

CITY OF BELLEVUE
NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF THE
PROPOSED 2024-2028 CDBG CONSOLIDATED PLAN AND 2024 ACTION PLAN

TO ALL INTERESTED AGENCIES GROUPS AND INDIVIDUALS:

The City of Bellevue, in consultation with local service providers, agencies, and individuals, has prepared and will submit the 2024-2028 Consolidated Plan and 2024 Action Plan of Activities for Community Planning and Development Programs including the Community Development Block Grant (CDBG) to the U.S. Department of Housing and Urban Development (HUD) in accordance with regulations at 24 CFR Part 91 governing consolidated submission for community planning and development programs.

A public hearing for the purpose of obtaining public comments on the draft 2024-2028 Consolidated Plan and 2024 Action Plan is scheduled for:

Tuesday, August 6, 2024, at 6:00 PM during the Bellevue City Council meeting
in the City Council Chambers, 1500 Wall Street, Bellevue, Nebraska, 68005.

The location of the public hearing is wheelchair accessible. If special accommodations for persons with disabilities or non-English speaking persons are needed, please contact the City Clerk at (402) 293-3007 no later than August 2, 2024.

The Consolidated Plan identifies community development needs, goals, and priorities for Bellevue, and contains a housing and homeless needs assessment, a housing marketing analysis, and a strategic plan. The Action Plan addresses the intended use of an estimated \$315,504.00 in entitlement grant funds under the Community Development Block Grant (CDBG) and identifies community development priority needs, objectives, and activities to be implemented during FY 2024-2025. All proposed activities are subject to approval and final adoption by the Mayor and the Bellevue City Council during the August 6, 2024, city council meeting. The following table summarizes the proposed allocations for planned activities in FY 2024-2025:

PUBLIC FACILITIES AND IMPROVEMENTS

City of Bellevue (Harvell Drive Sidewalk Improvement) \$ 73,179.00

HOUSING

Habitat for Humanity of Sarpy County (Home Repair Program) \$ 50,000.00

PUBLIC SERVICE

Bellevue Public School (Family Literacy Program) \$ 20,000.00

Lift Up Sarpy County (Bellevue Emergency Community Response) \$ 13,662.50

All Seasons Foundation (Assistance for Vulnerable Adults & Seniors) \$ 13,662.50

ECONOMIC DEVELOPMENT

Bellevue Economic Enhancement Foundation (Small Business Assistance Fund) \$ 50,000.00

OTHER ACTIVITIES/CAPACITY BUILDING

Housing Foundation of Sarpy County (Housing Development Director) \$ 40,000.00

ADMINISTRATION & PLANNING

Program Administration \$ 55,000.00

TOTAL \$ 315,504.00

The proposed Consolidated Plan and Action Plan are available for review at the following locations:

- Bellevue City Hall, City Clerk's Office, 1500 Wall Street, Bellevue, NE 68005.
- Bellevue Public Library, 1003 Lincoln Road, Bellevue, NE 68005.
- Bellevue Public Housing Authority, 8214 Armstrong Circle, Bellevue, NE 68005.
- Bellevue Public Schools Lied Activity Center, 2700 Arboretum Dr, Bellevue, NE 68005.
- City of Bellevue website at www.bellevue.net

Questions, comments or suggestions are encouraged concerning the 2024-2028 Consolidated Plan and 2024 Action Plan and will be accepted until the time of final approval at the August 6, 2024, City Council meeting. All interested parties may submit written comments to the City of Bellevue, Attn: Abby Highland, CDBG Program Specialist, 1500 Wall Street, Bellevue, NE 68005; by email at abby.highland@outlook.com; or contact by phone at (402)293-3000. The approved Consolidated Plan and Action Plan will be submitted to the U.S. Department of Housing and Urban Development on or before August 15, 2024.

2024-2028 Bellevue CDBG Consolidated Plan Summary of the Strategic Priorities & Goals

Priority Need #1: Maintain and Increase Affordable Housing Opportunities. To maintain the availability and affordability of current housing market stock while developing opportunities to expanding affordable housing opportunities through partnerships.

- a. Support efforts to ensure adequate supply of affordable housing units in a range of types and sizes for all income levels in high resource areas.
 - i. Support a variety of housing programs to defray the costs of rental housing or home ownership, marrying financial tools such as historic preservation and opportunity zones.
 - ii. Investigate new funding sources to bring into Bellevue for housing and neighborhood revitalization.
 - iii. Review possible developer incentives to increase development of affordable housing and meet with necessary partners to develop, prepare, and adopt incentives.
 - iv. Work with City officials and departments to review current criteria for determining city project need to include accessibility and housing issues.
- b. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing.
 - i. Fund a minor home repair and implement a preference for projects in low opportunity census tracts identified in the analysis.
 - ii. Develop an owner and rental housing rehabilitation program to ensure the preservation of existing housing in the community.
 - iii. Develop programs and assistance to address housing accessibility modification needs.
 - iv. Work with partners to develop and fund a lead-based paint and radon testing and abatement program to ensure the safety of existing housing structures.
 - v. Research the opportunity for a demolition/replacement housing program properties identified as deficient and uninhabitable causing a safety concern for the community.
- c. Identify opportunities to safeguard current and future zoning ordinances to encourage the development of affordable housing stock as well as utilize occupancy requirements that do not hinder fair housing choice.
 - i. Increase infill development opportunities by reviewing regulations and best practices to identify possible changes to the current regulations and develop proposals.
 - ii. Research and assist with the development of a land bank program for the purpose of securing land and distressed properties for future development.
 - iii. Research opportunities to increase the percentage of newly constructed housing units that are affordable and accessible to people with disabilities.
- d. Improve homeowner and renter knowledge through financial literacy, promoting equitable access to programs, and assistance for the disabled, elderly, and LEP community.
 - i. Increase access to consumer education in culturally appropriate context, to reduce homeownership and lending disparities.

- ii. Expand the City’s community outreach and educational efforts regarding tenant/landlord rights by providing education materials and training opportunities.
- iii. Identify partners, specifically lending agencies, to assist with reviewing current lending concerns to identify areas of opportunities for education and assistance.
- iv. Develop innovative ways to highlight existing programs available in Bellevue and review programs offered in the metro area to determine the feasibility and possibility of offering the programs in Bellevue and Sarpy County.

Priority #2: Improve the availability and accessibility to public infrastructure. To rehabilitate, expand and improve infrastructure in established business and residential areas within city limits to promote and encourage redevelopment and reuse of available sites in the creation of a suitable living environment.

- a. Improve and expand the availability and sustainability of public facilities and infrastructure in previously developed areas of the community.
 - i. Support revitalization efforts for public facilities improvements that create expanded economic development opportunities and leverage outside funding.
 - ii. Address public facilities that are not up to code standards to create sustainable neighborhoods and remove barriers to accessibility.
- b. Identify prospects to address Bellevue’s aging infrastructure and necessary updates to ensure all residents have accessibility to services.
 - i. Continue to work with the City of Bellevue ADA Committee to review current status of ADA Transition plan and infrastructure needs in the community along with identifying funding sources for assistance.
 - ii. Complete ADA ramp remediation, sidewalk improvements and crossing, and bikeway infrastructure improvements in address increased transportation connectivity and options.
 - iii. Advocate for the development of an integrated transit system with available and reliable public transportation from affordable housing to areas of commerce and employment.

Priority #3: Encourage economic development through business growth and job creation. Promote business development and creation to increase job opportunities as well as aid with the development and expansion of employment opportunities and job training for residents.

- a. Increase rehabilitation of existing commercial building to encourage growth and redevelopment of current commercial corridors.
 - i. Aid building owners to address code violations, infrastructure requirements, and façade improvements.
 - ii. Research and develop opportunities for a business loan program to support start-up and microenterprise businesses.
- b. Increase employment opportunities for residents through new development and expansion of existing business and assistance with existing job opportunities.
 - i. Help with the development of new business and the expansion of existing businesses.
 - ii. Review available employment opportunities and work with businesses to develop and implement job training to fill existing openings.
- c. Assist with the identifying the need and expanding accessibility and availability of transportation options.

- i. Continue to work with community partners to identify areas of need for transportation options.

Priority #4: Increase and Expand Public Service Availability. To provide support and assistance for the development and expansion of public service with community partners to address underserved needs in the community.

- a. Increase and expand public services that address demonstrated residential needs of low- and moderate-income residents with particular emphasis on children and youth, unemployed and under-employed individuals as well as people with special needs such as the elderly and persons with a disability.
 - i. Identify community partners and support efforts to create or expand public services that support identified needs in the community.
- b. Increase the overall knowledge and understanding of fair housing with the community's developers, real estate professionals, financial institutions, elected officials, and residents.
 - i. Identify interested partners to facilitate fair housing workshops for landlords and housing providers.
 - ii. Share and distribute fair housing information for renters.
 - iii. Work with local multi-family housing providers to provide information and education about fair housing to management officials and tenants.
- c. Provide opportunities to alter the perceptions of community exclusion and diffuse opposition to affordable housing through knowledge and education.
 - i. Research proactive marketing strategies to enhance community image and identify community stakeholders to assist with development of community strategies to propel movement forward.
 - ii. Identify possible funding sources to assist with marketing strategies specific for the community.

Priority #5: Administration of CDBG Program. To continue to maintain and administer a successful CDBG Program.

- a. Successful administration of the CDBG programs.

2024 ACTION PLAN FUNDING RECOMMENDATION

Applicant/Project	Recommended Funding
Public Facilities and Improvements	
City of Bellevue – Harvell Drive Sidewalk Improvement Request funding to implement construction of sidewalks and ADA-compliant curb ramps to provide safe pedestrian travel routes along Harvell Drive and Chateau Drive and connectivity for residents in CDBG LMI areas 7 and 8.	\$ 73,179.00
Housing	
Habitat for Humanity of Sarpy County – Home Repair Program Request funding to provide funding for critical home repairs to low- and moderate-income owner-occupied households within Bellevue city limits to address health and safety risk.	\$ 50,000.00
Public Services	
Bellevue Public School – Family Literacy Bellevue Request funding to benefit LMI adults with acquiring English proficiency to support their children’s educational needs and increase opportunities for employment.	\$ 20,000.00
Lift Up Sarpy County – Bellevue Community Response & Outreach Request funding to support community response and services for families with elementary and middle school aged children with service, technology access, and parenting resources	\$ 13,662.50
All Seasons Foundation – Assistance for Vulnerable Adults & Senior Citizens Request funding to assist with public service programs for vulnerable adults including seniors, homeless, and those with special needs in Bellevue with access to services and transportation in Bellevue.	\$ 13,662.50
Economic Development	
Bellevue Economic Enhancement Foundation – Bellevue Chamber Small Business Assistance Request funding to set up an assistance fund to help small businesses with resources to make improvements and expand employment opportunities.	\$ 50,000.00
Other Activities/Capacity Building	
Housing Foundation of Sarpy County – Development Director Request funding to support the employment of a Development coordinator whose primary duties will be to build relationships with potential partners and garner support for affordable housing all within Bellevue.	\$ 40,000.00
Administration and Planning	
City of Bellevue - Administration Request funding for general management, oversight, coordination, and staff expense for the CDBG program.	\$ 55,000.00
Total CDBG Funding	
	\$ 315,504.00