Background

➢ At the May 15\textsuperscript{th} Development Committee meeting, staff presented on:
  ➢ Current city-owned property inventory
  ➢ Steps taken to promote infill development

➢ Since that meeting, staff identified Ellis Boulevard as a focus area to encourage infill development further, with the idea that a successful strategy there could be scaled to other areas
Projects must Incorporate FCS
Ellis Infill Initiative

- Identify 3-5 interior parcels on Ellis Blvd. to market for development
- Create a simplified RFP that is accessible to small-scale developers
- Accept proposals for all properties at the same time and assign development proposals to each property
- Provide an incentive for development, such as covering the cost of land and/or infrastructure costs
- Conduct outreach initiatives with development community
Developer Outreach

- In addition to promoting infill development, this initiative is an opportunity to do some capacity-building with smaller developers.
- Staff will organize a “lunch & learn” with developers to share information about the infill initiative and get feedback.
- Simplified RFP would include:
  - Examples of development that would be approved with the current zoning designation.
  - Detailed information on zoning, floodplain requirements, incentives, etc.
# U-VG Building Types

## Corner Lots
- 2-3 Story Mixed Use with Attic Story
- 2-3 Story Mixed Use
- 2-3 Story Residential with Attic Story

## Interior Lots
- 2-Story Residential with Attic Story
- Traditional Single Family + Accessory Dwelling Unit
- Apartment over garage
- Studio / 1-2 BR
Next Steps

- Hold “lunch & learn” with developers
- Present finalized plan to Development Committee and initiate property disposition process
Request for Proposals
415 & 421 C Avenue NW
Development Committee
October 16, 2019
Background

- City staff received a request to initiate the standard competitive disposition process for 415 & 421 C Avenue NW
- 16,800 square feet of vacant City-owned property (2 parcels)
- Under Chapter 32 - Zoning, these properties are zoned as Urban Neighborhood Residential (U-NR), which permits residential buildings up to 4 stories
Development Objectives

1. Provide an opportunity for infill redevelopment - new construction or relocation of historic structures.

2. Design that enhances the character of the neighborhood.

3. Preference for projects that meet housing needs identified in the City’s comprehensive housing market analysis.
Evaluation Criteria

1. Capacity, experience, and capability of the Proposer with similar projects

2. Financial feasibility

3. Quality of architecture and/or historic preservation

4. Innovative sustainability features in the site and building design

5. Inclusion of housing options
Recommendation & Next Steps

Staff recommends initiating a standard competitive disposition:

- Oct. 8  Resolution setting public hearing
- Oct. 22 Public hearing and resolution inviting proposals
- Nov. 5  11:00 a.m. – Proposal Deadline
- Nov. 19 City Council consideration of recommended proposal

Presented by:
Lauren Freeman
CD Program Coordinator
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319-286-5781
Background

• In April 2012, AARP launched the Age Friendly Community Network – serving as the US Affiliate for the World Health Organization (WHO) program.

“An age-friendly city is an inclusive and accessible urban environment that promotes active aging.”
Every place in America is aging

- U.S. will age quickly and dramatically over the next 15 years
- By 2050: More than 1/3 of Iowans will be over 50
What does joining the network mean?

• Community's elected leadership has made the commitment to actively work toward making their city a great place to live for people of all ages.
Supports EnvisionCR

• Guiding Principle “Live Healthy”
  Create healthy and desirable place to live

• InvestCR - Economic Development
  Livable communities promote strategies that help attract/keep people of all ages.
Next Steps

• Wellbeing Advisory Committee recommended approval on October 10, 2019
• Development Committee recommendation
• City Council on October 22, 2019

Presented by:
Stephanie Schrader
Community Service Coordinator
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319-286-5855
Program Overview

• Funded through the U.S. Department of Housing and Urban Development (HUD)

• Serve as the Public Housing Authority (PHA)
  • For both Linn and Benton Counties
  • Administered the program approximately 42 years
Program Overview

• Provide rent assistance to very low-income families
• Ensures decent, safe and sanitary housing
• Housing is provided by private owners and rental agents
• Approximately $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
Waiting List Update

- Waiting list opening on October 14, 2019
  - Open from 7am – 7pm at the Veterans Memorial Building
  - Received approximately 1,200 applications
Proposed Administrative Plan Changes

**Discretionary**

1. The Application Process—clarify policy on pre-application process
2. Selection for HCV Assistance—add policy regarding special admissions due to specialized funding
Next Steps

- October 15, 2019 – Section 8 Resident Advisory Board
- October 16, 2019 – Development Committee Presentation
- October 4, 2019 – November 18, 2019 – Public Comment Period
- November 19, 2019 – City Council Public Hearing & Resolution
- November 20, 2019 – Effective date of approved changes and submission to HUD
Background

• Federal FY 2020 = City FY 2021 (July 1, 2020 – June 30, 2021)

• Annual process adopted to establish priorities for CDBG & HOME funds.

• Effort to target limited entitlement resources, despite increases for FY18 have decreased since 2010.
  • CDBG has decreased by 24%
  • HOME has decreased by 26%
Assumptions

• Recommendations are based upon current allocation amounts.

• Federal FY 2020 numbers will not be available until Spring 2020.

• CDBG & HOME priority recommendations are consistent with statutory limits and requirements.
# CDBG Percentage Recommendations

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<th>Percentage</th>
<th>Estimated Amount</th>
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<tbody>
<tr>
<td>Administration and Planning</td>
<td>20 % *</td>
<td>$ 212,088</td>
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<tr>
<td>Public Service</td>
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<tr>
<td>Housing</td>
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<td>Other Eligible Community Needs</td>
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<td></td>
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*Statutory Limitations*
# HOME Percentage Recommendations

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<tr>
<td>CHDO Activities</td>
<td>23 %**</td>
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<td>Other Activities</td>
<td>67 %</td>
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<tr>
<td>100 %</td>
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* Statutory Limitation  
** Exceeds Minimum Requirement
Next Steps

• **October 22, 2019** – City Council consideration
• **October 30, 2019** – Pre-application workshop
• **December 2, 2019** – Applications due to the City
• **February 2020** – Grants and Programs Committee
Next Steps

- **March 2020** – Public Hearing on draft Annual Action Plan
- **April/May 2020** – City Council adoption of Annual Action Plan
First & First West

Development Committee

October 16, 2019
Background

- City issued an RFQ in October 2018 to identify a Master Developer for the First & First West site.
- Two responses were received – Flaherty & Collins, and SouthGate Companies.
- Steering Committee interviewed Flaherty & Collins.
- Steering Committee recommended to retool the process to provide more clarity on the destination/entertainment.
Timeline & Next Steps

- **Nov. 12**  
  Open House – 4:30-6:00p.m. at National Czech & Slovak Museum & Library

- **Nov. 19**  
  City Council approval of RFP incorporating public feedback elements

- **Winter 2019/20**  
  RFP Issued & Informational meeting

- **Spring 2020**  
  Steering Committee review and City Council consideration of recommended proposal

Presented by:

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