MAPA REGION/MPO-COG/FOUNDATION
ASSISTANCE TO COMMUNITIES AND NONPROFITS

▪ Hazard Mitigation, Comprehensive and Strategic Plans
▪ Community Assessments
▪ Housing Projects (Blair RWHF, Valley-Waterloo OOR, CITIES)
▪ Water & Sanitary Sewer Projects
▪ Downtown Renovations
▪ General Community Assistance/Guidance

▪ Assistance to Nonprofits
  ▪ Council Bluffs Housing Trust Fund (CBHTF) – Grant Administrator
  ▪ Angel’s Share – Dana Suites Project
▪ Regionalize Nonprofits if Appropriate
DISASTER RECOVERY ASSISTANCE

- FEMA Hazard Mitigation Grant Program (HMGP) Property Acquisition/Buyouts
- Housing Rehabilitation
- Housing Replacement
- Infrastructure Improvements
- Assist Addressing Other Community Needs
EVERYTHING WE DO REQUIRES PARTNERSHIPS
BLAIR RURAL WORKFORCE HOUSING FUND (RWHF)
COMMUNITY NEED

Housing Needs
- Steady growth but limited speculative single family housing built
- Limited inventory of workforce housing for sale in community
- Blair housing study shows need for single family housing

Dana Campus Needs
- Closed in 2010
- 12 buildings (3 buildings proposed for renovation and 2 leased)
- Roadway improvements

Employer Needs
- Like many communities, Blair area employers are in continual need for workers
State: • NDED • NIFA

Local: • City of Blair

Regional: • MAPA Foundation

Private: • Gateway Development • Private

Blair Rural Workforce Housing Fund
ELIGIBLE PROJECTS

- Construction of owner-occupied detached single family homes - $180,000 to $275,000.
- Construction of owner-occupied attached single family homes and residential condominiums - $165,000 to $260,000.
- Adaptive reuse of vacant commercial properties resulting in new residential condominiums - $165,000 to $260,000.
- Infrastructure development costs associated with eligible owner-occupied housing. Funding amounts shall be proportionate to the number of workforce housing units.
<table>
<thead>
<tr>
<th><strong>Blair Rural Workforce House Fund Details</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fund value</strong></td>
</tr>
<tr>
<td><strong>Estimated Fee/Interest</strong></td>
</tr>
</tbody>
</table>

MAPA Foundation is the fund administrator through MOU with City of Blair

Utilize RFP Process and loan review committee to advise MAPA Foundation Board
Contract with local bank for loan servicing and construction draws

<table>
<thead>
<tr>
<th><strong>Type of financing</strong></th>
<th>Fixed rate construction loans on speculative work force housing units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Term</strong></td>
<td>12 -18 months</td>
</tr>
<tr>
<td><strong>Interest</strong></td>
<td>Negotiable - Amount to be set through RFP – 1.5%</td>
</tr>
<tr>
<td><strong>Fees</strong></td>
<td>Negotiable - Amount to be set through RFP – $1,000</td>
</tr>
<tr>
<td><strong>Developer Equity</strong></td>
<td>Negotiable - Amount to be set through RFP – 20%</td>
</tr>
<tr>
<td><strong>Loan Amount</strong></td>
<td>$165,000 - $275,000 per workforce housing unit - $192,000</td>
</tr>
<tr>
<td><strong>Combined Loan to Value</strong></td>
<td>Combined Loan to Value cannot exceed 90%</td>
</tr>
</tbody>
</table>

**Developer Eligibility**
- Non-Profit 501 (c) (3), 501 (c) (4), 501 (c) (6) housing related service organizations; and
PROJECT STATUS

▪ Loan Agreement with Eriksen Construction for the construction of 10 single family homes.

▪ Construction in progress on five homes to be sold at $240,000. RWHF loan in the amount of $192,000 on each home.

▪ 2 Homes anticipated to be completed in July and 3 in September

▪ Goal to start construction of second five this fall if not sooner.
DANA SUITES
PROJECT
NAHTF Program

- Master Plan for former campus
- RLF for housing projects on the former campus
- Angel’s Share Project
MASTER PLAN

Urban Design Plan based on:

• High level market analysis
• Community input
• Building conditions/layout
• Infrastructure
• The mission of Angel’s Share
REVOLVING LOAN FUND (RLF)

- MAPA Foundation will establish RLF for the former campus
- RLF provides loan to Angel’s Share for the rehabilitation of the Dana Suites located at 2832 Hansen Drive
- Project implemented and loan repaid to the RLF
- RLF invests in future projects on the former campus
PROJECT DESCRIPTION

• Cost of renovation project is $804,000
  • Minor exterior improvements
  • Primary focus on interior improvements (repair fire suppression system and water damage, insulation, drywall, trim, paint, flooring, plumbing and window fixtures, and miscellaneous repairs)

• Costs will be financed by MHDF and MAPA Foundation

• Convert 12 – 4 bedroom dormitory style suites into 12 – 2-bedroom apartments
PROJECT DESCRIPTION

• All units leased to households meeting NAHTF income requirements

• Place 8 individuals participating in job training program in 4 units with the goal of using all 12 units in three years
PROJECT DESCRIPTION

- Project awarded by NAHTF Demonstration Program
COMMUNITY NEEDS

Housing Needs
- Blair housing study shows an increase of 638 persons in need of rental housing by 2035
- Limited multi family construction in community
- 3.7% vacancy rate in 2017

Youth Needs
- More than 23,000 children will age out of the US foster care system every year
- 60% of the boys will be convicted of a crime, 70% of the girls will become pregnant, and 33% of boys and 75% of girls will receive government assistance such as food stamps to meet basic needs
- Only 42% of former foster youth finish high school by age 21, and only 48% have jobs at age 26.
- The trades are in need of apprentices and workers.
FUTURE PROJECTS

- Single Family Subdivision
- LIHTC Application
- Funding for Master Plan
- EPA Brownfields Application
THANK YOU