APPLICATION: COMPREHENSIVE INVESTMENT & STABILIZATION CATEGORY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Nebraska Department of Economic Development (DED) 2013 Phase II

Year One

Application Number

DED USE ONLY

Date Received

PART I. GENERAL INFORMATION

TYPE OR PRINT	ALL INFORMATION
1. APPLICANT IDENTIFICATION	2. PERSON PREPARING APPLICATION
Applicant Name City of Lexington	Name Deb Jensen
Mailing Address P. O. Box 70	Address 1501 Plum Creek Parkway, Suite 2B
City, State, Zip Lexington, NE 68850	City, State, Zip Lexington, NE 68850
Local Government Contact Joe Pepplitsch	Telephone 308-217-0005
Telephone # 308-324-2341	Fax 308-324-5505
Fax Number 308-324-4590	Federal ID/SS# 47-0726051
Federal ID # 47-6006255	Email Address <u>deb@dawsonareadevelopment.com</u>
DUNS # 156284986	Application Preparer (Check one) ☐ Local Staff ☐ Out-of-State Consultant
Email Address jpepp@cityoflex.com	☐ In-State Consultant ☐ Non-Profit Organization ☐ Economic Development District
3. DEVELOPMENT CATEGORY	6. FUNDING SOURCES
Comprehensive Investment & Stabilization/ Phase II (Year One)	CDBG Funds Requested \$
AND THE PROPERTY AND	Other Funds \$ 282,100
4. APPLICATION TYPE Individual (Municipality 5,000 less 20,000 population)	Total Project Funds \$532,100
individual (Municipality 5,000 less 20,000 population)	(ROUND AMOUNTS TO THE NEAREST HUNDRED DOLLARS.)
5. SERVICE AREA	DOLLARGY
Area to be served (city, county, region, etc.) City	
Legislative District <u>36</u> Congressional District <u>3</u>	
7. PROGRAM SUMMARY: Brief quantitative description of square feet of new construction or renovation, number persons	
Service Control of the Control of th	
	prehensive Investment and Stabilization project in a census tract
where almost 55% of its residents are in the LMI category. The improvements, will improve conditions for the low income residents.	
, ,	
8. CERTIFYING OFFICIAL: Chief elected officer of local	
duly authorized by the governing body of the applicant. This applicant will comply with	and correct, including any commitment of local or other resources. This application has been all Federal and state requirements governing the use of CDBG funds.
Joe Pennlit	sch, City Manager April 22, 2014
Signature in ink Typed Name a	
John Fagot	, Mayor April 22, 2014
Attest Typed Name a	

PAGES MAY BE TWO HOLE PUNCHED AT TOP BUT DO NOT BIND, FOLD OR STAPLE. SUBMIT ORIGINAL AND ONLY ONE COPY OF THE APPLICATION.

Individuals who are hearing and/or speech impaired and have a TTY, may contact the Department through the Statewide Relay system by calling (711) INSTATE, (800) 833-7352 (TTY) or (800) 833-0920 (voice). The relay operator should be asked to call DED at (800) 426-6505 or (402) 471-3111.

Nebraska Department of Economic Development Division of Community and Rural Development PO Box 94666 - 301 Centennial Mall South Lincoln, NE 68509-4666

2013 COMPREHENSIVE INVESTMENT & STABILIZATION CATEGORY PHASE II (YEAR ONE) PART II. FUNDING SUMMARY (Round amounts to the nearest hundred dollars.)

Activity Code Activity	*National Objective	CDBG Funds	Other Funds	Total Funds	Sources of Other Funds
0010 Acquisition/Easements	1				
0030 Clearance/Demolition	1	-			
0050 Disposition	1				
0070 Public Facilities					
0081 Day Care Centers					
0082 Health Care Clinics					
0090 Community Centers	·				
0091 Senior Centers				·	
0092 Public Libraries					
0093 Fire Station/Equipment					
0230 Streets/Bridges	LMI	188,740	240,840	429,580	City of Lexington
0250 Storm Sewers	LMI	5,520	5,530	11,050	City of Lexington
0300 Water/Sewer	LMI	35,740	35,730	71,470	City of Lexington
0320 Water/Sewer Hookups	LMH				
0370 Flood/Drainage Facilities					
0450 Relocation	1				
0490 Architectural Barriers		·			
0520 Direct Homebuyer Assist	LMH				
0530 SF Housing Rehab					
0541 SF Housing Rental Rehab					
0561 MF Housing Rehab	LMH				
0580 Housing Management	LMH				·
0580 Risk Assessment/Testing	LMH				
0590 Commercial Rehab					
0630 Planning					
0180 Total Non-Administration		230,000	282,100	512,100	
0181 General Administration		20,000	0	20,000	
1000 TOTAL PROGRAM Must correspond to National Objective for		250,000	282,100	532,100	

¹Must correspond to National Objective for primary activity. Clarification for the above activities should be directed to DED.

Benefit Low/Moderate Income Persons on a limited clientele basis

LMH: Benefit Low/Moderate Income Households

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^{*}NATIONAL OBJECTIVE: Enter most appropriate national objective code for each activity. Refer to Section 2.01.

LMA: Benefit Low/Moderate Income Persons on an area basis

PART IV

CITY OF LEXINGTON PROJECT BUDGET CIS PHASE II YEAR ONE

0230—Streets and Bridges	<u>CDBG</u>	<u>Other</u>	<u>Total</u>
	<u> </u>		 -
Curbs, gutters, parking aprons	\$188,740	\$240,840	\$429,580
0250—Storm Sewers			
Construction of Curb Inlet decks	\$5,520	\$5,530	\$11,050
0300—Water/Sewer			
Water installation on 5 th and 6 th streets	\$35,740	\$35,730	\$71,470
Total Non-Administration	\$230,000	\$282,100	\$512,100
0181- General Administration			
Special Conditions, Davis Bacon requirements, Public Meetings regarding program, reporting requirements, drawdown	#20.00		### A A A A A A
preparation, file maintenance Total Administration	\$20,000 \$20,000		\$20,000 \$20,000
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TOTAL PROGRAM COSTS	\$250,000	\$282,100	\$532,100



308-324-2341◆Fax: 308-324-4590◆www.cityoflex.com 406 East 7th Street◆P.O. Box 70◆Lexington, Nebraska 68850-0070

RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR CDBG FUNDS

Whereas, the City of Lexington, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as amended for Small Cities Community Development Block Grant Program, and,

Whereas, the City of Lexington, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which for the amount of \$532,000 for street, water, and storm sewer improvement (Comprehensive Investment and Stabilization project); and,

NOW, THEREFORE, BE IT RESOLVED BY

The Lexington City Council of the City of Lexington, that Joe Pepplitsch, City Manager, be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between the City of Lexington and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

		,
John Fagot, Mayor		

April 22, 2014



EXHIBIT B EQUALHOUSING



308-324-2341◆ Fax: 308-324-4590 ◆ www.cityoflex.com 406 East 7th Street ◆ P.O. Box 70 ◆ Lexington, Nebraska 68850-0070

APPLICANT'S STATEMENT OF ASSURANCES AND CERTIFICATIONS

The <u>City of Lexington</u> hereby assures and certifies to the Nebraska Department of Economic Development regarding an application for Community Development Block Grant (CDBG) funds, the following:

THRESHOLD CERTIFICATIONS

- 1. There are no significant unresolved audit findings relating to any prior grant award from the federal and/or state government that would adversely affect the administration of this grant.
- 2. No legal actions are underway or being contemplated that would significantly impact the Applicant's capacity to effectively administer the program, and to fulfill the CDBG program; and
- 3. No project costs have been incurred that have not been approved in writing by the Department.

FEDERAL COMPLIANCE CERTIFICATIONS

- 4. It will adopt and follow a residential anti-displacement and relocation assistance plan that will minimize displacement as a result of activities assisted with CDBG funds.
- 5. It will conduct and administer its programs in conformance with:
 - a. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1).
 - b. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services.
 - c. The Fair Housing Act of 1988 (42 USC 3601-20) and will affirmatively further fair housing.
- 6. It will not attempt to recover any capital costs of public improvements assisted in whole or part by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (1) grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than grant funds, or (2) for purposes of assessing any amount against properties owned and occupied by persons of LMI who are not persons of very-low income, the recipient certifies to the state that it lacks sufficient grant funds to comply with the requirements of clause (1).
- 7. It will comply with all provisions of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws.

CITIZEN PARTICIPATION PLAN CERTIFICATION

- 8. It certifies that a detailed citizen participation plan is on file which includes:
 - a. Providing and encouraging citizen participation with particular emphasis on participation by lower income persons who are residents of slum and blight areas in which funds are proposed to be used to include target areas as identified in the application.
 - b. Providing citizens with reasonable and timely access to local meetings, information, and records relating to the Applicant's proposed and actual use of CDBG funds.
 - c. Furnishing citizens with information, including but not limited to, the amount of CDBG funds expected to be made available for the current fiscal year, including CDBG funds and anticipated program income; the range of activities that may be undertaken with CDBG funds; the estimated amount of CDBG funds to be used for activities that will meet national objective of benefit to low- and moderate-income people, and the proposed CDBG activities likely to result in displacement and the grantee's anti-displacement and relocation plans.
 - d. Providing technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals. The level and type of assistance is to be identified within the plan.





- e. Providing for public hearings at different stages of the program, for the purpose of obtaining citizen's views and responding to proposals and questions. The hearings must cover community development and housing needs, development of proposed activities and review of program performance. The hearing to cover community development needs must be held before submission of an application to the state. The hearing on program performance must be held during the implementation of the CDBG awarded grant. There must be reasonable notice of the hearings and they must be held at times and locations convenient to potential or actual beneficiaries, with accommodations for the handicapped. Public hearings are to be conducted in a manner to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can be expected to participate.
- f. Providing citizens with reasonable advance notice of, and opportunity to comment on, proposed activities in the application to the state and for grants already made, activities that are added to, deleted or substantially changed from the application to the state. Substantially changed is defined in terms of purpose, scope, location or beneficiaries defined by the state established criteria.
- g. Providing citizens the address, phone number and acceptable hours for submitting complaints and grievances and providing timely written responses to written complaints and grievances within 15 working days where practicable.

SPECIAL REQUIREMENTS AND ASSURANCES.

9. The Applicant will comply with the administrative requirements of the program, those applicable items in the 1995 Consolidated Plan, Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended, and 24 CFR Part 570 (including parts not specifically cited below), and the following laws, regulations and requirements, both federal and state, as the pertain to the design, implementation and administration of the local project, if approved:

CIVIL RIGHTS AND EQUAL OPPORTUNITY PROVISIONS

- ! Public Law 88-352, Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d), et. seq.) (24 CFR Part 1)
- ! Section 109 of the Housing and Community Development Act of 1974, As Amended
- ! Age-Discrimination Act of 1975, As Amended (42 U.S.C. 6101, et. seq.)
- ! Section 504 of the Rehabilitation Act of 1973, As Amended (29 U.S.C. 794) and the Americans with Disability Act
- Executive Order 11246, As Amended
- ! Executive Order 11063, As Amended by Executive Order 12259 (24 CFR Part 107)

ENVIRONMENTAL STANDARDS AND PROVISIONS

- ! Section 104(f) of the Housing and Community Development Act of 1974, As Amended
- ! Title IV of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831) and the Implementing Regulations found at 24 CFR Part 35
- ! The National Environmental Policy Act of 1969 (42 U.S.C. Section 4321, et. seq., and 24 CFR Part 58)
- ! The Clean Air Act, As Amended (42 U.S.C. 7401, et. seq.)
- ! Farmland Protection Policy Act of 1981, (U.S.C. 4201, et. seq.)
- ! The Endangered Species Act of 1973, As Amended (16 U.S.C. 1531, et. seq.)
- ! The Reservoir Salvage Act of 1960 (16 U.S.C. 469, et. seq.), Section 3 (16 U.S.C. 469 a-1), As Amended by the Archaeological and Historic Preservation Act of 1974
- ! The Safe Drinking Water Act of 1974 [42 U.S.C. Section 201, 300(f), et. seq., and U.S.C. Section 349 as Amended, particularly Section 1424(e) (42 U.S.C. Section 300H-303(e)]
- ! The Federal Water Pollution Control Act of 1972, As Amended, including the Clean Water Act of 1977, Public Law 92-212 (33 U.S.C. Section 1251, et. seq.)
- ! The Solid Waste Disposal Act, As Amended by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901, et. seq.)
- ! The Fish and Wildlife Coordination Act of 1958, As Amended, (16 U.S.C. Section 661, et. seq.)
- ! EPA List of Violating Facilities
- ! HUD Environmental Standards (24 CFR, Part 51, Environmental Criteria and Standards and 44 F.R. 40860-40866, July 12, 1979)
- ! The Wild and Scenic Rivers Act of 1968, As Amended (16 U.S.C. 1271, et. seq.)
- ! Flood Insurance
- ! Executive Order 11988, May 24, 1978: Floodplain Management (42 F.R. 26951, et. seq.)
- ! Executive Order 11990, May 24, 1977: Protection of Wetlands (42 F.R. 26961, et. seq.)
- ! Environmental Protection Act, NEB. REV. STAT. 81-1501 to 81-1532 (R.R.S. 1943)
- ! Historic Preservation

LABOR STANDARDS AND PROVISIONS

- ! Section 110 of the Housing and Community Development Act of 1974. As Amended
- ! Fair Labor Standards Act of 1938, As Amended, (29 U.S.C. 102, et. seq.)
- ! Davis-Bacon Act, As Amended (40 U.S.C. 276-a 276a-5); and Section 2; of the June 13, 1934 Act., As Amended (48 Stat. 948.40 U.S.C. 276(c), popularly known as The Copeland Act
- ! Contract Work Hours and Safety Standards Act (40 U.S.C. 327, et. seq.)
- ! Section 3 of the Housing and Urban Development Act of 1968 [12 U.S.C. 1701(u)]

FAIR HOUSING STANDARDS AND PROVISIONS

- ! Section 104(a)(2) of the Housing and Community Development Act of 1974, As AmendedPublic Law 90-284, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601, et. seq.). As Amended by the Fair Housing Amendments Act of 1988
- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, As Amended (42 U.S.C. 4630)
 and the Implementing Regulations Found at 49 CFR Part 24
 - ! Relocation Assistance Act, NEB. REV. STAT. 76-1214 to 76-1242 (R.S. Supp. 1989)
 - ! Nebraska Civil Rights Act of 1969 20-105 to 20-125, 48-1102 and 48-1116

Uniform Procedures for Acquiring Private Property for Public Use, NEB. REV. STAT. 25-2501 to 25-2506 (R.R.S. 1943)

ADMINISTRATIVE AND FINANCIAL PROVISIONS

- ! U.S. Office of Management and Budget Circular A-87 "Cost Principles for State and Local Governments"
- ! U.S. Office of Management and Budget Circular A-102 "Uniform Administrative Requirements for Grants-in-Aid to State and Local Governments"
- ! 24 CFR 570.503 Grant Administration Requirements for Use of Escrow Accounts for Property Rehabilitation
 Loans and Grants
 - ! 24 CFR 570.488 to 570.499a States Program: State Administration of CDBG Nonentitlement Funds
- ! Community Development Law, NEB. REV. STAT. 18-2101 to 18-2144 (R.S. Supp. 1982)
- Public Meetings Law, NEB. REV. STAT. 18-1401 to 18-1407 (R.R.S. 1943)
- * ! 24 CFR Subtitle A (4-1-98 Edition) 85 Administrative requirements for grants and cooperative agreements to State, local and federally recognized Indian tribal governments

MISCELLANEOUS.

! Hatch Act of 1938, As Amended (5 U.S.C. 1501, et. seq.)

The Applicant hereby certifies that it will comply with the above stated assurances.

Signed:	
	Joe Pepplitsch, City Manager
Date:	

January 2014 Revised

Citizen Participation Plan

City of Lexington, Nebraska

A. Participation by Citizens

All citizens, including low- and moderate-income citizens, shall be requested and encouraged to participate in the assessment of community issues, problems and needs; the identification of potential solutions; and priority to such issues, problems and needs, as follows:

- All citizens shall be periodically requested to complete a community needs survey to identify community and neighborhood issues, problems and needs.
- 2. All citizens shall be notified by publication and posting of all meetings to discuss the identified needs, potential solutions and solution priorities.
- 3. All citizens, particularly low and moderate-income citizens, shall be afforded the opportunity to serve on various community improvement task forces established by the City of Lexington.

B. Access to Meetings, Information and Records

Notice of public meetings conducted by the City of Lexington shall be published five (5) days prior to such meetings.

Agendas of all such meetings shall be available at the Lexington City Office, 406 E. 7th Street, for public inspection.

All meetings where CDBG projects or applications are to be discussed shall be published at least five (5) days prior to such meetings and all information and records concerning such CDBG projects or applications shall be available for public inspection at the Lexington City Office, 406 E. 7th Street.

All meetings will be held at a time and at the Lexington City Office convenient to potential or actual beneficiaries which will be accessible to all citizens. The building and site is accessible to persons with disabilities.

C. Specific CDBG Project Information

All citizens shall be provided with information regarding specific CDBG projects through public meetings and publication of notices which provide all pertinent information regarding any CDBG project including, but not limited to:

- The amount of CDBG funds expected to be made available to the City of Lexington for the current fiscal year, including CDBG funds and anticipated program income;
- 2. The specific range of activities that may be undertaken with CDBG funds;
- The estimated amount of CDBG funds to be used for activities that will meet the national objective of benefit to lowand moderate-income persons, and;
- 4. A description of any proposed CDBG funded activities that are likely to result in displacement of persons along with the City of Lexington's anti-displacement and relocation plans.

D. Provisions for Technical Assistance to Citizens

The Lexington City Manager shall maintain current information of available resources for community improvement efforts and CDBG programs available and provide such information upon request by any citizen or group representing any citizen or group of citizens and the Lexington City Manager shall provide assistance in developing proposals to address issues, problems and needs identified by such citizen or citizens.

E. Public Hearing on CDBG Activities

The Lexington City Manager shall enact a minimum of two (2) public meetings or hearings to be conducted with regard to any CDBG application. At least one meeting or hearing shall be conducted prior to the submission of any such application and a second public hearing shall be held near the completion of any CDBG funded activity to obtain citizen input, comments or opinions with regard to such application(s) and to program or project performance.

The Lexington City Manager shall act as the contact person for all questions, comments or concerns expressed by any citizen with regard to any CDBG program or project and shall forward any such questions, comments or concerns to the City of Lexington at the next regular meeting of the Lexington City Council immediately following expression of such questions, comments or concerns. The Lexington City Manager shall also be responsible for transmitting the City of Lexington response to any such question, comment or concerns to the citizen or citizens expressing the same.

F. Needs of Non-English Speaking Citizens

The City of Lexington shall conduct the public hearings in a manner to meet the needs of non-English speaking residents where a significant number of non-English speaking residents can reasonably be expected to participate, the Lexington City Manager shall arrange for oral or written translation of information regarding any CDBG program, application or project upon request by such non-English speaking persons or representatives of such persons.

G. Compliance/Grievance Procedures

The Lexington City Manager shall post a notice at the Lexington City Office, 406 E. 7th Street that provides name, telephone number, address and office hours of the Lexington City Office for citizens who wish to file a complaint or grievance regarding any CDBG program, project or application.

Individuals wishing to submit a complaint or file a grievance concerning activities, of or application for, CDBG funds may submit a written complaint or grievance to the Lexington City Manager.

The Lexington City Manager shall present such complaint or grievance to the City Council at the next regular meeting of the City of Lexington, where it be reviewed by the Council members. The individual submitting such complaint or grievance shall be notified of such meeting and shall be given the opportunity to make further comments at such meeting. The City of Lexington shall issue a written response to any complaint or grievance within fifteen (15) days following the meeting at which a response is formulated. Such response shall be mailed to the individual citizen(s) submitting the complaint or grievance by the Lexington City Manager to the last known address of said citizen(s).

In the event that the nature of the complaint or grievance is determined to be a matter requiring immediate action, a special meeting of the City of Lexington City Council shall be called to review the matter within ten (10) days of receipt of such complaint or grievance.

H. Adoption

Date

This Citizen Participation Plan is hereby adopted by action of the	e City Council of the City of Lexington, Nebraska.
John Fagot, Mayor	
Joe Pepplitsch, City Manager	



308-324-2341◆ Fax: 308-324-4590◆www.cityoflex.com 406 East 7th Street◆P.O. Box 70◆Lexington, Nebraska 68850-0070

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The City of Lexington will replace all occupied and vacant occupiable low-moderate-income dwelling units demolished or converted to a use other than as low-moderate-income housing as a direct result of activities assisted with Community Development Block Grant (CDBG) funds provided under the Housing and Community Development Act of 1974, as amended.

All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City of Lexington will make public and submit to DED the following information in writing:

- 1. A description of the proposed assisted activity;
- 2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low-moderate-income dwelling units as a direct result of the assisted activity;
- 3. A time schedule for the commencement and completion of the demolition or conversion;
- 4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
- 5. The source of funding and a time schedule for the provision of replacement dwelling units; and
- 6. The basis for concluding that each replacement dwelling unit will remain a low-moderate-income dwelling unit for at least ten (10) years from the date of initial occupancy.

The City of Lexington will provide relocation assistance, according to either the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24) or 24 CFR 570.496a(c) to each low/moderate-income family displaced by the demolition of housing, or the conversion of a low-moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the CDBG program, the City of Lexignton will take the following steps to minimize the displacement of persons from their homes:

- 1. Maintain current data on the occupancy of houses in areas targeted for CDBG assistance.
- 2. Review all activities prior to implementation to determine the effect, if any, on occupied residential properties.
- 3. Include consideration of alternate solutions when it appears an assisted project will cause displacement, if implemented.
- 4. Require private individuals and businesses to consider other alternatives to displacement causing activities, if they are requesting CDBG assistance.

Signe	d	
Title	Joe Pepplitsch, City Manager	
Date	_April 22, 2014	





Concentration of Low to Moderate Income Households

in Lexington

Census 2000 Low and Moderate Income Summary Data -090- Split Block Group (urban/rural)

NEBRASKA

possibilities...endless* Nebraska Department of Economic Development

