

Grantee: Iowa

Grant: B-11-DN-19-0001

January 1, 2021 thru March 31, 2021 Performance

<b>Grant Number:</b> B-11-DN-19-0001	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Iowa	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$5,000,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$5,000,000.00	<b>Estimated PI/RL Funds:</b> \$5,994,904.00	
<b>Total Budget:</b> \$10,994,904.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

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

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

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

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

- a. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers.
- b. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
- c. Establish land banks for homes that have been foreclosed upon.
- d. Demolish blighted structures.
- e. Redevelop demolished or vacant properties. HUD has waived the one-for-one replacement, but requires documentation on the number of units that will be produced. IDED will seek to provide NSP funds with the maximum authorized flexibility while adhering to HUD mandated restrictions.

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

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

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

- Need (35 points) – Measured by foreclosure risk

Summary of Distribution and Uses of NSP Funds:

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

How Fund Use Addresses Market Conditions:

Communities that apply to IEDA will need to demonstrate that their proposed activities relate to the major causes of foreclosure/abandonment in each neighborhood and the most effective way(s) to address the deterioration and encourage redevelopment. Recognizing that neighborhoods do not necessarily coincide with Census Tract boundaries, the Community may extend their activities slightly beyond the selected Census Tract boundaries if the area is identified as meeting the

State of Iowa minimum NSP needs score of 13.

Ensuring Continued Affordability:

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

Definition of Blighted Structure:

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

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

Definition of Affordable Rents:

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

Housing Rehabilitation/New Construction Standards:

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

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

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

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

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

Vicinity Hiring:

Section 3 regulations will be followed.

Procedures for Preferences for Affordable Rental Dev.:

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

Grantee Contact Information:

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$6,030,780.00
Total Budget	\$0.00	\$6,030,780.00
Total Obligated	\$0.00	\$6,030,780.00
Total Funds Drawdown	\$0.00	\$6,030,780.00
Program Funds Drawdown	\$0.00	\$4,941,654.00
Program Income Drawdown	\$0.00	\$1,089,126.00

<b>Program Income Received</b>	\$0.00	\$1,089,126.00
<b>Total Funds Expended</b>	\$0.00	\$6,030,780.00
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

Overall	This Period	To Date
Burlington	\$ 0.00	\$ 732,038.00
Council Bluffs	\$ 0.00	\$ 662,500.00
Davenport	\$ 0.00	\$ 775,044.00
Des Moines	\$ 0.00	\$ 1,160,246.00
Iowa Economic Development Authority	\$ 0.00	\$ 200,000.00
Shenandoah	\$ 0.00	\$ 6,080.00
Sioux City	\$ 0.00	\$ 1,000,000.00
Waterloo2	\$ 0.00	\$ 1,494,872.00

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$ .00
<b>Overall Benefit Amount</b>	\$10,445,836.31	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$750,000.00	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$500,000.00	\$548,023.00	\$548,023.00
<b>Limit on Admin</b>	\$ .00	\$548,023.00	\$548,023.00
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$2,748,726.00		\$2,154,265.00

## Overall Progress Narrative:

All Contracts are closed. Waiting for HUD to close grant.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
11-NSP-B Acq/Rehab, 11-NSP-B Acq/Rehab	\$0.00	\$953,297.00	\$880,325.00
11-NSP-D Demolition, 11-NSP-D Demolition	\$0.00	\$446,578.00	\$446,578.00
11-NSP-E Redevelop, 11-NSP-E Redevelop	\$0.00	\$4,082,882.00	\$3,136,528.00
11-NSP-LocalAdm, 11-NSP-LocalAdm	\$0.00	\$348,023.00	\$278,223.00
11-NSP-StateAdmin, 11-NSP-StateAdmin	\$0.00	\$200,000.00	\$200,000.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00