

CITY OF EARLY PUBLIC HEARING

A public hearing was held as part of the City Council meeting to hear comments on the city's application for a Community Development Block Grant (CDBG). The public hearing was opened at 7:00 PM by Mayor Sharon Irwin. The hearing was pursuant to the citizen participation requirements of Section 508 of the Housing and Community Development Act of 1987, as amended March 25, 1988. The Iowa Economic Development Authority (IEDA) will advise all CDBG applicants and grantees of the requirements, and of acceptable means to amended, to ensure compliance with said requirements by all applicants for and recipients of CDBG funds administered by the State of Iowa. The public was informed that IEDA requires reasonable public access to all local meetings, project records and information relating to the proposed and actual use of CDBG funds. All CDBG related meetings should be conducted in public buildings. No one was present that wished to comment at the time so Irwin left the hearing open.

Community Development Block Grant (CDBG) Sustainable Community Demonstration Application and Public Hearing: The repair of Drainage District 59 Main Tile in the City of Early and the construction a Detention Basin. The total project cost is estimated to be \$421,548. With a CDBG award of \$300,000, the remaining cost of this project would be \$121,548. It is anticipated that the City of Early will cover the remaining cost of this project utilizing drainage district warrants. The application will be submitted on or before February 1, 2022.

A requirement of the CDBG program is that funds must be used for projects benefiting low-to-moderate income persons. This project meets this objective as the City's LMI is 54.7%.

It was noted that no businesses or persons will be displaced as a result of this proposed project.

Community Development and Housing Needs were also discussed.
Needs of LMI Persons

Stormwater System Improvements - The current state of the City's stormwater system makes portions of the city susceptible to flooding during or after large rainfalls. Improvements to the system would decrease the flood risk for the city. (High Priority)

Housing Rehabilitation - The community's housing stock is aging, and a number of homes could use some form of rehabilitation. With a high percentage of LMI households in the community, the City feels that encouraging and assisting LMI households with improvements is needed. (High Priority)

Housing Down-Payment Assistance - Securing a down-payment is sometimes the largest hurdle to homeownership. This is especially difficult for LMI households. Obtaining funds to assist with securing down-payments can make homeownership a reality for LMI households. (High Priority)

Job Creation and Retention - Stable employment can assist LMI households with their financial situation, and create stability within their everyday life. Retaining jobs allows for employees to achieve pay increases, access to benefits, and a number of other non-financial benefits. Creating jobs which will benefit the community through high paying jobs will also benefit the employees in similar ways. (Medium Priority)

Other Community Needs

Stormwater System Improvements -The current state of the City's stormwater system makes portions of the city susceptible to flooding during or after large rainfalls. Improvements to the system would decrease the flood risk for the city. (High Priority)

Downtown Revitalization - An effort to see reinvestment in the City's downtown, the city (and select building owners) would like to see the rehabilitation of the existing buildings in the downtown area. (Medium Priority)

Housing Development - Early is not unlike most small, rural Iowa communities. Housing is at a high demand, and homes that are available go fast. Additional housing development within the community may create additional housing opportunities for new or existing households. (Medium Priority)

Planned or Potential Activities

Apply for CDBG funds for stormwater improvements - Applying for funding to assist with stormwater improvements will allow the city to complete these repairs with less of a burden on the city's residents. This project is a need of the community, but with other large projects going on within the community, additional outside funds are necessary for this project to move forward. (High Priority)

Apply for CDBG funds for housing rehabilitation - Early may apply for funds to assist LMI families who own their homes with rehabilitation efforts. (High Priority)

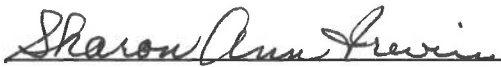
Apply for CDBG funds for housing down-payment assistance - Obtaining funds for down-payment assistance will make the possibility of owning a home in Early a possibility for all households, including those that are LMI. (High Priority)

Job creation and retention - Work with regional partners and economic developers to attract new, well-paying jobs to the community. (Medium Priority)

Water System Improvements - The city's current water system is undergoing major improvements which will fix mains prone to breaks and replace the city's aging water treatment plant. (High Priority)

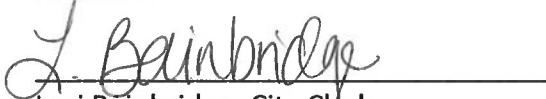
With still no one wishing to comment, the Public Hearing was closed at 7:09 PM.

Signed:



Sharon Irwin, Mayor

Attested:



Lexi Bainbridge, City Clerk