

1:32:25.750 --> 1:32:36.240

Steven Stransky

I hope to have a word hope to have an award decision by the end of the month, just depending on when we're able to get into meetings with the people who need to make those decisions.

1:32:37.280 --> 1:32:37.860

Megan Sand Carr

Thank you.

1:32:38.210 --> 1:32:38.610

Steven Stransky

Umm.

1:32:43.170 --> 1:33:11.640

Steven Stransky

Alright, well as you can see on the screen there's our e-mail addresses. Feel free to send an e-mail to us if you have any further questions, but I look forward to working with you all throughout this time. Thank you very much for your interest in applying for new housing under this program and we're I'm very confident we're all gonna help the area recover from resiliently and with more affordable housing from the 2020 Durate show. So thank you very much and have a good rest of your day.