

# Community Development Block Grant: Comp. Neighborhood Revitalization Planning

**CDBG**  
Community Development Block Grant

## 2024 Recipient Workshop

**IOWA**  
economic development

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# Purpose & Available Funds

- » As planning only funds, these projects are not required to meet a national objective but are intended to lead directly to activities that will benefit low-to-moderate income persons and may also include the alleviation of slum and blight.
- » Purpose is to provide CDBG planning funds to enable cities or counties to hire qualified consultants to prepare a detailed plan or study focused upon a selected neighborhood that is beset by problems relating to public infrastructure, public facilities, housing, recreation, low-income levels and overall blight or neglect.
- » Funding for both the Planning & Implementation programs designed for Neighborhood Revitalization are derived from an allocation presently set at 15% (currently totaling about \$3.5 million) of the annual CDBG formula allocation received by IEDA from HUD. The annual amount reserved for the planning component of the neighborhood revitalization at present is approximately \$150,000.



## Review RFP

# Request for Proposals

### » RFP for plan writing services:

- Uploading it is a contract condition, ( most of you have already done this)
- We would like to review and approve it before it goes out
- We would also like to see your evaluation criteria for proposals received
- Keep in mind that the quality of this plan will determine who gets invited to apply for activity funding early next year
- If you have not sent this to us for review yet, please do so ASAP



# Environmental Review

- » An ERR is still required, but it is a very simple one
- » Planning projects are considered to be Categorically Exempt
- » Exempt Activities (24 CFR 58.34): (1) Environmental and other studies, resource identification and the development of plans and strategies.
- » Clearing the ERR requires no publications or comment periods
- » No Section 106 and no tiered reviews
- » All you need do is fill out and upload two forms: Level of Determination and 58.6 Checklist



# Environmental Review Forms

- » What to turn in for exempt projects:
  - 1. Fill out the DETERMINATION LEVEL OF REVIEW form. Make sure to mark the citation from 24 CFR 58.34 for Exempt Activities
  - 2. Fill out the 24 CFR 58.6 Requirements Form.
  - 3. Upload the Environmental Review Record (ERR) with all the documents to [lowaGrants.gov](http://lowaGrants.gov) by creating a new status report in the Compliance Forms component.
  - **These projects do not require a local publication, comment period or a release of funds form.**
  - There is no State comment period either, so you can receive approval very quickly if documents are correct.

# Project Time Period



- » Other CDBG programs have grant periods of anywhere from two to four years
- » This program is far shorter at just over nine months, ending on December 31, 2024. Plans must be submitted along with a Resolution from the Council approving said plan, on or before this date.
- » IEDA will not process any extensions on these grants
- » That being the case, be sure to be very clear on when the plan has to be fully completed with the consultant who is awarded a contract to compose the plan

# What the Plan Should Contain

- » Maps & photos - graphs, tables, charts as necessary
- » Estimated population and number of households (maximum area of 200 households)
- » Clearly defined plan area boundaries
- » LMI percentages & other socioeconomic data
- » Historical/cultural background
- » Blighting factors and any other special conditions
- » Synopsis of reasons for the decline of area
- » Community development, social and housing needs in the neighborhood
- » Identification of the types of CDBG activities that could address identified issues
- » A “ballpark” estimate of the total cost of those activities and the anticipated CDBG share
- » Evidence of local support, especially from the affected neighborhood



**\*\*When plans are completed, they should be uploaded in "Electronic Documents.\*\***



# Proposed Outline for Activity Funds

- » Application window likely to be opened in February/March of 2025 with a deadline 45 days after and awards announced within about 45 days after that
- » Will likely be able to fund only two projects
- » Communities with the top 3 rated plans will be invited to submit an application for the activity funds of up to \$1.75 million
- » Remember that these are 4-year grants that can pay up to \$70,000 in administrative costs



# Plan Reminder:

## » The plan **MUST** fund several inter-related but distinct activities such as:

- Owner or tenant occupied single family housing rehabilitation
- Commercial building facades (Maximum of 5 addresses)
- Parks and open-space
- Sidewalks and trails
- Storm water and drainage improvements
- Community facilities
- Water and sewer upgrades
- Curb and gutter/street repair
- Demolition and clearance (Stipulations apply. Talk with PM.)
- Streetscape improvements
- Wi-Fi

# Tips For A Successful Program

- » Select consultant with due process and care
- » Keep track of consultant's progress
- » Watch timeframe
- » Have a plan for how the document will be used, and by whom, when complete
- » Involve the neighborhood affected during plan formulation and after
- » Let IEDA know of any problems or potential problems



# Questions.....



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