

Tuesday, June 18, 2024
2:00pm

2019 CDBG-DR Round 3 New Housing For Sale Application Workshop



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Teams Meeting Format

This meeting will be recorded and posted to our website.

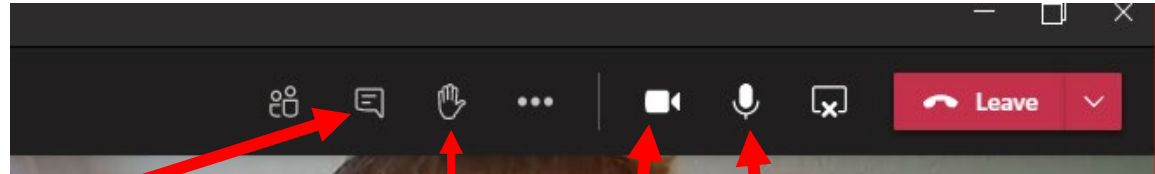
Questions may be submitted through the Chat feature.

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

If the chat system doesn't work for you, please email questions to:

Steven.Stransky@IowaEDA.com

and I will respond after the event.



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

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

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

Grant Overview

2020 Derecho CDBG-DR

Round 3 2019 CDBG-DR New Housing

- **\$8,140,000** is available in Round 3. Funding amount may decrease somewhat due to emerging disaster recovery needs.
- This will be applied to projects for sale and infrastructure in support of housing.
- All funds are allocated to Harrison, Pottawattamie, Mills, and Fremont counties.
- IEDA expects to award approximately 20-40 units, depending on infrastructure requests.
- Applications will be ranked and scored. Applications which fall below the available funding threshold may be revisited if further funds become available.
- Deadline for applications is September 30, 2024



Applications

- » **Developers will NOT submit a direct application to IEDA.**
- » All applications will be submitted by a city or county government on behalf of a developer (or with the procured builder if the City intends to build on City property)
- » Developers must submit all required application materials to the city or, if unincorporated, county that their project is located in.
- » Local governments or their grant administrator will submit the application.

RFP for Developers

- » Local governments will need to issue an RFP for the selection of developers or procure for a builder in accordance with 2 CFR 200 if developing on City-owned land. Cost estimates for infrastructure reviewed by the City/County engineer will be needed upon application.
- » IEDA has developed a template for use for the developer RFP. It can be downloaded from the application on IowaGrants.
- » Application will need to include information on the RFP and selection process for developers and/or procurement information for City-owned development.

How to Apply

- » Applications will be submitted by the proposed grant administrator. This would either be the Council of Government or IEDA-approved City/County-procured consultant. The City of Council Bluffs may self-administer as an entitlement community.
- » IEDA approved consultants include but are not limited to Simmering-Cory, MSA Professional Services, Mid Iowa Planning Alliance, and ICF.
- » The Council of Government for Pottawattamie County is MAPA. Mills County may also utilize MAPA.
- » The Council of Government for Harrison and Fremont counties is SWIPCO. Mills County may also utilize SWIPCO.

2019 CDBG-DR

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

Grant Administrator— Apart from the City of Council Bluffs, all local governments must work with a council of government (COG) or an IEDA-approved consultant to manage the grant project. These entities are all regularly trained on and responsible for managing CDBG funds and have the expertise to deliver the project.

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

Program Overview

New Housing – For Sale

- Funds the construction of **new affordable and resilient** for sale single-family houses.
- Competitive applications to IEDA through local municipality (**City, County, and Tribes**). One application per project with development team identified. Applications will be scored and ranked in rounds.
- For **owner-occupied housing units**, the base construction offset is **\$125,000 per unit**. All sold units can also utilize a CDBG-DR down-payment assistance. **\$25,000 per unit** mitigation construction offset also available.
- All units must have access and connection to municipal utilities including water and sewer, no projects dependent on wells and/or septic systems will be eligible. **Up to \$70,000** will be **competitively** awarded for public infrastructure needs per housing unit.



Program Overview



- All projects are to be designed in accordance with the local **building code** or, if not enforced, the State building code.
- All projects must follow either the 2020 National Green Building Standard (**NGBS**) and Energy Star energy efficiency or Iowa **Green Streets**
- Projects of 5+ units must ensure that at least 7% of units are designed to the Green Streets Universal Design standard to meet federal **accessibility** requirements.
- All homes must have a **garage** and, if geotechnically feasible, a **basement**. The basement does not need to be finished but should have plumbing access.
- Conversion** of existing, vacant spaces into homes for sale is allowable; however, no greater than 4 units may be on a parcel.

Program Overview

- The **maximum number** of units in an application cannot exceed 40 units.
- The developer must **own the site** at the time of application or **have an option** inclusive of HUD's environmental review option provisions. Reach out if you need a copy of those provisions.
- All units must be constructed outside of the 100-year **floodplain**. Projects in the 500-year floodplain other than Zone X protected by levee will score lower.
- All units must be **connected to public utilities** when completed, including electric, water, sewer, and broadband. All housing units must be constructed on publicly-owned streets.
- HOAs are strongly discouraged and will only be allowed for attached-style developments. Fees should be limited to only essential elements.



Program Overview

- **All costs must be reasonable.** IEDA will review for cost reasonableness prior to award. See the application template for how to identify costs.
- IEDA will reimburse for **actual costs incurred** up to the CDBG-DR award amount. Overhead and profit reimbursement for general contractors and subcontractors is limited to 10% respectively. Developers receive a 10% developer fee.
- Beginning with Round 3, reimbursements will be limited to **hard construction costs, engineering, and design**. Mobilization fees (if applicable) will be paid at 25% once 5% of the project has been completed, 10% once 50% of the project has been completed, and 100% once 50% of the project has been completed.
- **Claims** for reimbursement are due at least once every 3 months.
- IEDA will withhold 10% of the contract as a **retainage** until all units are sold to income-eligible buyers and all regulatory compliance associated with their construction is complete.
- If local governments are constructing the units, **federal procurement standards** must be followed for the construction. No profit may be earned off of the development. Developers are exempt from procurement after being selected by the local government as part of the application.
- Construction must follow the **bonding policy** detailed under the procurement policy and procedure of the State's Combined Disasters Policies and Procedures Manual.
- All infrastructure and units must be constructed, and all units sold, by August 31, 2026.

Green Building

- Projects are required by HUD to follow a **green building standard** and **energy efficiency standard** for their construction. This is the National Green Building Standard (NGBS).
- For **NGBS**, projects must meet the Silver certification that incorporates Energy Star®. Compliance will be managed by Heartland Energy Consultants. See the link for more information: https://www.homeinnovation.com/services/certification/green_homes/single-family_certification
- Projects are eligible for up to \$25,000 per unit in supplemental funding as a **Mitigation Incentive**. This offsets the construction cost of units to help mitigate the impact of future natural disasters.
- Items that may be selected include a safe room; retaining 1.25" or 2.5" rainfall on site, moving to zero energy, achieving zero energy, and FORTIFIED® Roof, Silver, and Gold.

Infrastructure in Support of Housing

- Projects are eligible to receive **up to \$70,000 per unit in infrastructure** in support of housing to help develop greenfield or large grayfield sites into housing.
- **Public infrastructure must be turned over to the City/County** for ownership after the construction. Infrastructure elements and the land must be transferred to the City/County for no more than \$1 if located on privately-owned land.
- Starting with Round 3, all public infrastructure construction must be procured by the local government and constructed under their oversight. Private developers will not be allowed to construct the infrastructure on their own.
- Examples of public infrastructure include streets, curbs and gutters, sidewalks, multi-use paths/trails, water lines, sewer lines, stormwater lines, electric lines, gas lines, and broadband lines.
- Examples do not include the service lines connecting from the main to the house, electric or broadband infrastructure where the developer will receive a credit for installing it.
- Applicants must demonstrate other funding sources (such as TIF, DOT, general fund, etc.) are not able to support the construction of this infrastructure as a Duplication of Benefit review.
- Applicants must document that costs have been reviewed by the City engineer and determined reasonable and appropriate.

Environmental Review

- All projects must receive Release of Funds from IEDA after the approval of a project's environmental review in accordance with the National Environmental Protection Act.
- This includes receiving Section 106 approval from IEDA in accordance with the National Historic Preservation Act.
- A Phase 1 archeological survey will occur on the site prior to submission of the Section 106 review to IEDA.
- Prior to Release of Funds, no actions which limit the choices/options for development (choice-limiting actions) may occur. These include but are not limited to:
 - Closing on a sale, executing an option, transfer of site between LLCs, etc.
 - Platting or replatting the site
 - Rezoning the site for development
 - Signing a construction contract.
 - Moving dirt or other ground-disturbing activities other than associated with the environmental review process
- Mowing and shoveling the snow is allowed but that's about it. If you have any questions, reach out to Robert Jonet at Robert.Jonet@IowaEDA.com.

Davis Bacon and Section 3

- All projects with 8 or more units will be required to follow Davis Bacon Prevailing Wages. This requires weekly payrolls and reporting to ensure all construction workers are being paid the local prevailing wage for their trade.
- All public infrastructure is required to follow Davis Bacon Prevailing Wages as well. If the housing activity associated has fewer than 8 units, the housing does not need to follow Davis Bacon but the infrastructure still would need to follow Davis Bacon.
- If you have any questions on Davis Bacon, reach out to Katie Shelton at Katie.Shelton@IowaEDA.com.
- All projects receiving greater than \$200,000 in HUD funds will be required to follow Section 3. This includes the tracking of labor hours for construction, demolition, and rehabilitation activities on the project and a requirement that 20% of hours on the project are performed by LMI workers and 5% by targeted LMI workers.
- This applies even if Davis Bacon is not applicable to the project.
- If you have any questions on Section 3, reach out to Jacob Levang at Jacob.Levang@IowaEDA.com.

URA and Section 104(d)

- Properties that are vacant at the time of application will score higher than properties with existing residential or commercial structures (or structures that could be rehabbed back into service).
- If there are structures on the site, there may be implications under the Uniform Relocation Act (URA) and Section 104(d) of the Housing and Community Development Act (HCDA) that would require relocation assistance to tenants, homebuyers, and businesses and/or replacement housing if affordable rental units are to be demolished or converted into for sale housing.
- If you have questions, reach out to Steven Stransky at Steven.Stransky@IowaEDA.com.

Income, Sale, & Disaster Tieback

- All homes must be sold to low to moderate income (LMI) persons whose household makes at or below 80% of the area median income (AMI) according to the HUD HOME Income Limits.
 - Income limits from HUD tend to update every June and are valid for approximately 12 months.
 - Homes must be sold for no more than \$175,000.
 - Homes must be the primary residence of the household.
-
- All homes must be marketed to persons impacted by the 2019 flooding disaster in Iowa, Nebraska, and Missouri for 4 months prior to being offered to the general LMI public. Impact includes but is not limited to: property damage, property loss, displacement, buyout, loss of business, loss of employment, economic loss, substantial commute impact to work or childcare, physical or mental health issues related to the disaster, etc.
 - Disaster impact is noted on a self-certification with description when income verification is being done.

County	1-person 80%	2-person 80%	3-person 80%	4-person 80%	5-person 80%	6-person 80%
Omaha metro (Harrison, Pottawattamie, and Mills)	\$63,300	\$72,350	\$81,400	\$90,400	\$97,650	\$104,900
Fremont	\$49,850	\$57,000	\$64,100	\$71,200	\$76,900	\$82,600

Sale Limits and Homebuyer Assistance

- Eligible low to moderate income (LMI) buyers will have access to **homebuyer assistance** for purchasing the home and making it more affordable amid current high interest rates. This will not exceed \$35,000 per unit.
- This may be applied for up to 100% of a lender-required downpayment, applicable closing costs (not including taxes and insurance), principle write-down, interest rate subsidization, and assistance for paying private mortgage insurance.
- Mortgages must be for a term of 33 years or less. No balloon payment mortgages or private mortgages are eligible.
- IEDA encourages the use of **USDA Section 502 Direct Loans** which tend to offer lower interest rates to LMI buyers. These loans are not available in Council Bluffs and just outside of city limits.
- Developers will front the homebuyer assistance** at the time of closing as a credit with denotation of words to the effect of “CDBG-DR Homebuyer Assistance”. Reimbursement from IEDA may then be requested.
- Homebuyer assistance will be recorded part of the **5-year affordability period** on the home.
- Buyers may only refinance their mortgage for the purposes of lowering their interest rate and not for the purposes of receiving funds or cashing out equity. Refinancing to a lower interest rate will require the local government to verify that no funds will be received and subordination of the CDBG mortgage.

Affordability Period

- All units are subject to a 5-year affordability period. The homebuyer must occupy the unit for 5 years or sell to an LMI household in order to avoid having to repay funding back to the local government (and the local government, the State).
- A 5-year monthly receding forgivable mortgage, promissory note, homebuyer agreement, and covenants & restrictions will be set to protect the federal investment.
- The amount of the CDBG mortgage will be the difference between the home's appraised value and the sales price of \$175,000, presuming the amount of CDBG-DR assistance equals or is greater than that difference. This does not include infrastructure funding.
- For instance:
 - Home Appraises for \$300,000
 - Home Sells for \$175,000
 - Difference of \$125,000.
 - CDBG-DR assistance equals \$185,000.
 - 5-Year Affordability Period forgivable loan amount set at \$125,000.

Application Overview

Developer Information

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

Please provide developer information.

Business/Organization Name

Primary Developer Contact*

First Name

Last Name

Address

City

State

Zip Code

Phone

E-mail Address

*

UEI (Unique Entity Identifier)

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

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

Project Information

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

Disaster Recovery Project Type:	<input type="text" value="New Housing"/>		
Project Location:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	City	County	Zip +4
Street Address or GPS coordinates:	<input type="text"/>		
Community Population:	<input type="text"/>		
Housing Project Type:	<input type="text" value="For Sale"/>		
Is the project a conversion project of an existing building into new housing units?:	<input type="text" value="Y..."/>		
Number of Housing Units Proposed:	<input type="text" value="0"/>		
Project Delivery should be calculated using the number of proposed units multiplied by: Housing: \$10,000/unit Housing Rehabilitation: \$8,000/unit Generators: \$3,000/unit Trees: \$100/unit			
Project Delivery Amount:	<input type="text" value="\$0.00"/>		

Project Information

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

Project Down Payment Amount:	<input type="text" value="\$0.00"/>
Down payment assistance amount:	<input type="text" value="\$0.00"/> # of proposed units X \$35,000
Base Incentive Request Per Housing Unit:	<input type="text" value="\$0.00"/> Per program guidelines, rental projects can select up to \$75,000 per rental unit and \$125,000 per unit
Total Incentive Request Per Housing Unit:	\$0.00 Housing Units Proposed X Base Incentive Request Per Housing Unit
Mitigation Incentive Request Per Housing Unit:	<input type="text" value="\$0.00"/> Per program guidelines, rental projects can select up to \$15,000 per rental unit and \$25,000 per for-sale unit
Total Mitigation Incentive Request:	\$0.00 Housing Units Proposed X Base Mitigation Incentive Request Per Housing Unit

Project Information

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

Will this project require new public infrastructure in support of housing?

Yes ▾

Total Request for Infrastructure in Support of Housing

\$0.00

Total Request of Project Delivery amount for Infrastructure

\$0.00

Number of linear feet of public improvement

\$0.00

Please upload documentation to support and substantiate infrastructure in support of housing request

Choose File

No file chosen

Please upload documentation to support and substantiate Project Delivery amount for infrastructure

Choose File

No file chosen

Project Information

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

Readiness & Site Conditions

Is the project located in a regulated floodway?:

Is the project located in the 100-year floodplain?:

Is the project located in the 500-year floodplain?:

Upload FEMA Flood Map with Site Identified:

Does the applicant agree to comply with HUD Lead
Safe Housing regulations?:

Does the applicant agree to not assume all paint is
lead?:

Does the applicant have XRF Analyzers and qualified
staff to use them?:

Will the project include demolishing an existing
structure?:

Is this project identified in an Iowa Great Places
agreement? :

Has this project had a historic preservation
consultation?:

Project Information

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

Has this project had a historic preservation consultation?:

Date of Historic Preservation consultation:

Please explain how the project included recommendations from the Historic Preservation consultation:

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Project Information

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

Does the developer own the site?:	<input type="button" value="No"/>
Does the developer have an option to purchase? :	<input type="button" value="Y..."/>
Does the option include HUD Environmental Review language?:	<input type="button" value="Y..."/>
Upload developer experience with Federal and/or Green Building Projects:	<input type="text"/> <input type="button" value="Select file"/>

Project Information

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

Has an environmental review been completed on the project site?

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

Is the project located on existing water/sewer lines?

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

2,500 characters maximum

Estimated project completion date:



Project Information

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

Is the project an infill development?:	<input type="text"/>
Is the project within a half mile of a bus stop?:	<input type="text"/>
Is the project within a half mile of a trail, park, or open space?:	<input type="text"/>
Is the project within a half mile of a brownfield site?:	<input type="text"/>
Is the project within a mile of a superfund site?:	<input type="text"/>
Is the project within a mile of a site listed on the EPA National Priorities List?:	<input type="text"/>

Describe how the applicant intends to verify that the affordability period is maintained (5 years for single family new construction or 1-4 units of rental housing; 20 years for 5+ units of rental housing):	<div></div>
	500 character(s) left
Did the applicant consider conflicts of interest?:	<input type="text"/>

Budget

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

Sources of Funding - Grid							✓ Mark as Complete	✎ Edit
Sources	\$ Amount	Type	Status	Date Committed	Comments	Documentation		
Conventional Debt								
Add Provider in Comments	\$0.00							
Iowa Economic Dev. Authority (IEDA)	\$0.00							
Federal Home Loan Bank								
Affordable Housing Program (AHP)	\$0.00							
American Rescue Plan								
Entitlement CDBG								
FEMA	\$0.00							
SBA	\$0.00							
Insurance	\$0.00							
NFIP	\$0.00							
USACE	\$0.00							
SRF	\$0.00							
Owner/Developer Contribution								
Cash	\$0.00							
Land Value	\$0.00							
Other Value	\$0.00							
City Contribution	\$0.00							
Other (Specify in comments)	\$0.00							
Total	\$0.00							

Budget

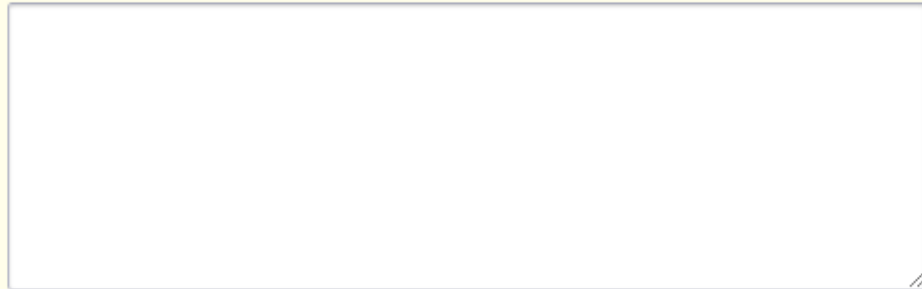
The City or County will complete the application. This is for visual purposes to see the information they will be asking for.

<div> <div></div> <div>Uses of Funds - Grid</div> </div>		
Use Description	Amount	Sources of Fu
Administration	\$0.00	
Land Acquisition	\$0.00	
Demolition	\$0.00	
On-Site Improvements	\$0.00	
Construction	\$0.00	
Contingency (MUST be <16%)	\$0.00	
Architect & Engineering	\$0.00	
Lead Hazard Abatement	\$0.00	
Financing Costs	\$0.00	
Fees and Charges	\$0.00	
Legal & Accounting	\$0.00	
Owner/Developer Fee (10% or less)	\$0.00	
Other (Specify)	\$0.00	
Total	\$0.00	

Housing Needs Assessment

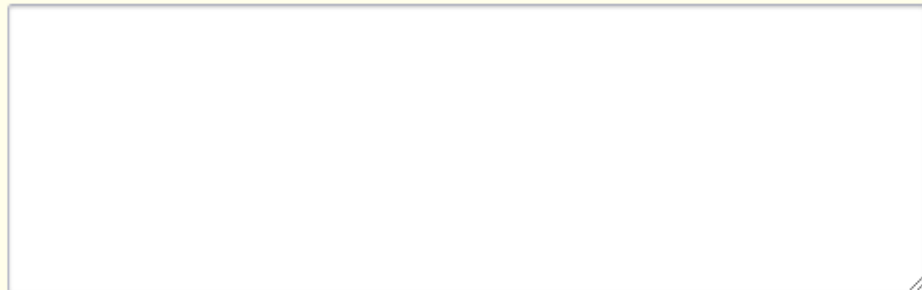
The City or County will complete the application. This is for visual purposes to see the information they will be asking for.

Describe the housing market in the community. Include age, value, and characteristics of the area.:



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Describe disaster recovery and housing improvement activities completed within the last 5 years that promote or compliment objectives of this proposal (include dates). Include partnerships with other organizations on housing development activities.:



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Housing Needs Assessment

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

5000 character(s) left

Community population (2020 Census or most recent ACS):	<input type="text"/>
Is the community under any Iowa DNR administrative orders for water and/or sewer?:	<input type="text"/>
Date assessment was prepared:	<input type="text"/>
Location where assessment was prepared:	<input type="text"/>
Please upload the Community Housing Needs Assessment:	<input type="text"/> <input type="button" value="Select file"/>

Mitigation Incentive

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

Mitigation Incentive - Current Version



Is additional funding being requested for the Mitigation Incentive? :

 ▼

Is the development designed to meet NGBS Silver or baseline Green Streets Criteria?:

 ▼

Mitigation Incentive

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

1. Integrative Design

1.8 Resilient Structures: Construct a safe room to protect against wind forces and wind debris from an event such as a tornado or derecho. Required for projects without a basement but funding available for a safe room even if a basement is present.

Implement section 1.8:

Additional Funding Amount Requested:

Additional Cost Description:

Supporting Cost Documentation:

3. Site Improvements 3.4. Surface Water Management (1.25" rainfall) Through on-site infiltration, evapotranspiration, and rainwater harvesting, retain the 1.25" rain event on site

Implement section 3.4:

3.5. Surface Water Management (2.5" rainfall) Through on-site infiltration, evapotranspiration, and rainwater harvesting, retain the 2.5" rain event on site

Implement section 3.5:

Mitigation Incentive

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

5.2b. Moving to Zero Energy: Near Zero Certification

Certify the project in DOE Zero Energy Ready Homes

Implement Section 5.2b:

5.3a. Moving to Zero Energy: Photovoltaic/Solar Hot Water Ready

Orient, design, engineer, wire, and/or plumb the development through the Photovoltaic Ready pathway or Solar H

Implement Section 5.3a:

5.3b. Moving to Zero Energy: Renewable Energy

(Not available for projects following Criterion 5.3a or 5.4) Install renewable energy source to provide a specified pe

Implement Section 5.3b:

5.4. Achieving Zero Energy Achieve Zero Energy performance

Implement Section 5.4:

5.10. Resilient Energy Systems: Critical Loads

Provide emergency power to serve at least 3 critical energy loads as described by the full criterion. Option 1: Islan

Implement Section 5.10:

Fortified 1. FORTIFIED® Roof

FORTIFIED® Roof (\$3,000 maximum per unit incentive):

2. FORTIFIED® Silver

FORTIFIED® Silver (\$9,000 maximum per unit incentive):

3. FORTIFIED® Gold

FORTIFIED® Gold (\$15,000 maximum per unit incentive):

Required Attachments

» Resolution of Support

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

Required Attachments

» **HUD Disclosure Form 2880**

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

» **Federal Assurances Page**

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

Required Attachments

» **HUD Disclosure Form 2880**

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

» **Federal Assurances Page**

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

Required Attachments



Provide to IEDA

DEVELOPER ASSURANCES: 2019 CDBG-DR New Housing Program

Name of Property Owner/Developer:

Address of Project Property:

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

- ☐ Agree to the submission of the 2019 CDBG-DR Grant application for the benefit of the above-named property/project.
- ☐ Agree to all terms and conditions defined in the CDBG-DR Program Guidelines and Grant Application.
- ☐ Understand and agree to the federal compliance requirements of this grant including but not limited to: environmental review (no work on project site shall occur until after the environmental review record is complete and IEDA issues release of funds), labor standards and prevailing wages are required for all projects producing 8 or more housing units and/or public infrastructure, Section 3 - all labor hours and income certification of all laborers must be recorded for any project receiving more than \$200,000 in CDBG-DR funds.
- ☐ Understand and agree to the term of affordability requirements of this program. All single family homes must be sold to buyers who qualify at or below 80% AMI, all rental projects must maintain at least 51% income qualified units for the term of affordability (5 years for single-family for-sale and 5 years for single-family rental units (1-4 units), 20 years for multi-family rental (5+ units)).

Required Attachments

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

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

Owner/Developer:

Grant Recipient:

Type/Print Name and Title

Type/Print Name and Title

Signature:

Signature

Required Attachments

DUPLICATION OF BENEFITS CERTIFICATION

CDBG-DR NEW HOUSING DEVELOPMENT PROGRAM

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

Property

Address: _____

I/We, _____, affirm the following:

Print Name

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

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

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

Required Attachments

» Subrogation Agreement

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

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

Required Attachments

» Fair Housing & Outreach Plan

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

» Contractor Fraud Checklist

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

Required Attachments

» **Procurement Completed for Project Delivery Services**

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

» **Project Delivery Administrator Staffing Plan**

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

Required Attachments

» **National Green Building Standard Checklist**

If the project is to follow NGBS, download the template and complete for review.

Required Attachments

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

Name, firm, contact information (including email) of the anticipated firms working with the developer. For Round 3, should include architect, structural engineer (multifamily), and civil engineer (infrastructure)

» **Site Control:**

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

» **Proper Zoning:**

Statement from the city or county indicating that the site is properly zoned or steps to get to proper zoning.

Required Attachments

- » **Project Design Documents:**

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

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

- » **Project Cost Estimates**

Line-item breakdown of **estimates** for the project so that IEDA can assess cost reasonableness. Utilize the template in addition to attaching source files.

- » **Project Timeline:**

GANTT chart showing timeline of project completion. Awards anticipated by October 31, 2024 and all projects must be completed (including sold) by June 30, 2026.

Required Attachments

» **RFP For Housing Developer**

Documentation of the fair and open procurement process for identifying a housing developer.

Application Scoring Criteria

IEDA will use the following criteria to rank applications for Round 3:

1. Rank the level of development of plans, renderings, and specifications provided
2. Rank the project's location outside of the 500-year floodplain other than Zone X protected by levee
3. Rank the degree to which the proposed project is consistent with sustainability and smart growth principles and the degree to which the project exceeds the NGBS Silver or the Iowa Green Streets Criteria (higher points for requesting and integrating additional green and resiliency housing construction offsets)
4. Rank whether the project intends to comply with the U.S. Department of Energy Zero Energy Ready Homes program requirements and obtain certification
5. Rank the project's alignment with the applicant's Community Development and Housing Needs Assessment
6. Rank the community's proposed steps to Affirmatively Further Fair Housing
7. Rank how well the project furthers infill, compact, transit-oriented development, and/or orderly development
8. Rank the project's access to biking/walking trails, open space/recreation, and parks
9. Rank the project's access to public transit and/or alternative forms of transportation
10. Rank the project's shovel readiness
11. Rank how well documented the other funding sources are
12. Rank the level of optional local match
13. Rank how detailed the development team is. Does it include email and phone number contact information for all development team members?
14. Rank how experienced the development team is with green and resilient building standards
15. Rank how experienced the development team is with HUD or federally funded projects.

New Housing Scoring Criteria

2019 CDBG-DR

- » Cities/Counties/Tribes will submit the application on behalf of a developer.
- » **Developers will not submit applications in IowaGrants.** IEDA will only review applications submitted by a city, county, or tribe.
- » Deadline is September 30, 2024.
- » All entities apart from the City of Council Bluffs must work with their local council of government or an IEDA-approved consultant.
 - Harrison & Fremont: SWIPCO or consultant
 - Pottawattamie MAPA or consultant
 - Mills: MAPA or SWIPCO or consultant

For More Information

- » Program Guidelines: https://www.iowaeda.com/userdocs/2019_cdbg-dr_new_housing_for_sale_guidelines.pdf
- » Policies and Procedures Manual: https://www.iowaeda.com/userdocs/programs/resources/combined_disasters_state_of_iowa_cdbg-dr_policies_procedures_guide.pdf
- » Action Plan: https://www.iowaeda.com/UserDocs/2019_cdbg-dr_action_plan_-_may_2024.pdf
- » 2019 CDBG-DR Webpage: <https://www.iowaeda.com/disaster-recovery/2019/>

Questions/ Comments.

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