



**Economic Development**

## **Community Development Block Grant: Comprehensive Neighborhood Revitalization Grant**

Joyce Brown | Senior CDBG Program Manager  
Iowa Economic Development Authority

# Topics of Discussion

- Program Overview
- Meeting a National Objective
- Environmental Review
- Application Evaluation

# Program Overview



- Only those communities that completed the Comprehensive Neighborhood Revitalization Planning Grant, submitted their plan timely for review and were chosen to move forward, are eligible to apply for these funds.
- There is \$3M available of the 2024 funding allocation for this program.
- The maximum award per project is \$1.75M.
- There is also a local match requirement of 15%.
- Three communities will be applying for the Comprehensive Neighborhood Revitalization Grant this round. Only 2 will be awarded.

# Program Overview

## ➤ Application Round

- ☐ Application window was too open today, April 1, 2025, but there has been a delay. No later than the end of the business day, Monday, April 7, 2025.
- ☐ Deadline for submittal will be May 30, 2025, at 11:59 PM.
- ☐ Contract period will be 4 years with no extensions.

## ➤ Project Limit

- ☐ If you currently have an open DTR grant, you may not include it as one of your activities in the CNRG application.

## ➤ Chosen Activities

- ☐ The community must choose from the activities identified in their plan, as to those they will implement. Minimum number required is three (3) per grant, but not to exceed 5 total. The application will require specific information as to WHO and HOW these activities will affect the community when implemented.

# Meeting a National Objective

- Reminder: The project's Target Area must have no more than 200 households and is required to meet the 51% Low-to-Moderate Income threshold. (Should have been documented in the CNRPG application.)
- Depending on the activities designated for implementation, you may also be required to meet HUD's CDBG National Objective of Slum and Blight.
- Demographic Data will be required for each project activity.
  - Total Persons Served Per Activity
  - Total LMI Persons Served Per Activity
  - Beneficiary by Race and Ethnicity



# Application Budget

## Budget

### Budget Activity

Row	Activity	Activity Description	Performance Targets	CDBG Amount	Local Amount	Total Activity Amount	Total CDBG Award	Total Local Amount
Activity 1				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Activity 2				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Activity 3				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Activity 4				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administration				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

### Sources of Local Funding

Row	Source of Local funding	Amount	Local Funds Secured?	Date Local Funds Will be Secured
Source 1		\$0.00		
Source 2		\$0.00		
Source 3		\$0.00		
Source 4		\$0.00		
Total		\$0.00		

# Application Budget

## Budget

### Budget Activity

Row	Activity	Activity Description	Performance Targets	CDBG Amount	Local Amount	Total Activity Amount	Total CDBG Award	Total Local Amount
Activity 1	97 - Owner Occupied Rehabilitation	Rehab of five single-famiy owner-occupied homes in the project neighborhood owned by LMI persons.	5 exterior-focused improvemements, including siding, paint, roofing, foundation, windows, doors, lead paint interim controls, and radon mitigation, as needed to meet Iowa Housing Quality Standards following inspection	\$125,000.00	\$95,000.00	\$220,000.00	\$125,000.00	\$95,000.00
Activity 2	731 - Rental Rehabilitation - Small LMI (Max. 7 units)	Rehab of three renter-occupied homes in the project neighborhood with landlord approval and lease by LMI tenants for at least five years	3 exterior-focused improvemements, including siding, paint, roofing, foundation, windows, doors, lead paint interim controls, and radon mitigation, as needed to meet Iowa Housing Quality Standards following inspection	\$115,500.00	\$34,500.00	\$150,000.00	\$115,500.00	\$34,500.00
Activity 3	240 - Town Square/Main Street Physical Improvements	Reconstruct the south lane and ROW of Adams Street as road diet conversion (linear park) to include storm water, street lighting, sidewalks, bump-outs, and a pocket park (uptown plaza).	1,250 CY of excavation, 2,170 of subgrade prep, 3,735 SY of concrete, 3,000 SF of playground surfacing, splash pad equipment, playground equipment, landscaping, 6 tables, 4 benches, 5 trash receptacles, 4 bike racks, 365 LF of decorative fencing, and 12 streetlights with electrical and footings	\$1,261,375.00	\$433,935.00	\$1,695,310.00	\$1,261,375.00	\$433,935.00
Activity 4	65 - Pedestrian Walkways	Installation of 3,930 LF 4" or 5" (as appropriate) residential sidewalks to fill gaps in the sidewalk system	1,747 SY of concrete, 15 ADA curb ramps	\$178,125.00	\$35,625.00	\$213,750.00	\$178,125.00	\$35,625.00
Administration 181 - Administration		SICOG administration of CDBG grant	Contract with SICOG to perform admin of all activities	\$70,000.00	\$0.00	\$70,000.00	\$70,000.00	\$0.00
Total				\$1,750,000.00	\$599,060.00	\$2,349,060.00	\$1,750,000.00	\$599,060.00

### Sources of Local Funding

Row	Source of Local funding	Amount	Local Funds Secured?	Date Local Funds Will be Secured
Source 1	Other	\$276,300.00	Yes	5/7/24 - city resolution
Source 2	Other	\$95,000.00	Yes	5/7/24 - award from SICOG Housing Trust Fund
Source 3	Other	\$34,500.00	Yes	~ 1/1/25 - committed as property owner match
Source 4	Other	\$193,260.00	No	Grants to be applied for and possible fundraisers
Total		\$599,060.00		

# Cost Estimates

## Cost Estimates

### ***Construction Cost Detail***

Row	Item Description	Estimated Quantity (if applicable)	Estimated Cost
Item 1			
Item 2			
Item 3			
Item 4			

### ***Professional Fees and Permits***

Description	Estimated Cost
Final Design	
Construction Administration	
Permits/Archaeological Survey	
Legal and Bonding Fees	
CDBG Administration	
Other (Please specify below)	

### ***Related Construction Costs***

Description	Related Construction Estimated Cost
Real Property/Easements/Acquisition	
Contingencies	
Other (Please specify below)	



# Cost Estimates

## Cost Estimates

### Construction Cost Detail

Row	Item Description	Estimated Quantity (if applicable)	Estimated Cost
Item 1	Owner-occupied rehab program - 5 units	See attached owner-occ project design document	\$220,000.00
Item 2	Renter-occupied rehab program - 3 units	See attached renter-occ project design document	\$150,000.00
Item 3	Streetscape improvements	See attached engineer's estimates	\$1,340,060.00
Item 4	Pedestrian pathways	See attached engineer's estimate	\$171,000.00
<i>Total</i>			<b>\$1,881,060.00</b>

### Professional Fees and Permits

Description	Estimated Cost
Final Design	\$150,000.00
Construction Administration	\$96,600.00
Permits/Archaeological Survey	\$0.00
Legal and Bonding Fees	\$0.00
CDBG Administration	\$70,000.00
Other (Please specify below)	\$0.00
<i>Total</i>	<b>\$316,600.00</b>

### Related Construction Costs

Description	Related Construction Estimated Cost
Real Property/Easements/Acquisition	\$0.00
Contingencies	\$151,400.00
Other (Please specify below)	\$0.00
<i>Total</i>	<b>\$151,400.00</b>

# LMI Benefit Cart

**LMI Benefit Chart**

Row	Project Activity (as listed on the budget)	Total Persons Served	Total LMI Persons Served	LMI Benefit
Activity 1				0.00
Activity 2				0.00
Activity 3				0.00
Activity 4				0.00

**Source of LMI Benefit Information Provided Above (Check one)**

**Local Income Survey:**

**Special Census:**

**HUD LMI % Based on 2011-2015 ACS Data:**

Please use LMI data available on our web site at <https://www.iowaeconomicdevelopment.com/userdocs/documents/ieda/CityLMI-MarginOfErrorBasedOn2011-2015AmericanCommunitySurveyData.xlsx>.

**Other:**

**If using census tract data, what is the tract or block number:**

**What is the tract or block LMI?:** 0.00%

**Beneficiary Race/Ethnicity**

**White:** Number of Persons

**Black:** Number of Persons

**Asian:** Number of Persons

**American Indian/Alaskan Native:** Number of Persons

**Native Hawaiian/Other Pacific Islander:** Number of Persons

**Other Multi-Racial:** Number of Persons

**Ethnicity**

**Hispanic:** Number of Persons

**Non-hispanic:** Number of Persons

# LMI Benefit Cart

## LMI Benefit Chart

Row	Project Activity (as listed on the budget)	Total Persons Served	Total LMI Persons Served	LMI Benefit
Activity 1	97 - Owner Occupied Rehabilitation	10	10	100.00
Activity 2	731 - Rental Rehabilitation - Small LMI (Max. 7 units)	6	6	100.00
Activity 3	240 - Town Square/Main Street Physical Improvements	533	312	58.54
Activity 4	65 - Pedestrian Walkways	533	312	58.54

### Source of LMI Benefit Information Provided Above (Check one)

Local Income Survey: No

Special Census: No

#### HUD LMI % Based on 2011-2015 ACS Data:

Yes

Please use LMI data available on our web site at <https://www.iowaeconomicdevelopment.com/userdocs/documents/ieda/CityLMI-MarginOfErrorBasedOn2011-2015AmericanCommunitySurveyData.xlsx>.

Other: No

If using census tract data, what is the tract or block number: Block Group 5, Census Tract 1902, Union County

What is the tract or block LMI?: 59.00%

### Beneficiary Race/Ethnicity

White: 521  
Number of Persons

Black: 7  
Number of Persons

Asian: 0  
Number of Persons

American Indian/Alaskan Native: 0  
Number of Persons

Native Hawaiian/Other Pacific Islander: 0  
Number of Persons

Other Multi-Racial: 5  
Number of Persons

### Ethnicity

Hispanic: 0  
Number of Persons

Non-hispanic: 533  
Number of Persons

# Environmental Review Forms

## ➤ Environmental Requirements:

- ☐ This program requires a tiered review; however, this could be subject to change.
- ☐ If awarded, the Environmental Officer will work with you on how to proceed.



# Scoring Method

- There are five (5) criteria scored on a 1 to 5 scale.
  - **Project Activities:**
    - How well do the activities that are listed for implementation match those that were listed in the plan priorities.
  - **Project Impact:**
    - How impactful will the proposed project be on the economic and community development of the Target Area.
  - **Eligibility and National Objectives:**
    - Based on the information provided in the application, will all proposed activities be eligible and meet Nation Objective.
  - **Degree of Leveraging:**
  - **Capacity to complete and maintain the project.**
- Plus, two (2) criteria, Federal Opportunity Zone and Iowa Great Places, that are either “Yes” for 3 points or “No” for 0 points. Maximum of 31 points for a “perfect” application.
- Applications scoring less than about 20 points will probably not be funded.
- Applications are usually evaluated by two or three persons; scores are averaged.



# Questions?

Joyce Brown

[joyce.brown@iowaeda.com](mailto:joyce.brown@iowaeda.com)

515-348-6209



**THANK YOU**

Joyce Brown | CDBG Senior Project Manager  
Iowa Economic Development Authority