

**HASTINGS CITY COUNCIL
SPECIAL MEETING AGENDA**

**Council Chambers – City Hall
220 North Hastings Avenue
January 17, 2023
5:15 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for January 17, 2023 Special Meeting.

PUBLIC NOTICE - Official Notice of the Special Meeting was published in the Hastings Tribune on Saturday, January 14, 2023. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

AGENDA ITEMS

1. Resolution No. 2023-04 approving application for Rural Workforce Housing Land Development funds for project located at "D" Street and Cedar Avenue

ADJOURN:

The Mayor and City Council reserve the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserve the right to take up matters in a different order to accommodate the schedules of the city council members, person having items on the agenda, and the public.

Department: CRA
Staff Contact:
Council Meeting Date: 1/17/2023

AGENDA ITEM SUMMARY SHEET

Description of Item:

AARPA funds have been set aside for the Rural Workforce Housing Land Development Program and the program is designed to provide relief to households and individuals disproportionately impacted by the COVID-19 pandemic by developing affordable housing. The Program will provide awards to eligible municipalities for projects that result in the preparation of land for workforce housing. Funds awarded by the Program may be used to support long-term housing security, to improve vacant and abandoned properties, including rehabilitation, renovation or maintenance necessary to secure vacant land or building removal and remediation of environmental contaminants, demolition or deconstruction, greening/vacant lot cleanup for conversion to affordable housing, for those households determined by DED to be disproportionately impacted. Hastings is eligible for this grant application because it has one Qualified Census Tract that has been identified as an area where households have been disproportionately impacted.

The CRA has an option to purchase a 3-acre parcel located at D Street and Cedar Avenue and the intent is to install a street thru the middle of the parcel and build up to 24 townhomes for sale or rent for workforce housing. The CRA would acquire the parcel and partner with HEDC to provide Rural Workforce Housing Funds for the development of the parcel by local developers.

Names of People/Business affected by this action:

City of Hastings and CRA

Why Council action is required:

The City is the applicant and the Department of Economic Development requires Council approval of the application.

Type of action requested:

Resolution

Suggested motion:

Deadlines associated with action:

The application is submitted online and is due January 19, 2023

Department head comments:

City Administrator comments:

This appears to be a win for the City if funding can be obtained. I support this.



220 North Hastings Avenue
Hastings, NE 68901
Telephone: (402) 461-2306
Fax: (402) 461-2323

**2022 RURAL WORKFORCE HOUSING LAND DEVELOPMENT PROGRAM
LETTER OF INTENT**

November 12, 2022

Applicant: City of Hastings
Address: 220 N. Hastings Avenue, Hastings NE 68901
County: Adams County
Contact Name: Randal Chick
Phone: (402)-461-8415
Email: cra@redevelophastings.com

Name of Partnering Entity: Hastings Economic Development Corporation
Address: 301 S. Burlington, Hastings, NE 68901
Contact Name: Michael Krings
Phone: (402) 461-8403
Email: mkrings@hastingsedc.com

(Check all as applicable)

- 2017 RWHF Awardee
- 2020 RWHF Awardee
- 2022 RWHF Applicant


If 2022 RWHF Applicant, Attach Evidence of Intent to Apply: See attached letter of intent

Amount of Rural Workforce Housing Land Development Program funds intending to apply for:
\$1,000,000

Project Area: Parcel ID # 010006799
(Attach Site Review Forms if sites are known)

Project Activities to be Included: Site acquisition, removal and remediation of environmental contaminants, demolition of vacant buildings, vacant lot cleanup and conversion to housing, drinking water transmission lines, administrative costs

List Any Other Funding Sources: Rural Workforce Housing Funds, Tax Increment Financing, Community Redevelopment Authority funds



Corey Stutte, Mayor



**2022 RURAL WORKFORCE HOUSING FUND (RWHF)
LETTER OF INTENT**

Hastings Economic Development Corporation
301 S. Burlington Ave.
Hastings, NE 68901

Contact:
Michael Krings, Executive Director
(402) 461-8403
mkrings@hastingsedc.com

Amount of RWHF grant funds intending to apply for:	\$1,000,000
Amount of matching funds intending to raise:	\$500,000
Service area of the organization:	Hastings and Adams County
Service area of the fund:	Hastings and Adams County
Primary community and county:	Hastings and Adams County



Michael Krings, Executive Director
Hastings Economic Development Corporation



Date

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

hastingsedc.com | mkrings@hastingsedc.com | (402)461-8403
301 South Burlington Avenue | PO Box 1104 | Hastings, NE 68902

NEBRASKA DED HOUSING SITE REVIEW FORM

Please complete all the information in Box A, B and C. Please provide one site review form for each address.

Part A. Project Information

NAME OF PROJECT	D Street Redevelopment		
CONTRACT # <i>(or other identifier, if applicable)</i>			
APPLICANT	City of Hastings	DEVELOPER	Hastings Economic Development
NAME OF PERSON COMPLETING FORM	Randal Chick		
EMAIL ADDRESS	cra@redevelophastings.com	PHONE	(402) 461-8415
FUNDING SOURCE <i>(select all that apply):</i>			
<input type="checkbox"/> CDBG-DR <input type="checkbox"/> HOME <input type="checkbox"/> HOME-American Rescue Plan (ARP) <input type="checkbox"/> National Housing Trust Funds (HTF) <input type="checkbox"/> NE Affordable Housing Trust Funds (NAHTF) <input type="checkbox"/> QCT Affordable Housing Program			
<input checked="" type="checkbox"/> Rural Workforce Housing Land Development Program <input type="checkbox"/> Pandemic Relief Housing Program			
PROJECT OVERVIEW Project activities include <i>(check all that apply):</i> <input checked="" type="checkbox"/> acquisition <input type="checkbox"/> rehabilitation <input checked="" type="checkbox"/> new construction <input checked="" type="checkbox"/> demolition <input checked="" type="checkbox"/> site improvements including infrastructure (i.e., roads, lights, turn lanes, etc.) <input type="checkbox"/> lot development only <input type="checkbox"/> Other: _____ Types of units to be served <i>(check all that apply):</i> <input checked="" type="checkbox"/> single family <input checked="" type="checkbox"/> rental <input type="checkbox"/> multi-family <input checked="" type="checkbox"/> homebuyer <input checked="" type="checkbox"/> townhouses (e.g., duplex, 3-plex) <input type="checkbox"/> elderly <input type="checkbox"/> special needs / homeless <input type="checkbox"/> secure building only <input type="checkbox"/> Other: _____	PROPOSED DED REQUEST		\$ 1,000,000
	PROPOSED TOTAL PROJECT COST:		\$ 1,500,000
	NUMBER OF UNITS PROPOSED		24
	NUMBER OF BUILDINGS PROPOSED		12
	DESCRIPTION OF ALL ACTIVITIES PROPOSED FOR THE PROJECT:		
	Site acquisition, required environmental remediation and possible demolition of existing structures, site preparation, installation of drinking water lines, and administration for construction of up to 24 town-homes for workforce housing.		
	In addition to the project activities to be funded by the RWH Land Development Grant the project will require installation of sanitary sewer lines, gas lines, electrical service, street paving, storm sewers, and street lights. Funding for these items will come from CRA funding, TIF funds, City and developer funding.		
The City (through the Community Redevelopment Authority) is attempting to purchase an additional 2.91 acre tract adjacent to the proposed site and the total project costs and DED request for funding are included in this letter of intent.			
NOTE: The Hastings CRA has an option to purchase the property and there is an existing home on the site that is currently occupied. The property owner has indicated the tenant is leaving the state and the property would be vacant however, if the tenant chooses to stay the scope of the project would be reduced so as not to force relocation.			

Part B-1. Proposed Site Information

Property Physical Address and/or Parcel Number of Site proposed for the project: Parcel ID#010006799

Census Tract (QCT AHP, Pandemic Relief Housing Program and CDBG-DR only): QCT #31001966100

Condition of lot: vacant existing structure

Shape of Site Square Rectangular Other _____ (long narrow sites should be avoided)

Slope of Site No Slope Slight Slope Medium Slope Steep Slope

Is the site located in a suitable neighborhood or location? (consider noise, traffic, view, air pollution, etc.)

Yes No *Refer to 24 CFR 93.150 for HFT and 24 CFR 983.6(b) for HOME Site & Neighborhoods Standards

Is the site compatible with surrounding land uses? Yes No

The adjacent properties include: (Residential, Commercial, vacant?)

North Res South Indust East Indust West Res

Is the site located in reasonable proximity to facilities and services that may be utilized by the residents?

Yes No

Describe the distance to the following locations:

Day Care .2 miles Grocery Store 1.5 miles Hospital 1.5 miles

Parks 1.3 miles Schools .7 miles Shopping 1.3 miles

Other Health Care Services .9 miles

Is the site located within a 100 year floodplain? (also known as a Special Flood Hazard Area [SFHA])

Yes No

Are there any mitigating measures needed for the project?

Yes No These measures will include: Possible demolition of existing structures (asbestos abatement)

Part B-2. Proposed Site & Project Information—Required for CDBG-DR only

Is the site in a location that addresses unmet housing needs outlined in the CDBG-DR Action Plan for DR-4420? Yes No

Is the site located within a 100-year floodplain? (i.e., Special Flood Hazard Area [SFHA])

Yes No

Are there any mitigating measures consistent with HUD CDBG-DR requirements needed for the project?

Yes No These measures will include: _____

Does developer have site control? Yes No

Have there been any choice limiting actions which would impair environmental review approvals? Yes No

Part C. Infrastructure

Are there unusual drainage problems?

No Yes If yes, problems include _____

Is street access appropriate for the scale of the development? Yes No

Are the streets paved? Yes No

Will the development also include paving? Yes No

Are there also sidewalks, curbs, and gutters? Yes No

Will the development include sidewalks, curb, and gutters? Yes No

Are there any additional street improvements or mitigating measures needed for the project? (i.e. additional street lights, turn lanes, etc.) No Yes If yes, these additional improvements/measures will include Street lights

Are there any mitigating measures needed for the project specifically related to infrastructure?

Yes No These measures will include: storm sewer

Part D. REQUIRED Attachments to Accompany Form

Exhibit A: Short narrative 100 words or less on the proposed project. This project description should be consistent with that of the public hearing and the initial Environmental Review Determination of Level of Review (DLR) form, if applicable.

Exhibit B: Proposed site plan for the project.

Exhibit C: Aerial maps of the project site and surroundings and clearly identify the site on the map.

Exhibit D: FEMA Flood Insurance Rate Map (FIRM) 31001C0160C [Map #, Panel #]

Exhibit E: Proof of current zoning.

Exhibit F: Legal Description of project site. Include parcel number and/or legal physical address.

To Be Completed by DED Representative

Site review was conducted by _____ on _____ (date).

CONCLUSION: Based on the site review, the Department has determined that the site is:

Approved, because the site is acceptable.

Approved with the following mitigation measures: _____

Not approved because the site is outside of disaster declared counties.

Not approved because the site is unacceptable based on _____

Not approved because the site is subject to re-inspection.

Not approved until the following mitigating measures can be agreed upon: _____

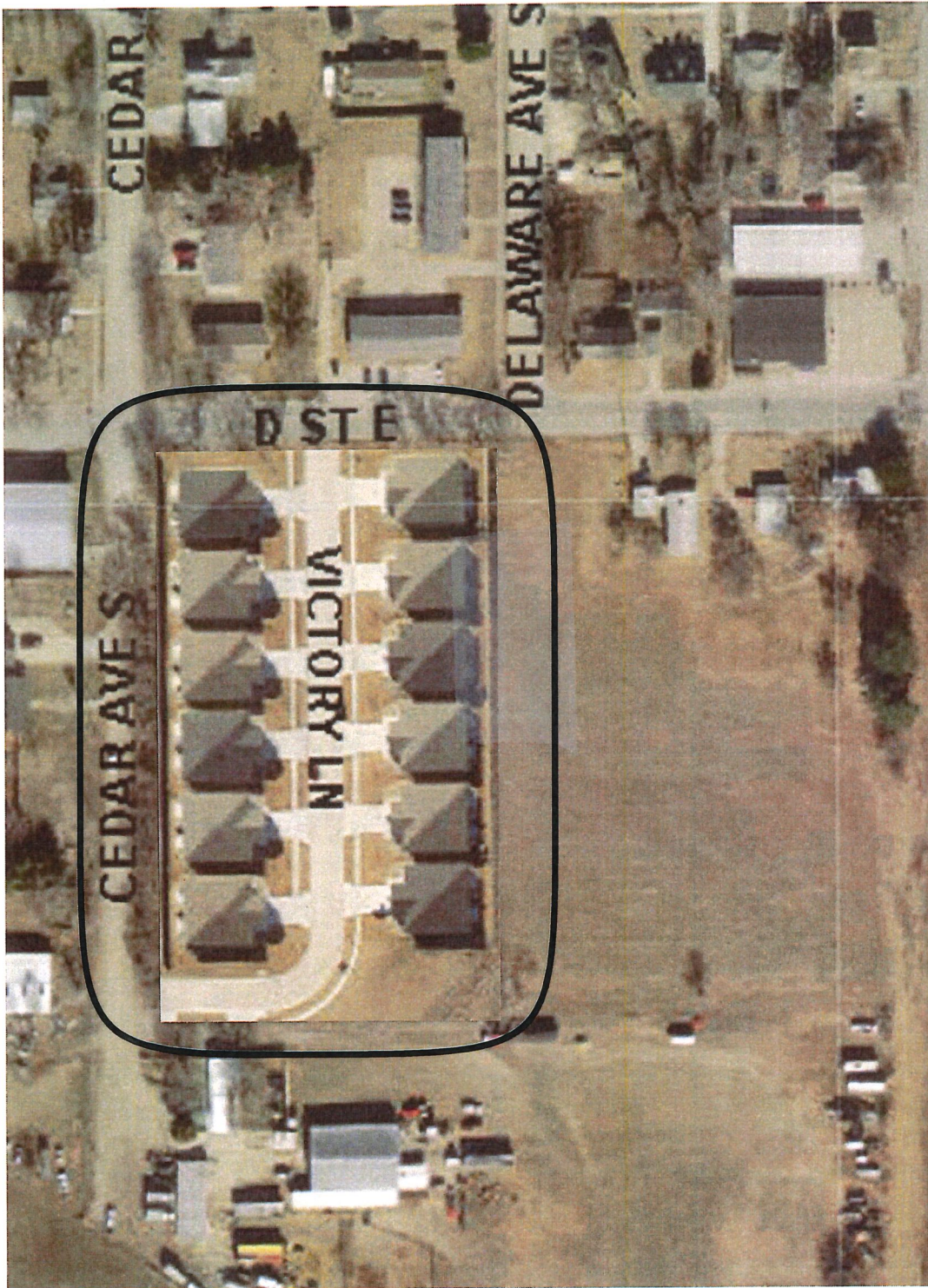
Signature

Printed Name

Date

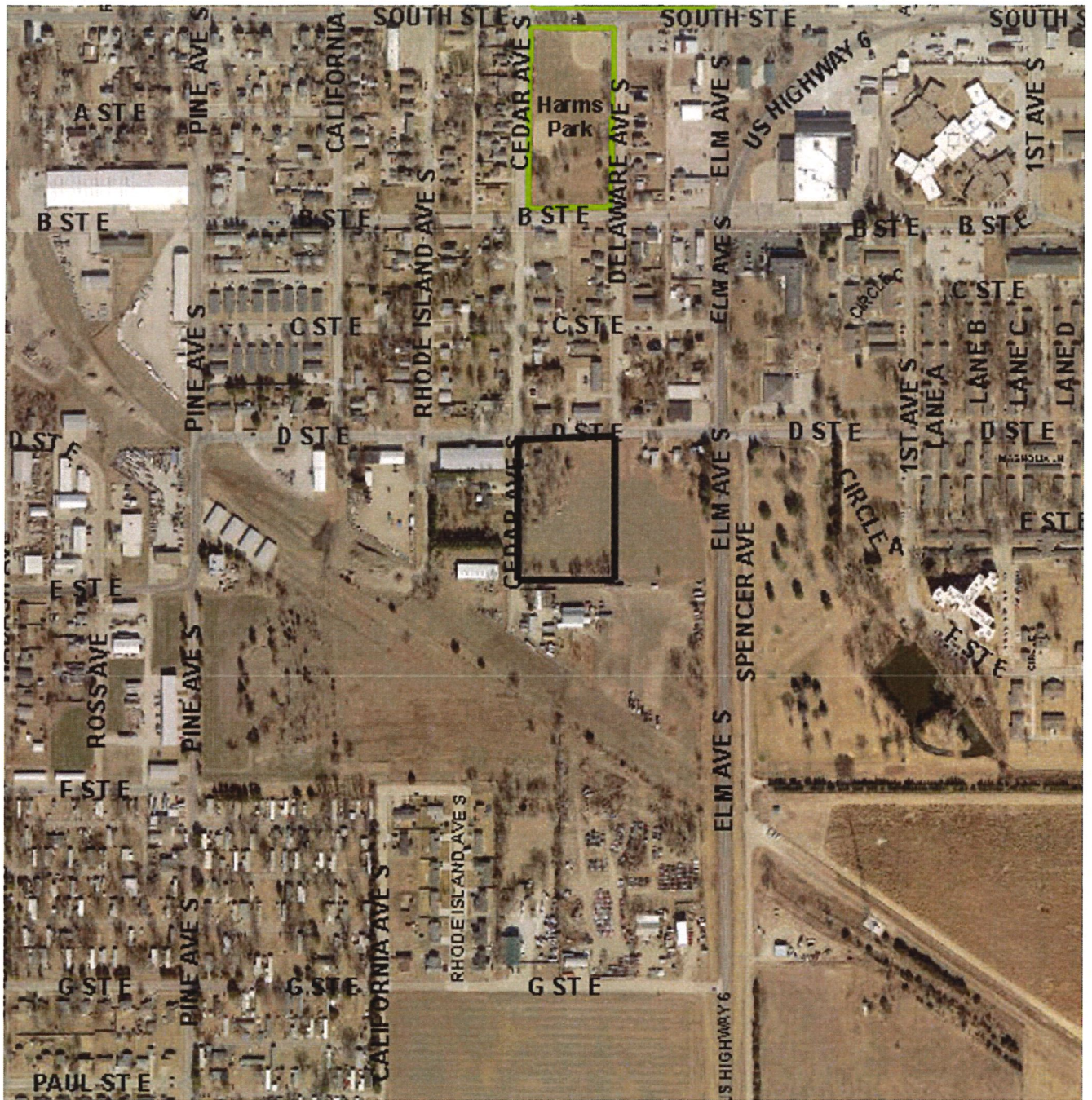
D Street Redevelopment

The proposed project includes acquisition of a 3.04 acre site in Hastings QCT #31001966100 and construction of up to 24 townhouse units for sale or rent for workforce housing. The proposed units would be approximately 1,180 sq ft, 2-bedroom, 2-bathroom with a single car attached garage. Sanitary sewer, gas, electric, paving, street lights and storm sewer would be funded by developer equity, TIF, RWHF loans and the CRA. Site acquisition, environmental remediation, demolition of existing structures, site preparation, installation of drinking water lines, and administration would be funded by the RWH Land Development Grant.



The initial thoughts on this site are to construct 12 duplex style townhomes providing 24 workforce housing units for sale or rent.

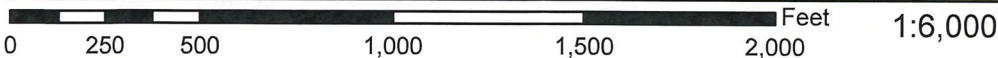
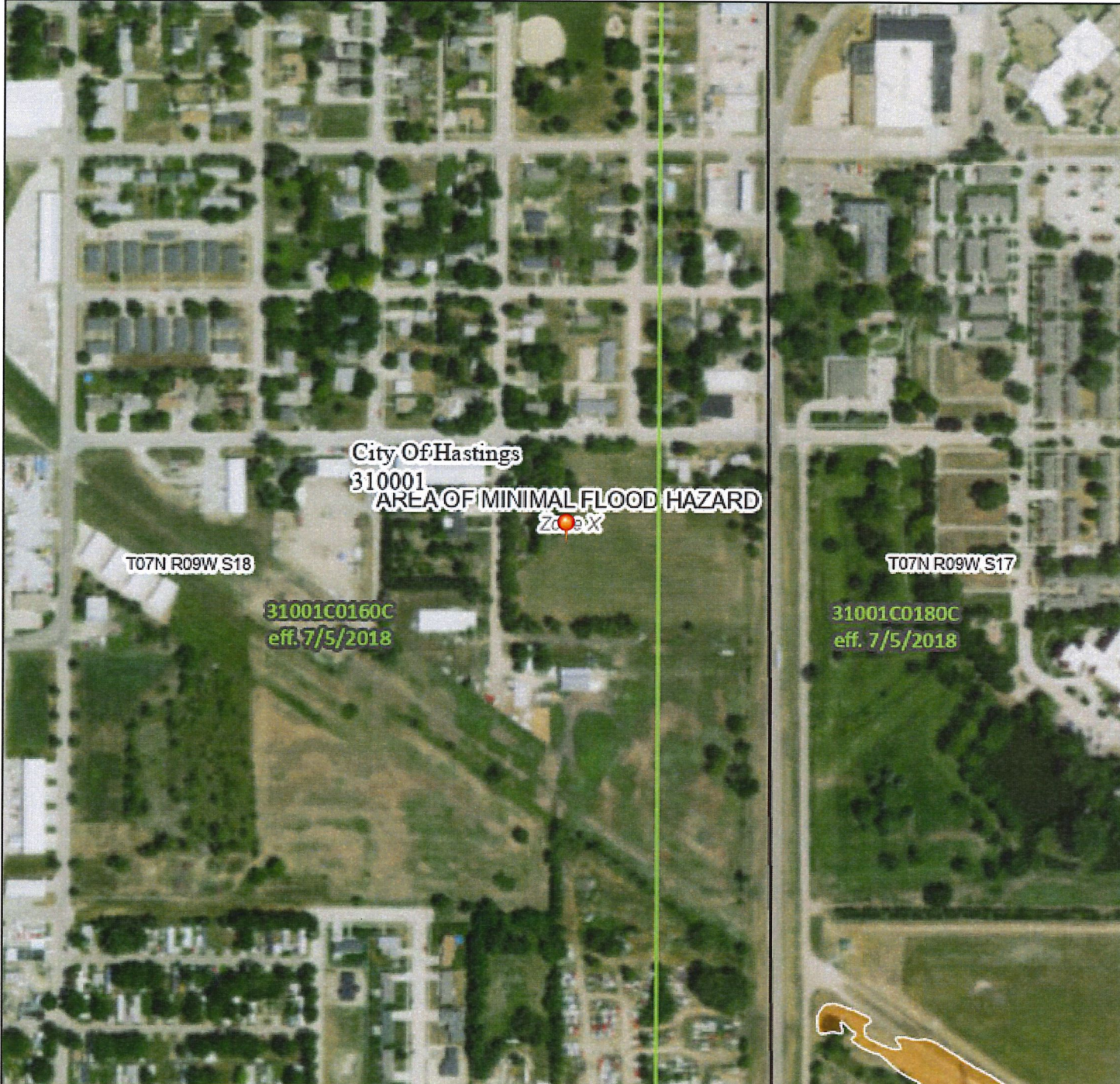
EXHIBIT "C"



National Flood Hazard Layer FIRMette



98°22'52"W 40°34'54"N



98°22'14"W 40°34'27"N

Legend EXHIBIT "D"

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone I</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/5/2022 at 6:04 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT "E"

CURRENT ZONING – I-1 Light Industrial

The current zoning is I-1 Light Industrial but the City's Development Services Department has indicated that a change of zoning to residential or multi family residential would be looked on favorably as there is multifamily zoning directly to the north and west.

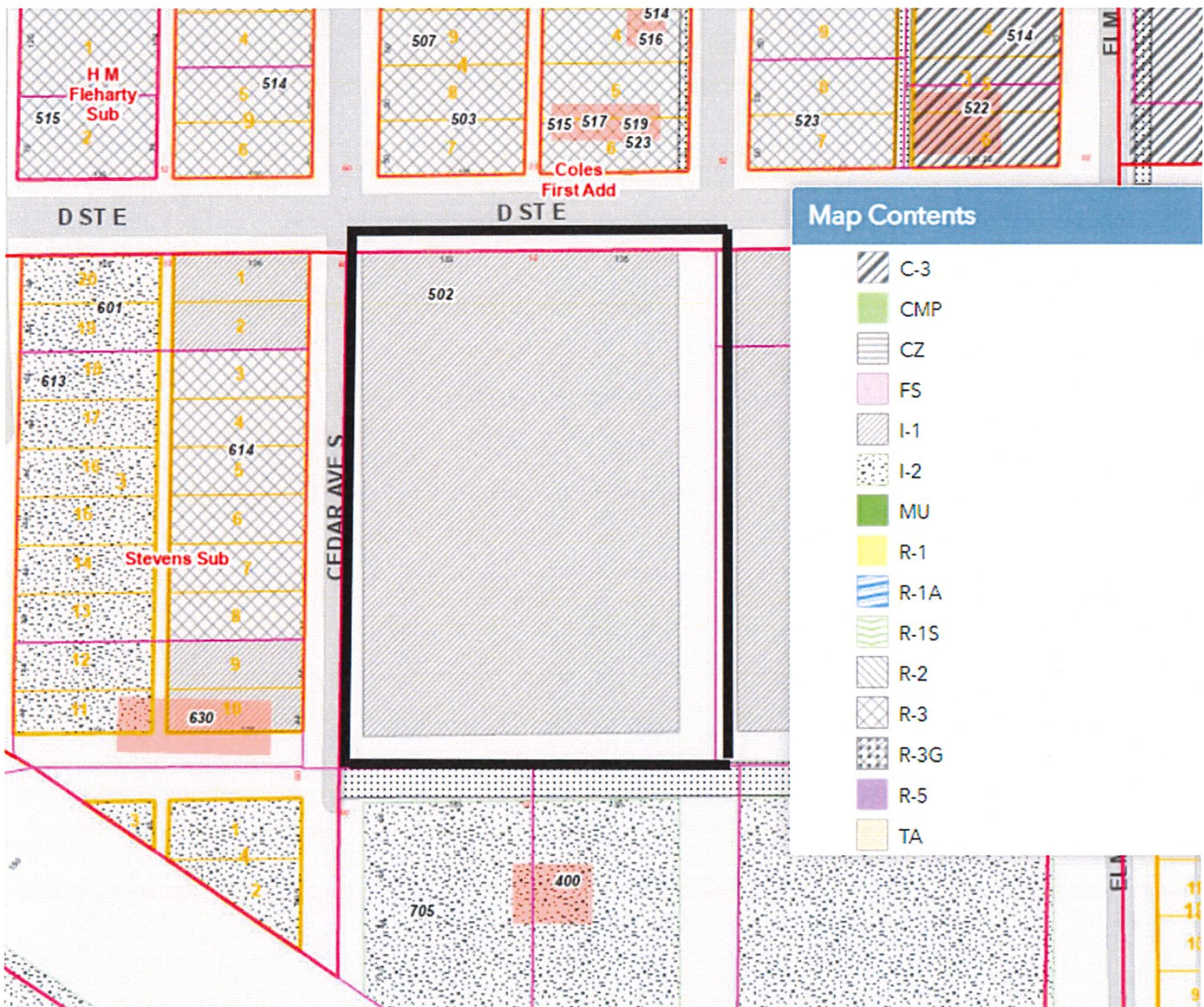


EXHIBIT "F"

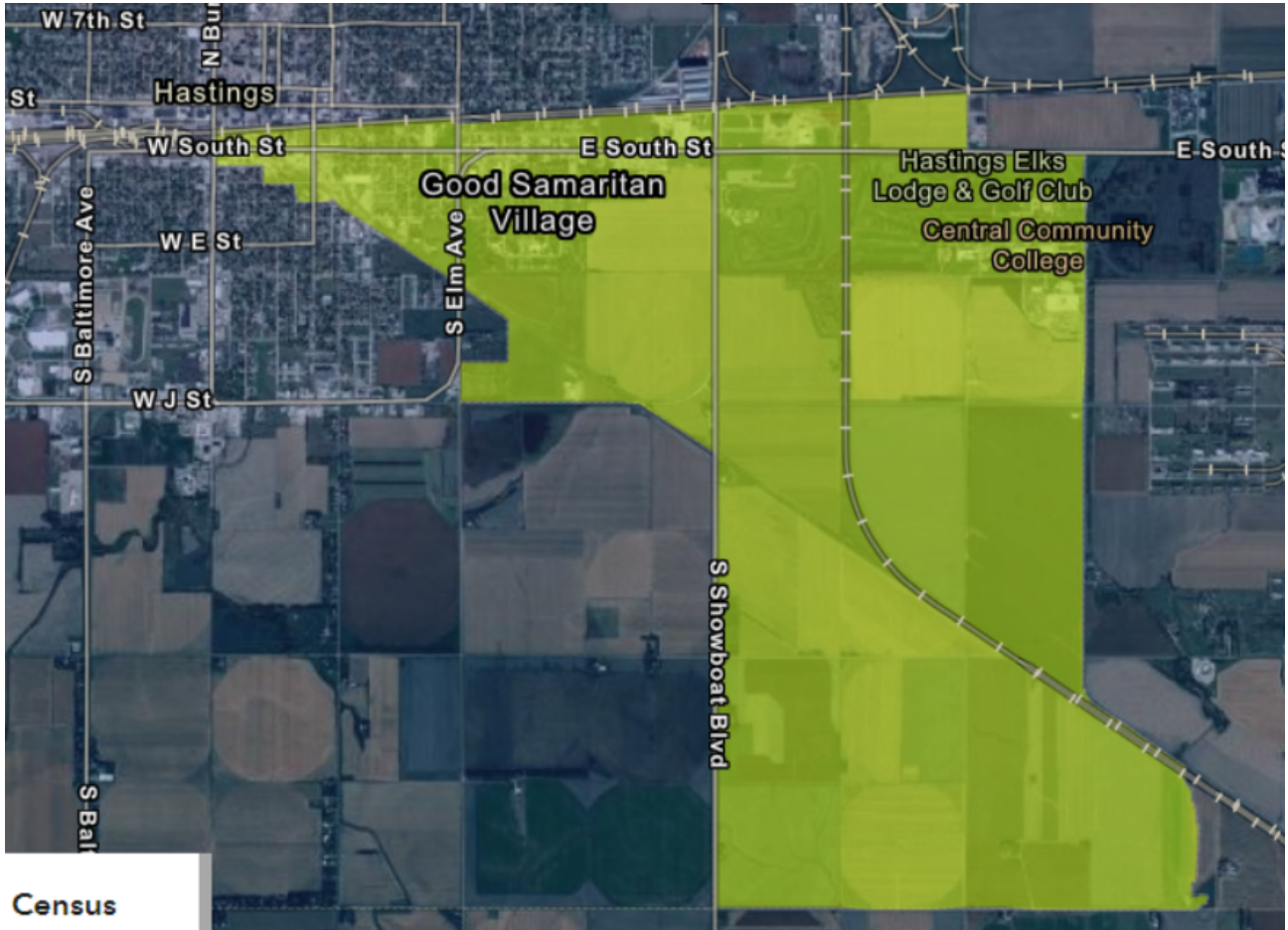
LEGAL DESCRIPTION

LOTS 1 THRU 20 & N1/2 VACATED E ST, BLOCK 13, STEVEN'S SUBDIVISION OF COLE'S
1ST ADDITION BLOCK 2

Property Parcel # 010006799

Address – 502 East "D" Street

Hastings Qualified Census Tract - #31001966100



NEBRASKA

Good Life. Great Opportunity.

DEPT. OF ECONOMIC DEVELOPMENT

Prepared by Community Redevelopment Authority of the City of Hastings
for Nebraska Department of Economic Development Rural Workforce Housing Land Development Program

Primary Contact:

Opportunity Details

Opportunity Information

Title

Rural Workforce Housing Land Development Program

Description

The Rural Workforce Housing Land Development Program will provide awards to eligible municipalities within the 41 DED-identified disproportionately impacted class counties and qualified census tracts (QCT) within five additional rural counties for projects that result in the preparation of land for workforce housing. This is pursuant to the Rural Workforce Housing Investment Act as a response to the negative economic impacts of the COVID-19 public health emergency. Land developed under this program must be vacant and located in a community within a Nebraska county that has been determined to be disproportionately impacted by the pandemic or located within a QCT within the five additional rural counties.

Agency Contact Name

Lynn Kohout, Housing Director

Agency Contact Email

ded.rwhflanddevelopmen@nebraska.gov

Opportunity Manager

ARPA Contract User (AmpliFund)

Announcement Type

Initial Announcement

Assistance Listings Number

21.027 – Coronavirus State and Local Fiscal Recovery Fund

Public Link

<https://ne.amplifund.com/Public/Opportunities/Details/66f270b8-63ef-4bde-96fd-e4cb4408c6bf>

Is Published

Yes

Funding Information

Funding Sources

Federal Or Federal Pass Through

Funding Source Description

Coronavirus State and Local Fiscal Recovery Funds (SLFRF) provides state, local, and Tribal governments with the resources needed to respond to the pandemic and its economic effects and to build a stronger economy during the recovery.

Funding Restrictions:

Eligible municipalities in disproportionately impacted communities must prepare vacant land parcels in accordance with the Rural Workforce Housing Investment Act (Neb. Rev. St. §81-1226 et seq.

<https://nebraskalegislature.gov/laws/statutes.php?statute=81-1226>), including:

(i) Laying of drinking water transmission lines;

(ii) Rehabilitation, renovation, maintenance, or costs to secure vacant or abandoned properties in disproportionately impacted communities or in the QCT;

(iii) Costs associated with acquiring and securing legal title of vacant or abandoned properties in disproportionately impacted communities or in the QCT and other costs to position the property for current or future use for the Rural Workforce Housing Investment Act;

(iv) Removal and remediation of environmental contaminants or hazards from vacant or abandoned properties in disproportionately impacted communities or QCT, when conducted in compliance with applicable environmental laws or

regulations;

(v) Demolition or deconstruction of vacant or abandoned buildings in disproportionately impacted communities or QCT; and

(vi) Costs associated with inspection fees and other administrative costs incurred to ensure compliance with applicable environmental laws and regulations for demolition or other remediation activities in disproportionately impacted communities or QCT.

Municipalities in the counties of Adams, Buffalo, Dodge, Madison and Thurston are eligible to apply only for housing projects located in the federally designated Qualified Census Tract (QCT) in the community.

County: Adams – QCT1: 31001966100

County: Buffalo – QCT1: 31019969500 – QCT2: 31019969600

County: Dodge – QCT1: 31053964400

County: Madison – QCT1: 31119960700

County: Thurston – QCT1: 31173940100 – QCT2: 31173940200

The State has identified the following rural counties to be disproportionately impacted:

Arthur County
Boone County
Box Butte County
Boyd County
Brown County
Butler County
Cherry County
Cheyenne County
Custer County
Dakota County
Dawes County
Deuel County
Dixon County
Dundy County
Franklin County
Frontier County
Gage County
Garden County
Greeley County
Harlan County
Holt County
Hooker County
Howard County
Jefferson County
Kimball County
Lincoln County
Logan County
Merrick County
Morrill County
Nemaha County
Pawnee County
Phelps County
Polk County
Red Willow County
Richardson County
Scotts Bluff County
Sherman County
Valley County
Wayne County
Webster County
Wheeler County

Project costs incurred prior to the Notice of Award (NOA) are not eligible under this program. Any parcels that are not vacant prior to submission of this application are not eligible under this program. A parcel is defined as “vacant” under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) if it does not cause a person to become displaced within the meaning of 42 USC § 4601(6) (<https://uscode.house.gov/view.xhtml?>

path=/prelim@title42/chapter61&edition=prelim).

Award Information

Award Range

\$250,000.00 - \$1,000,000.00

Award Type

Competitive

Capital Grant

No

Matching Requirement

No

Submission Information

Submission Window

11/15/2022 5:00 AM - 01/19/2023 5:00 PM

Submission Timeline Type

One Time

Question Submission Information

Question Submission Additional Information

For program guidelines, please refer to: <https://opportunity.nebraska.gov/programs/recovery/rural-workforce-housing-land-development-program/>

Eligibility Information

Eligibility Type

Public

Eligible Applicants

Additional Eligibility Information

For the purposes of this grant program, "eligible municipalities" means incorporated municipalities located within the forty-one (41) rural counties listed below. These counties have been determined by DED to be disproportionately impacted by the pandemic. "Disproportionately impacted" rural Nebraska counties are those that experienced disproportionate public health or economic outcomes from the pandemic when compared to other rural Nebraska counties. The Nebraska Department of Economic Development (DED) defines as a disproportionately impacted class of communities, certain rural counties whose labor force was disproportionately affected by the pandemic. These counties were identified as those having a decrease in labor force, or workforce, over the last decade which decrease was exacerbated by the COVID-19 pandemic; median household incomes below the state median; and a higher per capita share of housing cost-burdened households. This class, by definition, excludes counties with a population greater than 100,000 people (Douglas, Lancaster, and Sarpy counties).

To be included in the disproportionately impacted class, a county had to meet at least three of the four criteria:

1. Labor force decreased from 2010 to 2019.
2. Labor force growth from 2019 to 2020 was depressed, due to the COVID-19 pandemic.
 - a. This was estimated by predicting the 2020 labor force, based on the average change over the last decade. If the actual 2020 labor force was less than the predicted labor force, DED considered the county's labor force to be negatively impacted.
3. More housing cost-burdened households per capita than the Nebraska measure.
 - a. "Housing cost-burdened" is defined as renter and owner households that spend 30 percent or more of their household income on housing.

4. The 2020 household median income was less than Nebraska's median income.

Additionally, rural municipalities with eligible projects contained in QCTs in the counties of Adams, Buffalo, Dodge, Madison, and Thurston are eligible to apply for projects located only within the QCT. These QCTs include:

County: Adams – QCT1: 31001966100

County: Buffalo – QCT1: 31019969500 – QCT2: 31019969600

County: Dodge – QCT1: 31053964400

County: Madison – QCT1: 31119960700

County: Thurston – QCT1: 31173940100 – QCT2: 31173940200

Additional Information

Additional Information URL

<https://opportunity.nebraska.gov/amplifund/>

Additional Information URL Description

Resources: General and Program specific user guides and videos can be found at <https://opportunity.nebraska.gov/amplifund/>. Statewide Relay System: Individuals, who are hearing and/or speech impaired and have a TTY, may contact the Department through the Statewide Relay System by calling (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.

Project Information

Application Information

Application Name

Award Requested

Cash Match Requirement

\$0.00

Cash Match Contributions

\$0.00

Total Award Budget

\$0.00

Primary Contact Information

Name

Email Address

cra@redevelophastings.com

Address

301 S. Burlington
Hastings, Nebraska 68901

Phone Number

Project Description

Part 01: Applicant, Contact and Preparer Information

Primary Contact - Organization Municipality

Primary Contact - Title

Applicant Information

**The Primary Contact Information is on the previous page, Project Information section. The Primary Contact is the main point of contact for this application.*

Name of Applicant Municipality

Applicant - Phone Number

Applicant - Extension

Applicant - Address Line 1

Applicant - Address Line 2

Applicant - City

Applicant - State

Select an item... ▼

Applicant - Postal Code

Upload: Evidence of village board/city council approval of the application submission.

Authorized Official

This individual is referred to as the Authorizer. They can approve decisions about the application or award, if applicable.

Authorizer - First Name

Authorizer - Last Name

Authorizer - Title

Authorizer - Email Address

Authorizer - Phone Number

Authorizer - Phone Extension

General

**The information provided in this section should be that of the municipality*

Employer Identification Number (EIN)

Instructions for Unique Entity Identifier (UEI):

A UEI is required per your Program Manual. DED is aware of the delays with [SAM.gov](https://sam.gov) system as it relates to obtaining a UEI number. If Applicant's UEI number is pending, the Applicant will need to upload proof that it has applied for an UEI number. If Applicant is awarded funds, it must have a valid UEI number within 30 days of Award Date. Failure to have a valid UEI number within 30 days of the Award Date may cause the conditional award to be revoked.

Is your UEI pending? If you already have a UEI number, choose "No". You will be asked to enter your UEI in a subsequent question.

- Yes
- No

Unique Entity Identifier (UEI)

UPLOAD: Proof that you have applied for a UEI

Date Established

Has Applicant ever been debarred, suspended, or otherwise excluded from federal assistance programs or activities?

- Yes
- No

Has Applicant been the subject of legal proceedings involving fraud, waste or misappropriation of funds within the last 10 years?

- Yes
- No

If yes, disclose information about any and all proceedings involving the entity, its principles, or employees that are ongoing or reached final disposition within the most recent 10 years that:

1. Is or was in connection with the award or performance of a grant, cooperative agreement, or procurement contract from the State of Nebraska or the Federal Government; or

2. Is one of the following:

- a. A criminal proceeding that resulted in a conviction under verdict or plea;
- b. A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages;
- c. An administrative proceeding that resulted in a finding of fault and liability and your payment of a fine, penalty, reimbursement, restitution, or damages;
- d. A bankruptcy proceeding; or
- e. Any other criminal, civil, or administrative proceeding if:
 - (i) It could have led to an outcome described in paragraph 2(a)-(c) of this subsection;
 - (ii) It had a different disposition arrived at by consent or compromise with or without an acknowledgment of fault on your part; and

(iii) This requirement to disclose information about the proceeding does not conflict with applicable laws and regulations.

Answer Here:

Was a Letter of Intent submitted on or before December 15, 2022 to ded.rwhflanddevelopment@nebraska.gov?

- Yes
 - No
-

Preparer Information

**The Primary Contact Information is on the previous page, Project Information section. The Primary Contact is the main point of contact for this application.*

Is the Preparer organization different from the Applicant organization?

- Yes
- No

Preparer Type

- Out State Consultant
- In State Consultant
- Nonprofit Organization
- Economic Development District
- Other

Preparer Type: please specify...

Applicant Preparer Information

Application Preparer - Organization Name

Application Preparer - First Name

Application Preparer - Last Name

Application Preparer - Title

Application Preparer - Email Address

Application Preparer - Phone Number

Application Preparer - Extension

Application Preparer - Address Line 1

Application Preparer - Address Line 2

Application Preparer - City

Application Preparer - State

Application Preparer - Postal Code

Part 02: Project Overview

Partnering Entity

The applicant municipality must be working in conjunction with an existing 2017 or 2020 Rural Workforce Housing Fund (RWHF) Awardee, or an eligible nonprofit applicant intending to apply for the 2022 RWHF Program.

Provide information on the Partnering Entity:

Legal Name of Partnering Entity

Partnering Entity - Address Line 1

Partnering Entity - Address Line 2

Partnering Entity - City

Partnering Entity - State

Select an item... ▼

Partnering Entity - Postal Code

Indicate for what 501(c) classification of nonprofit organization the partnering entity is.

- 501(c)(3)
- 501(c)(4)
- 501(c)(6)

Check all that apply for Partnering Entity:

- 2017 RWHF Awardee
- 2020 RWHF Awardee
- Intending to apply for 2022 RWHF Program

UPLOAD: Evidence of partnering entity collaboration and/or evidence of application for 2022 RWHF program if applicable.

Rural Workforce Housing Land Development Program

What County will your project be located in?

Select an item... ▼

If your project is located in either Adams, Buffalo, Dodge, Madison, or Thurston is it located in the in the QCT area?

- Yes
- No

If no, your project is not eligible.

Will drinking water transmission lines be laid using grant funds?

- Yes
- No

Will grant funds be used to secure vacant or abandoned properties in disproportionately impacted communities or the QCT through rehabilitation, renovation, or maintenance necessary to secure the property?

- Yes
- No

Will legal title of vacant or abandoned properties in disproportionately impacted communities or the QCT be acquired or secured using grant funds?

- Yes
- No

Will environmental contaminants or hazards from vacant or abandoned properties in disproportionately impacted communities or the QCT be removed or remediated using grant funds?

- Yes
- No

Has an environmental assessment been conducted previously?

- Yes
- No

Please describe any known environmental issues and plans for remediation, if applicable.

Will vacant or abandoned buildings in disproportionately impacted communities be demolished using grant funds?

- Yes
- No

Is the site or sites known?

- Yes
- No

If yes, how was the site or sites chosen?

If yes, does the municipality or developer have site control?

- Yes
- No

If yes, were site review forms submitted with the Letter of Intent?

- Yes
- No

Site Review Form:

<https://opportunity.nebraska.gov/programs/recovery/rural-workforce-housing-land-development-program/>

UPLOAD: If No , attach site review forms for those sites identified between the Letter of Intent and Application

If not, please describe criteria to be used in evaluating potential sites.

Will grant funds be used for costs associated with inspection fees and other administrative costs incurred to ensure compliance with applicable environmental laws and regulations for demolition or other remediation activities in disproportionately impacted communities or QCTs?

- Yes
- No

If the site is known, is the site currently zoned properly for the proposed development?

- Yes
- No

If not, please provide a detailed plan for how proper zoning will be obtained, including an estimated timeline.

If the project involves acquisition, please provide the applicant's process for ensuring compliance with URA requirements.

Project Overview

Provide a brief overview of the project, including details such as project type (rental, homebuyer, new construction, rehabilitation, etc.), project location, number of units, target beneficiaries, partners involved, and any other relevant details.

Describe the proposed timeline for the project, including when the project will break ground, when it is estimated to be completed, what factors may influence the ability to adhere to the proposed schedule, etc.

Describe the project's financing, including any additional grants, loans, and/or equity contributions and the status of each funding source (committed, conditional award, other contingencies, etc.).

UPLOAD: Commitment letters from secured financing sources and/or banks if applicable.

Describe the readiness of the project to proceed if grant funding is awarded.

Describe the economic impact of the project

Capacity

Describe the applicant's track record in housing development, rehabilitating and/or demolishing vacant or abandoned housing, including the track record of the partnering entities.

Describe the applicant's internal controls and financial management procedures including its oversight over any partnering entities.

Describe the applicant's ability to take on additional projects and manage federal funds responsibly.

Describe any relevant qualifications and experience of any staff of the applicant that will play a key role in the project, including within any partnering entities.

Describe the applicant's history of collaboration with local project partnering entities.

Project Impact

Describe the housing needs of the community and the impact the project will have on those needs.

UPLOAD: Housing study, community plans or data that supports the project.

Describe how the project contributes to the community's plans for revitalization.

How many vacant or abandoned parcels will be rehabilitated or demolished as a result of this funding?

0

How many potential housing units could eventually result from this project?

0

Please detail any plans or efforts to utilize contractors from the community or the QCT served and any existing relationships or history with contractors located near the development site.

What is the applicant's plan for use of program income generated from the project?

Provide any other relevant information related to the project not otherwise stated in the application.

UPLOAD: Provide any other relevant documentation related to the project not otherwise provided with the application.

Duplication Review

Identify total need prior to assistance (the need of an applicant or a city/county).

\$0.00

Have federal, state, local and/or private funding sources been secured/pledged for this program?

- Yes
 No

Total Amount of funding received.

0

Are other agencies or government funds being received?

- Yes
 No

Will the funds be used for a different purpose than the funds requested in this application?

What is your unmet need (Total need prior to assistance – received funding)?

\$0.00

Duplication of Funds Review Table Instructions:

Please fill out the table below to identify your total need and the amount you have received by Budget Line Item and the source of funds.

- **Budget Line Item:** The Budget Categories are found in the 'Budget' portion of the application. You will create applicable line items under each category. Use the line items to complete this section.
- **Source:** Whom are the funds from?
- **Identify total need prior to assistance (the need of an applicant or a city/county) by Budget Category and Source.**
- **Identify the amount received by Budget Category and Source.**
- **Subtract all assistance found to be duplicative, resulting in the maximum potential award amount, or unmet need.**

Please insert information from above here:

Part 03: Terms of Acceptance

Terms of Acceptance

To the best of my knowledge and belief, data and information in this application are true and correct. The applicant will comply with all requirements in the Rural Workforce Housing Land Development Program. By signing and submitting this form, I affirm that the governing body of the Applicant has duly authorized this application and I have been authorized to submit the application.

Check to confirm

- I certify that by submitting this application, I, the Applicant, confirm that I will comply with all federal and state statutes, regulations, policies, guidance, and the terms and conditions of the federal award and state grant agreement.

Check to confirm

- I certify that, by submitting this application, I agree upon award to permit the state and federal regulators to have access to all records and financial statements of the entity relevant to compliance evaluation and monitoring of the grant program.

Check to confirm

- I consent to allow reasonable inquiries by the Department of Economic Development (DED) for the purpose of verifying the information in my application, including but not limited to, requests for further information and inquiries submitted to third-parties. If awarded funds, I agree to provide additional reports and expenditure information upon request.

Check to confirm

- I authorize DED to use this acknowledgment and the information obtained in the application to administer and enforce rules and policies of the grant program.

Check to confirm

- Any individual or organization, including any governmental agency, may be asked to release information. Information may be requested from, but is not limited to: courts, law enforcement state or federal agencies, or social service agencies. I authorize the above persons, firms, or corporations to make available any documents or record relevant to this grant program for inspection and copying.

Check to confirm

- I authorize DED to publish aggregate information regarding the entity (individual or company) submitting the application (not including personally identifiable information) and any awards which I may receive on a searchable public website as part of its public transparency and accountability efforts.

Check to Confirm:

- I certify that the grant funds requested in this application do not duplicate other covered assistance that has been previously received or is reasonably expected to be received by any federal or state government, county agencies, and private or nonprofit charity organizations.

Check to Confirm:

- I agree to repay any assistance later received for the same purpose as the grant funds associated with this grant program.

First and Last Name of Authorized Representative

Terms of Acceptance

- I understand that checking this box constitutes a legal signature confirming that I acknowledge the above Terms of Acceptance.

Date Signed

Budget

Proposed Budget Summary

Expense Budget

	Grant Funded	Non-Grant Funded	Total Budgeted
Acquisition of Vacant Buildings			
Subtotal	\$0.00	\$0.00	\$0.00
Acquisition of Vacant Land			
Subtotal	\$0.00	\$0.00	\$0.00
Costs associated with removal or remediation of environmental contaminants			
Subtotal	\$0.00	\$0.00	\$0.00
Costs to secure legal title, inspection fees, or other costs to position property for development			
Subtotal	\$0.00	\$0.00	\$0.00
Demolition			
Subtotal	\$0.00	\$0.00	\$0.00
Laying of drinking water transmission lines			
Subtotal	\$0.00	\$0.00	\$0.00
Maintenance or costs to secure vacant buildings for development			
Subtotal	\$0.00	\$0.00	\$0.00
Rehabilitation to secure building for development			
Subtotal	\$0.00	\$0.00	\$0.00
Total Proposed Cost	\$0.00	\$0.00	\$0.00

Revenue Budget

	Grant Funded	Non-Grant Funded	Total Budgeted
Grant Funding			
Award Requested	\$0.00		\$0.00
Subtotal	\$0.00		\$0.00
Non-Grant Funding			
Cash Match		\$0.00	\$0.00
Subtotal		\$0.00	\$0.00
Total Proposed Revenue	\$0.00	\$0.00	\$0.00

Proposed Budget Detail

Proposed Budget Narrative

Acquisition of Vacant Buildings

Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category.

Acquisition of Vacant Land

Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category.

Costs associated with removal or remediation of environmental contaminants

Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category.

Costs to secure legal title, inspection fees, or other costs to position property for development

Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category.

Demolition

Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category.

Laying of drinking water transmission lines

Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category.

Maintenance or costs to secure vacant buildings for development

Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category.

Rehabilitation to secure building for development

Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category.

Performance Plan

Proposed Performance Plan

Project Timeline

Goal Name	Goal Type	Goal Details
	Milestone	Due Date

Proposed Performance Narrative

Project Timeline

Describe major project milestones and a timeline.

Opinion of Total Project Costs
 East D & Cedar Ave Development
 Hastings, NE

Date: January 6, 2023

Infrastructure Costs					
Ref #	Description	Unit	Quantity	Unit Price	Total
1.	Land Acquisition	EA	1	\$145,000.00	\$145,000.00
2.	Closing Costs	EA	1	\$5,000.00	\$5,000.00
3.	Grant Administration	EA	1	\$59,000.00	\$59,000.00
4.	Demolition of existing structures & abatement	EA	1	\$60,000.00	\$60,000.00
5.	Remove Pavement	SY	100	\$20.00	\$2,000.00
6.	Site Clearing	LS	1	\$10,000.00	\$10,000.00
7.	Tree Removal	EA	20	\$1,000.00	\$20,000.00
8.	Site Grading	CY	3,700	\$30.00	\$111,000.00
9.	7" Concrete Pavement & Prep	SY	2,300	\$90.00	\$207,000.00
10.	5" Concrete Sidewalk	SF	1,800	\$15.00	\$27,000.00
11.	Detectable Warning Panels	SF	40	\$50.00	\$2,000.00
12.	24" Storm Sewer	LF	600	\$110.00	\$66,000.00
13.	15" Storm Sewer	LF	40	\$75.00	\$3,000.00
14.	Curb Inlet	EA	2	\$4,500.00	\$9,000.00
15.	Storm Sewer Manhole	EA	2	\$5,000.00	\$10,000.00
16.	Erosion Control	LS	1	\$9,000.00	\$9,000.00
17.	Traffic Control and Barricades	LS	1	\$3,000.00	\$3,000.00
18.	8" DIP Water Main	LF	700	\$100.00	\$70,000.00
19.	Connect to Existing Water Main	EA	2	\$2,000.00	\$4,000.00
20.	6" Fire Hydrant Assembly	EA	2	\$7,500.00	\$15,000.00
21.	8" Gate Valve & Box	EA	2	\$2,000.00	\$4,000.00
22.	Water Main Fittings	EA	5	\$1,000.00	\$5,000.00
23.	1" Water Service Stubout & Service Line	EA	24	\$3,500.00	\$84,000.00
24.	8" PVC Sanitary Sewer Main, SDR 35	LF	450	\$80.00	\$36,000.00
25.	Connect to Existing Sewer Main	EA	1	\$2,000.00	\$2,000.00
26.	48" Dia. Concrete Manhole	VF	15	\$1,000.00	\$15,000.00
27.	4" PVC Sanitary Sewer Stubouts	EA	24	\$2,000.00	\$48,000.00
Construction Subtotal					\$1,031,000.00
Engineering Design					\$79,000.00
Engineering Bidding					\$5,000.00
Engineering Construction Assistance					\$60,000.00
Opinion of Cost					\$1,175,000.00

Eligible Expenses for Land Development Grant

\$750,000.00

RESOLUTION 2023-04

WHEREAS, the City of Hastings, Nebraska, has a portion of an eligible Qualified Census Tract within the City of Hastings city limits determined by the Nebraska Department of Economic Development to be disproportionately impacted by the COVID-19 pandemic and is an eligible municipality to file an application for the ARPA Rural Workforce Housing Land Development Program, and,

WHEREAS, the City of Hastings, Nebraska, has assessed its land development and housing needs, and considered the application which for an amount not to exceed \$750,000.00 is being requested for the Rural Workforce Land Development project; and

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that the Community Redevelopment Authority Chairman be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between the City of Hastings and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

PASSED AND APPROVED this 17th day of January, 2023.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Jesse Oswald, City Attorney