Section 8 Housing Choice Voucher (HCV) Program

Public Hearing
Public Housing Agency (PHA) 5-year, Annual, and Administrative Plans:
April 10, 2018
Section 8 Housing Choice Voucher (HCV) Program

Program Overview
Section 8 Housing Choice Voucher Program

- Funded through U.S. Department of Housing & Urban Development (HUD)

- Serve as Public Housing Authority (PHA)
  - Both Linn and Benton Counties
  - Administered program approximately 41 years
Section 8 Housing Choice Voucher Program

• Provides rent assistance to very low-income families

• Ensures decent, safe, and sanitary housing

• Housing is provided by private owners and rental agents

•Nearly $6 million in rent assistance payments are paid directly to Linn and Benton County landlords
Who benefits from the program?

- 14% of families are persons 62 and over
- 47% of families have a head of household member with a disability
- 72% of active households have an annual income of under $15,000
- Average length of time a family is on the program is 3.75 years
Section 8 Housing Choice Voucher (HCV) Program

Goals and Accomplishments
PHA 5-year Goals

- Maximize the number of families assisted with available resources.
- Encourage program participants to explore units outside of high poverty concentration areas.
- Partner with community organizations to increase the knowledge of community resources available to participants.
- Outreach to potential landlords and participants.
- Continue to support families working towards self-sufficiency.
PHA Annual Goals

• Annual Plan Goals
  1. Effectively screen Section 8 HCV applicants and participants to increase owner acceptance of the program.
  2. Continue to offer the Section 8 Landlord Orientation.
  3. Continue to improve program quality by utilizing the program’s software capabilities and streamlining internal processes.
  4. Continue to work with community resource providers and non-profits to make referrals to those on the waiting list.
2017 Accomplishments

• Awarded the Family Self-Sufficiency (FSS) Grant for CY2018 in the amount of $138,759.

• Created a Landlord/Owner Handbook and held 3 successful Landlord Orientation trainings.

• Designated as a High Performer by the Department of Housing and Urban Development (HUD) in our annual audit.
Proposed Changes

• Administrative Plan Changes

  Regulatory
  1. Chapter 15 Part VI: Manufactured Homes – Revise policy on participant owned manufactured homes due to change in federal regulation

  Discretionary
  2. Chapter 5.II.E. – Expiration of Voucher – clarifying policy to include both applicant or participant language.
Proposed Changes Continued

• Administrative Plan Changes

  Discretionary

  3. Chapter 8.I.C. – Life Threatening Conditions – clarify policy on working heating systems for consistency with City of Cedar Rapids code enforcement.

  4. Chapter 8.II.A., 8.II.C., and 8.II.G – Allowing Biennial inspection for units that meet certain criteria and removing written repair verifications, requiring re-inspections.

  5. Chapter 12.I.D. – Clarify language in policy to reflect how deferred judgements are processed
Key Dates

- January 16, 2018 – Section 8 Resident Advisory Board
- February 13, 2018 – Motion Setting Public Hearing for April 10, 2018
- February 21, 2018 – Development Committee Presentation
- February 22, 2018 – April 9, 2018 – Public Comment Period
- April 10, 2018 – City Council Public Hearing & Resolution
- April 17, 2018 – Deadline for submission to HUD
- July 1, 2018 – Effective date of approved changes
FY19 Transit Application

This is our annual application to the Iowa DOT for federal and state transit funding assistance. This year’s application will include the following projects and approximate funding amounts:

Operating Assistance
- FTA Section 5307 - $2,650,000
- State Transit Assistance - $626,000
- FTA Section 5310 - $119,000

Capital Projects
- No capital projects included in this year’s application
  - We have replaced 24 of the 30 buses in the fixed-route fleet since 2009.
  - The six remaining buses will be replaced this fall and next spring.
Public Hearing to Consider Vacation of Easement for Street Right-of-Way Reservation

April 10, 2018
- Reserved easement for street improvements
- 51st Street NE construction completed
- City agreed to vacate unused easement
Public Works Recommendation

Public Works Department recommends passing a resolution to vacate this Easement for Street Right-of-Way Reservation.

Presented by:
Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Manager
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319-286-5807
Consideration of a Change of Zone with a Preliminary Site Development Plan

555 French Ct. SW
555 French Ct. SW

GENERAL INFORMATION:

- Rezoning of vacant parcel from C-3, Regional Commercial Zoning District to I-1, Light Industrial Zone District.
- Proposed development - car/truck wash.
- Property identified as “Urban Medium-Intensity” on City’s Future Land Use Map in EnvisionCR, City’s Comprehensive Plan.
- Subject parcel is 3.61 acres.
- Access to site would be two driveways off French Ct. SW.
- Proposed development consists of 7,120 s. f. truck wash facility with associated parking & drives.
- 4/5/2018-City Planning Commission unanimously recommended approval.
Aerial

SITE LOCATION
Renderings
Next Steps

• April 10, 2018 – City Council Public Hearing & Possible 1\textsuperscript{st}, 2\textsuperscript{nd} & 3\textsuperscript{rd} Reading of the Ordinance

• April 14, 2018 – Ordinance published in The Gazette.

Presented by:

Vern Zakostelecky
Development Services Department
v.zakostelecky@cedar-rapids.org
(319) 286-5043
Public Hearing
Midwest Drive NW North of Johnson Avenue Storm Inlet Safety Improvements
Contract 304429-03
Background – Storm Pipe Inlet Safety

• Annual program since 2014
• Priority given to:
  • Large pipes
  • Long travel distance
  • Close proximity to schools and parks
• 13 high priority sites
  • 3 completed near:
    ▪ Arthur Elementary
    ▪ Harrison Elementary
    ▪ Hoover Elementary
• Standard for new construction (where applicable)
Proposed Improvements

• Install safety grates on twin 84 inch arch pipes in Cherokee Park

• Replace gate with a grate at 20th Street NE
Project Details

• Estimated cost: $205,000 (funded by stormwater rate revenue)

• Bids due April 18, 2018

• Construction Schedule: June through September 2018
Recommendation

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for the project.

Presented by:

Dave Wallace, P.E.
Sewer Utility Engineering Manager
d.wallace@cedar-rapids.org
319-286-5814
WPC Roof Replacements Project, Public Hearing

Estimated Cost: $300,000
Pre-bid Meeting: April 10, 2018
Bid Opening: April 25, 2018
Construction: Summer 2018 Construction Season

Utilities Dept. Staff recommends approval of the resolution.

Presented by:

Steve Hershner
Utilities Director
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Office: 286-5281
Cell: 538-1059
<table>
<thead>
<tr>
<th>Company</th>
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<th>Amount</th>
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<td>Hunt Construction Co., Inc.</td>
<td>Alburnett, IA</td>
<td>$150,076.80</td>
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<tr>
<td>Possibilities Unlimited LLC</td>
<td>Cedar Rapids, IA</td>
<td>$161,046.00</td>
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<tr>
<td>Christner Concrete, LLC</td>
<td>Swisher, IA</td>
<td>$165,114.00</td>
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FY 2018 Sidewalk Repair Program –
Contract No. 2
3017018-02
Bid Date: March 28, 2018

Hunt Construction Co., Inc., Alburnett, IA $150,076.80
Possibilities Unlimited LLC, Cedar Rapids, IA $161,046.00
Christner Concrete, LLC, Swisher, IA $165,114.00
Automated Sanitary Sewer Flow and Rainfall Monitoring

Bid Date: March 28, 2018

RJN Group, Inc., Wheaton, IL $536,600
Report on Bids and Award Recommendation
Automated Sanitary Sewer Flow Meter and Rainfall Monitoring
CIP 655032
Project Details

- Upgrades to 37 flowmeters and 7 rain gauges
- One year of monitoring, troubleshooting and maintenance
Bid Results and Award Recommendation

• Bid Date: March 28, 2018

RJN Group, Inc., Wheaton IL $536,600

• Cost opinion: $538,000

• Public Works recommends award of construction contract to RJN Group in the amount of $536,600 plus incentives up to $8,000
Transamerica Resolution of Support

City Council
April 10, 2018
Background

- Received an application for City participation from Transamerica for a proposed reinvestment project
- Project qualifies under the Community Benefit Program
Project Overview

- $40 million capital investment
- Renovation of the existing 320,000 sq. ft. Transamerica building
- Renovation of 160,000 sq. ft. facility which is currently vacant (former HIBU space)
- New 2-story, 51,300 sq. ft. addition to connect the two buildings – shared conference & amenity space
Project Overview

Creation of a single campus for Transamerica & Aegon – 2,600 employees

- 1,850 Transamerica employees
- 750 - Aegon Asset Management & Aegon Global Technology employees relocated from River Ridge North campus
LAKESIDE CAFETERIA VIEW
Community Benefit Program

Projects which demonstrate an overall community benefit commensurate with City participation.

➢ Significant long term investment by major employer

➢ Maintains Transamerica’s largest US presence in Cedar Rapids

➢ Strong economic presence supports other commercial/residential investment in the area over time
Recommendation

- Establish an Urban Revitalization Area – declining scale exemption of increased value (average 44% exemption)
- $28.2 million total taxes generated (10-year period)
  - $4.7 million exempted (10-year period)
  - $23.5 net taxes paid (10-year period)
Next Steps

Staff recommends approval of Resolution authorizing City participation & initiate establishing an Urban Revitalization Area:

Ø May 22  Resolution and First Reading establishing Urban Revit Area

Ø June 12  Second and Possible Third Reading

Presented by:
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