

City of Iowa City, IA

Neighborhood and Development Services 2020 Annual Report

City of Iowa City
410 E. Washington Street,
Iowa City, Iowa 52240

www.icgov.org/NDS





Mission

Neighborhood and Development Services (NDS) works to create community and find solutions that promote healthy neighborhoods and a vibrant business community.



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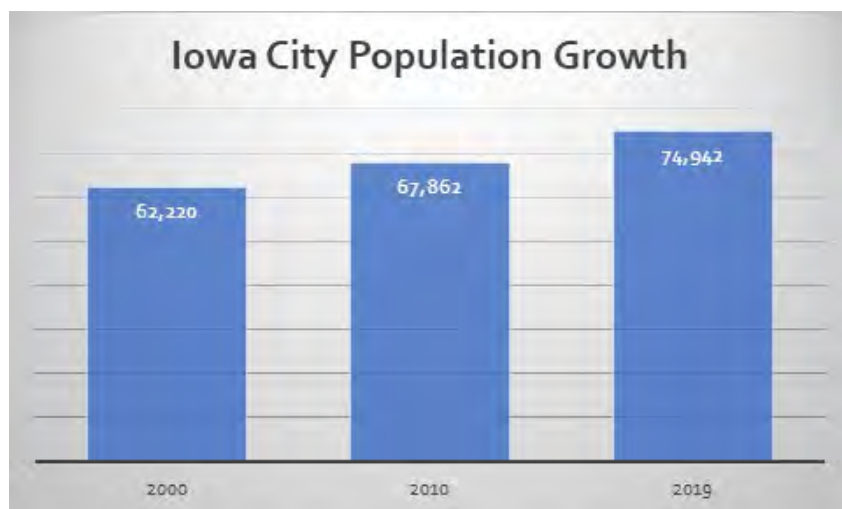
About Iowa City, Iowa

Iowa City is a dynamic and growing community with quality medical care facilities, superior educational opportunities and stellar recreational and cultural amenities.

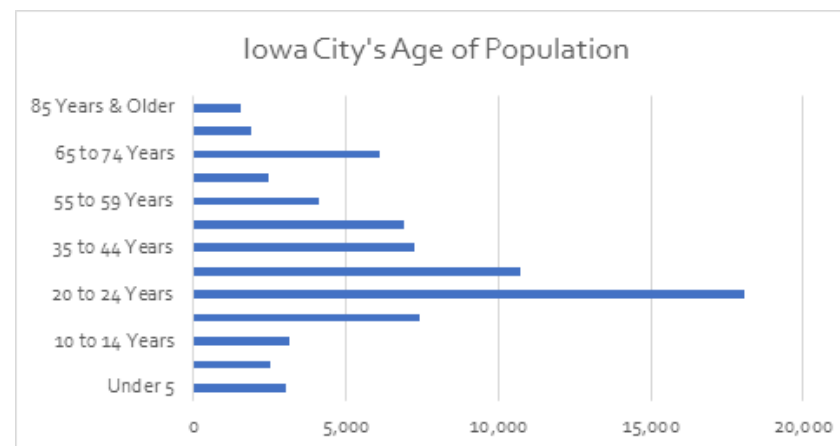
Community Profile

Location and Demographics

Iowa City serves as the County seat for Johnson County, and lies at the intersection of Highways 80 and 380 – approximately 115 miles east of Des Moines, 20 miles south of Cedar Rapids and 55 miles west of Davenport (Quad Cities). With a **population of 67,862**, the city is positioned at the southern end of the Iowa City-Cedar Rapids region, which has a combined population of over 450,000. Since 2010, Iowa City experienced a 10.4% increase in population and currently anticipates a projected **growth to 99,766 over the next 25 years** (an increase of over 24,800 residents).



Sources: US Census 2000, 2010, ACS 2019



About Iowa City, Iowa

Due to the large student population at the University of Iowa, the urbanized area has proportionally more residents between 20 and 24 than other urbanized areas in the state. Cities in the urbanized area have become more racially and ethnically diverse in recent years. Iowa City and Johnson County are generally more racially diverse than Iowa as a whole, but still have a majority White population.

Post Secondary Education, Fall 2020 # of Students

University of Iowa (a Big 10 University) 31,730

Kirkwood Community College - Iowa City Campus 822*

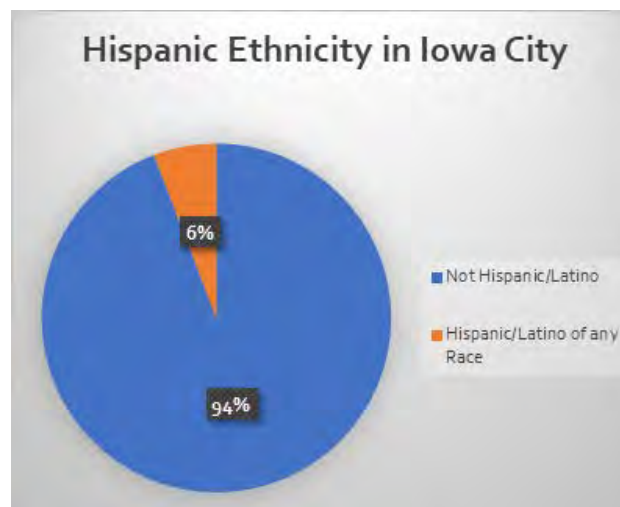
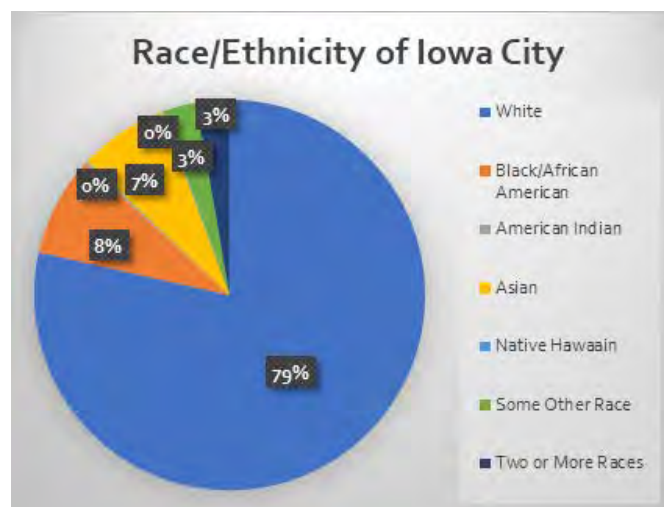
*Kirkwood's Iowa City campus had an enrollment of 2,189 in Fall 2019. Online classes due to COVID impacted student numbers (Source: Dean's Office, Iowa City Campus).

Language use in Iowa City % of Population

Speak Language other than English 16.30%

Speak English less than "very well" 5.20%

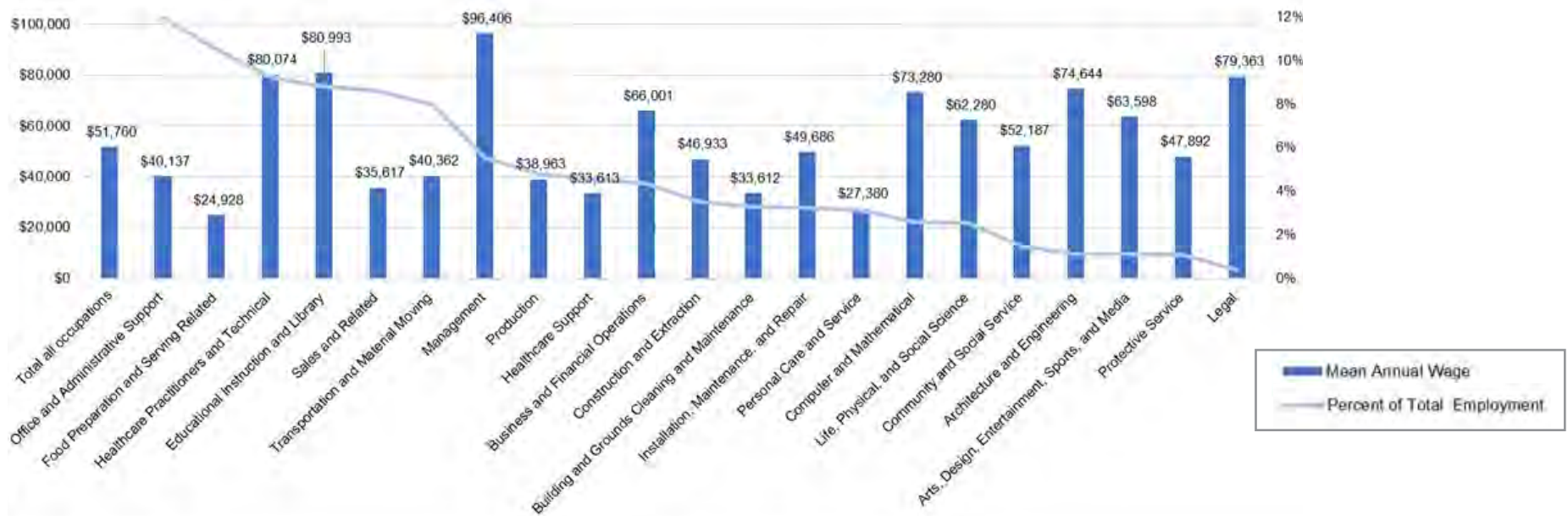
Common languages the City provides translations for: Spanish, French, Mandarin, Arabic



Sources: US Census 2000, 2010, ACS 2019

About Iowa City, Iowa

Johnson County Mean Annual Wage and Percent of Total Employment:



Employment

Iowa City's major employers are a mix of corporate headquarters, health care and education, with the city's top employer being the University of Iowa. Iowa City is home to national and international Fortune 500 companies, small, family owned businesses and emerging and advancing entrepreneurs representing multiple industries.



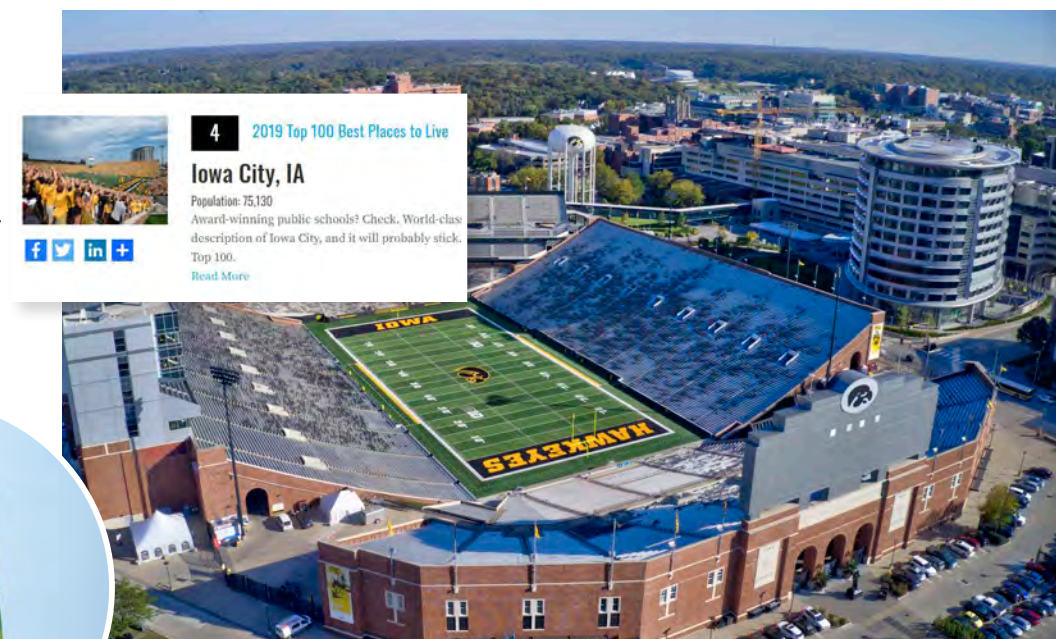
Principal Employers - 2020

	# of Employees
University of Iowa & University of Iowa Hospitals and Clinics	29,860
Iowa City Community School District	2,289
Veterans Administration Medical Center	2,119
Hy Vee Inc.	1,348
Mercy Hospital	1,048
Proctor and Gamble	976
ACT Inc.	885
City of Iowa City	731
NCS Pearson	719
Johnson County	612

About Iowa City, Iowa

Iowa City Area 2020 Recognition and Accolades

- + Ranked **#1** for **Best College Town in America** (Reviews.org)
- + Named **One of the Best Cities for Creatives** (Thrillist.org)
- + Ranked **#4 Best Place to Live in America** (Liveability.com, 2019)
- + Iowa City earned the **top score for municipal support of LGBTQ rights** (Human Rights Campaign's 2018 Municipality Equality Index)



Fast Facts

- + Total Area: **25.1 square miles**
- + Median Household Income: **\$49,075**
- + Persons Living in Poverty: **9.3%**
- + Number of Households: **30,568**
- + Number of Housing Units: **33,254**
- + Owner-Occupied Units: **52.3%**
- + Rental-Occupied Units: **47.7%**
- + Median Value of Owner-Occupied Housing Units: **\$215,100**
- + Homeowner Vacancy Rate: **1.8%**
- + Rental Vacancy Rate: **4.1%**
- + Median Gross Rent: **\$967**



Sources: US Census Bureau, ACS 2015-2019 5-year estimates

NDS Overview

Neighborhood and Development Services (NDS) Administration is responsible for oversight and support of the department's four operating divisions, Administration, Development Services, Neighborhood Services (including the Housing Authority), and the Metropolitan Planning Organization of Johnson County (MPOJC).

At Glance

FY20 Budget	\$19,058,153
Employees	44.55 FTE

NDS Management Team (Total 44.55 FTE, Includes 1.30 FTE Administration)



Tracy Hightshoe
Director



Yvette Dolezal
Development Services Assistant

Development Services (13.30 FTE)

Neighborhood Services (24.75 FTE)

Metropolitan Planning Organization of Johnson County (5.20 FTE)



Danielle Sitzman
Development Services Coordinator



Erika Kubly
Neighborhood Services Coordinator



Kent Ralston
Executive Director and IC Transportation Planner

Building Inspection



Tim Hennes
Senior Building Inspector

Housing Inspection



Stan Laverman
Senior Housing Inspector



Emily Bothell
Senior Transportation Engineering Planner

Urban Planning



Anne Russett
Senior Planner

Iowa City Housing Authority



Steven Rackis
Housing Administrator

Development Services

The Development Services Division is responsible for facilitating the development process from Comprehensive Planning to Annexation, Zoning and Subdivision, Site Plan, Building Permit, Building Inspections, and Final Certificate of Occupancy. The Division is also responsible for zoning code related inspections and enforcement; local administration of state and federal regulations such as floodplain management regulations; historic preservation programs, administration of the Sign Code, minor modification applications, temporary use permits, and other local permits; research, recommendations, and developing code amendments to address City Council and/or City Manager's Office directives such as the Affordable Housing Action Plan, the Climate Action Plan, and the Equity Toolkit. The Division also interacts regularly with other local organizations such as the Iowa City Downtown District, the Iowa City Homebuilders Association, the Iowa City Area Association of Realtors, and Friends of Historic Preservation.

Urban Planning

The Urban Planning staff promotes sustainable growth and development within the city by applying the vision, goals, and strategies of the Comprehensive Plan (including district plans and master plans for specific sections

of the community) and administers zoning, subdivision and historic preservation regulations. The guiding principle of these regulations and policies are to preserve and enhance the best qualities of the city's existing residential, commercial, and employment areas while promoting new development opportunities that create long-term value for the community. The Division fulfills state statutory requirements pertaining to zoning, development, and historic preservation

The Division provides staffing for the following boards and commissions, which are associated with developmental regulations and zoning. Staffing includes preparation of agendas and information packets, notification letters, minutes, and preparation of ordinances, resolutions and historic preservation certificates related to proposed construction, and attendance at all meetings.

- + **The Planning and Zoning Commission** is charged with holding public discussions and providing recommendations to City Council on development-related applications including Comprehensive Plan updates, annexations and requests for rezonings, subdivisions and code amendments.
- + **The Board of Adjustment** reviews requests for special exceptions, variances and other appeals pertaining to the zoning code.
- + **The Historic Preservation Commission** conducts studies and implements regulations designed to promote the preservation of historic landmarks and districts. The primary duty of the Historic Preservation Commission is to review proposed building projects in historic and conservation districts.

Staffs the following boards/commissions:

- + **Planning and Zoning Commission**
- + **Historic Preservation Commission**
- + **Board of Adjustment**
- + **Board of Appeals**



"August 18, 2020 - New downtown Target store" by Alan Light (licensed under CC BY 2.0)

Development Services

Urban Planning staff work with prospective applicants to review requirements for new development and construction and to create solutions for properties that confront obstacles to development, renovation, or reuse. Once an application is filed, staff reviews the proposal, coordinates feedback from various departments, and writes reports, including recommendations to boards and commissions. Urban Planning staff also participates in design review applications for areas such as the Riverfront Crossings District.

2020 Urban Planning Activity

Overall the current planning case load activity in 2020 for Urban Planning work, such as annexations, rezoning, and platting, was slightly lower than average. However, several in-frequent and multi-year long-range planning projects were also begun. These included the South District Form Based Code development and Southwest District Plan Update. Both processes require significant engagement with the community, data analysis, and drafting of multiple plan documents. In addition, staff also continued to make progress on an updated version of the Fringe Area Agreement with Johnson County. Urban Planning activity is tracked and reported on a fiscal year (July-June) basis.

Annexation, the process by which land is added to the City, occurs infrequently. Over the past 10 years the average is one event adding between 10-20 acres of land. In 2020, a larger annexation occurred of 35 acres on the east central side of the city. This was for the eventual subdivision and development of Community View, a residential subdivision. It was the first annexation to occur since the City's adoption of an affordable housing policy in 2018. The policy requires an affordable housing agree-

Urban Planning Activities

Planning & Zoning Commission	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	Average
Annexations	3	0	1	3	2	1	0	1	0	1	1
Rezoning	15	13	29	19	29	14	20	26	16	6	19
Preliminary Plats	6	5	7	11	9	6	6	11	4	6	7
Final Plats	4	0	0	0	14	18	2	0	6	5	5
Code Amendments	5	13	11	11	3	4	9	5	3	6	7
Comprehensive Plan Amendments	2	0	6	2	2	4	3	3	2	0	2
County Zoning Items	2	1	2	3	2	4	6	0	5	8	3

Board of Adjustment	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	Average
Special Exceptions	11	15	13	11	16	10	8	7	6	13	11
Appeals	1	0	2	2	0	0	1	0	0	0	1
Variances	0	1	1	1	1	0	0	0	0	0	0

Development Activity Metrics	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	Average
Acres Annexed					19.8	18.6	0.0	7.9	0.0	35.29	14
Acres Zoned Residential					125.5	119	13.7	171.0	80.0	72.1	97
Acres Zoned Commercial					85.9	7.98	1.00	0.70	26.90	0	20
Acres Zoned Mixed-Use / RF Crossings					35.1	2.48	25.21	5.08	5.30	2.75	13
Acres Zoned Commercial / Office					85.9	0.98	0.00	0.00	0.00	0.00	14
Residential Lots Final Platted / Created					150	335	23	67	32	83	115
Commercial Lots Final Platted / Created					19	12	0	1	3	0	6

Historic Preservation Commission	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	Average
Project Reviews	71	80	93	108	83	86	90	102	100	96	91
Additional Landmarks	0	2	1	2	1	1	1	6	5	2	2
Additional properties in historic/conservation districts	0	0	39	265	0	0	0	0	0	0	30
Properties rehabed, restored, or converted through adaptive reuse						24	25	30	22	24	25

Development Services

ment be made for any annexation that will result in the creation of ten (10) or more new housing units to ensure that 10% of the total units in the annexed area provide not less than 20 years of affordability including but not limited to transfer of lots/unit to the City or an affordable housing provider; fee-in-lieu; and/or participation in a State or Federal housing program. The Community View subdivision is anticipated to provide approximately 171 total new housing units, 17 of which are affordable once built.

The largest decrease in current planning case type was for the changing of allowed uses of a property through the rezoning of land. Only six (6) rezonings were completed in 2020 compared to the 10-year average of 19. This may be the effect of several previous years of abnormally heavy rezoning activity occurring in 2013-2018 during which the City itself initiated several rezonings to implement a master plan for the Riverfront Crossings area and the adoption of the Riverfront Crossing Form Based Code. The decline over time of land area rezoned to a commercial or office districts and the increase in land rezoned to mixed use zoning also reflects the Form Based Code adoption.

Individual lots are created via the subdivision platting process. New first-time development of vacant land usually requires land to be platted to create lots while re-development often occurs on already created lots. Platting activity in 2020 was normal, but well below 2015-16 levels, except for a significant increase in subdivisions occurring outside of the City in unincorporated Johnson County. Such activity is regulated through a shared agreement with the County called the Fringe Area Agreement

(FAA). However, due to recent changes in the County's Comprehensive Planning and Future Land Use Map that increased areas for residential and commercial development in the County near the City, many of the applications in 2020 were out of compliance with the existing agreement. In 2020, Staff began the process to update the FAA. This included analysis of past land use patterns and projection of future growth patterns. Historically, most undeveloped land is not annexed into the City by its owner until just prior to its development. Property tax rates are usually lower in the unincorporated County and land is often used for agricultural purposes up until the time that is sold for development. Additionally, unlike other cities, the 2008 recession did not result in a large inventory of improved but not developed lots in Iowa City.

Iowa City has thirteen (13) Historic Preservation or Conservation Districts which were established beginning in the mid 1980's. Districts range in size from one to more than twenty (20) blocks in size. The last District was established in 2014 as the Goosetown/Horace Mann Conservation District. Throughout these years and since 2014 historic preservation activity has continued in the form of historic landmark designation individual properties. Several landmarking applications were started in 2020 including properties on North Clinton Street and E. College Street. Once designated, exterior changes to properties located within a District or landmarked are reviewed by the Historic Preservation Commission. To support properties designated as historic the City provides grants and loans of up to \$5,000 per property per project for qualified exterior rehabilitation or preservation projects

under the Historic Preservation Fund Program. The Program is funded with \$40,000 from the General Fund annually and fully utilized each year.

In 2020 the Downtown Historic Survey project continued. The survey provides valuable information on the historical and physical character of the area and includes an inventory of properties, identifies their historic significance, outlines recommendations on historic district boundaries, and explains incentives available to property owners of historic structures. After the completion of the downtown historic survey, the City moved forward with a nomination to the National Register of Historic Places. Listing in the National Register of Historic Places is an honorific designation with economic benefits, such as tax credits. Designation does not protect properties, nor does it regulate changes made to a building.

In 2020 several changes to the City's Zoning laws were also adopted. These included an expansion



Development Services

of the boundary of the West Riverfront Form Based Code Sub-District, two code changes to add additional flexibility for historic properties reuse and preservation, and reduction in the required amount of parking for some small-scale commercial areas near developed residential neighborhoods.

Building Inspection

The Building Inspections Services staff is responsible for facilitating the Site Plan review process, Building Permit review, Building Inspections and Final Certificates of Occupancy. Building Inspection Services is also responsible for enforcement of codes and ordinances regulating the protection of the public health, safety and general welfare as it relates to the built environment and maintenance of existing structures. Review and issuance of all permits for new construction, additions, alterations, repairs and signs is a key function. Building Inspections Services enforces the following construction codes:

- + **2018 International Building / Residential Code** (adopted with local amendments)
- + **2018 International Mechanical Code** (current state adopted code)
- + **2018 Uniform Plumbing Code** (current state adopted code)
- + **2018 International Fire Code** (adopted with local amendments)
- + **2017 National Electrical Code** (current state adopted code)



Total Value of Construction (in millions)

10 Year Average	CY 2011	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017	CY 2018	CY2019	CY2020
\$184.4	\$81.7	\$169.2	\$184.9	\$152.6	\$138.3	\$388.4	\$216.8	\$192.8	\$231.5	\$87.3
	-14.9%	107.1%	9.3%	-17.5%	-9.4%	180.8%	-44.2%	-11.1%	20.1%	-62.3%

- + **2012 International Energy Conservation Code** (current state adopted code)
- + **Accessibility Code** (current federal and state adopted code; local amendments for visitability/adaptability)

Development Services

In addition to the above codes, the Building Inspection Services Office enforces the Zoning, Sign, Nuisance, Noise, Site Plan design regulations, Floodplain Management and Construction Site Runoff Ordinances, and provides key staff support for the Design Review Committee.

Building Inspections Services provides staffing for the Board of Appeals. The Board of Appeals hears and decides appeals of orders, decisions or determinations made by City staff relative to the application and interpretation of the Iowa City Building, Electrical, Mechanical, Plumbing, Fire and Housing Codes.

2020 Permit Activity

Iowa City requires building permits for new building construction and most existing building repairs and remodel projects. Data regarding the type of project and its valuation is collected at that time. Valuation is not building permit fee revenue or market value, but the estimated average construction cost of a project based on a standardized per square foot estimate using typical construction practices. Building permit activity is tracked and reported on a calendar year basis.

The 2020 construction year was significantly disrupted by the COVID19 pandemic which affected labor and manufacturing, disrupted supply chains, raised construction material costs, and created economic uncertainty for builders and buyers. In addition, a regional severe wind storm event during mid-August also put additional pressure on building material supplies.

1,845 total permits were applied for in calendar year 2020. This included construction related permits as well as site plan, sign, liquor, and temporary use permits. This is

a decrease from the 2,212 permits applied for in 2019 and below the 10-year average of 2,371 applications. **\$87.3 million total value** was reported for all permits in calendar year 2020. Overall, 2020 was the worst year in project valuation reported since the three years immediately following the Subprime Mortgage Crisis and Great Recession of 2008. There was a 62% decline in project values undertaken in 2020 from the previous year, and \$97 million dollars less than the 10-year average valuation.

While permit activity in 2020 shows a noticeable decline, there was an equally unusual increase in the previous years 2016-2018. During that timeframe construction activity jumped to more than \$388 million, more than double the previous 10-year average at the time of \$135 million. These swings in activity largely reflect development interest in the Downtown and Riverfront Crossings area. In 2020, these areas remained active with three projects in various stages of the planning process (Capstone on East Prentiss Street, Gilbane on South Dubuque Street, and the West Riverfront on Myrtle Avenue). In addition, the construction phase on large projects often also spans several calendar years. The current 10-year average valuation is \$184 million.

Historically, Iowa City building permit activity is dominated by construction of three main categories:

1. **Single-family Detached and Attached (Duplex) Home Building:** 97 new single-family detached dwellings were applied for in calendar year 2020. This is up from the 80 units applied for in 2019 but is down from the 132 units which is the 10-year average.

For nearly the past 20 years, new single-family detached home construction has proceeded at about

Total 2020
permit value
**\$87.3
million**

1,845
Total permits
applied for
in 2020

A decrease from 2,212 in 2019,
below 10-year average of 2,371

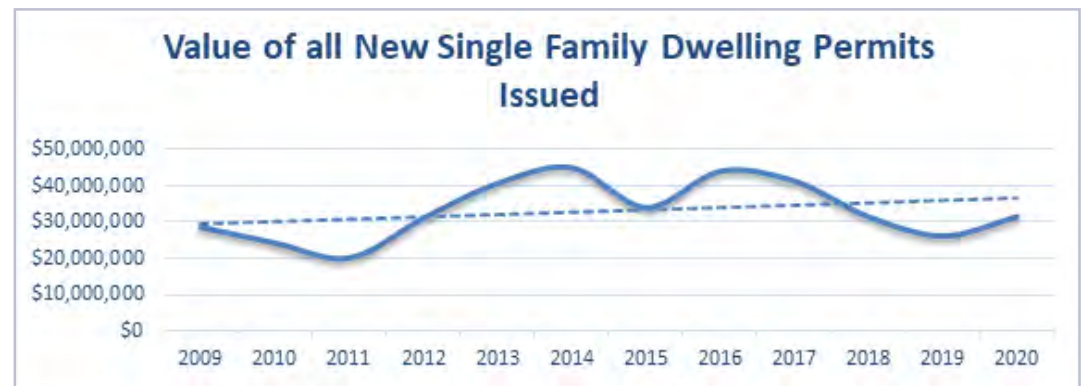
Development Services

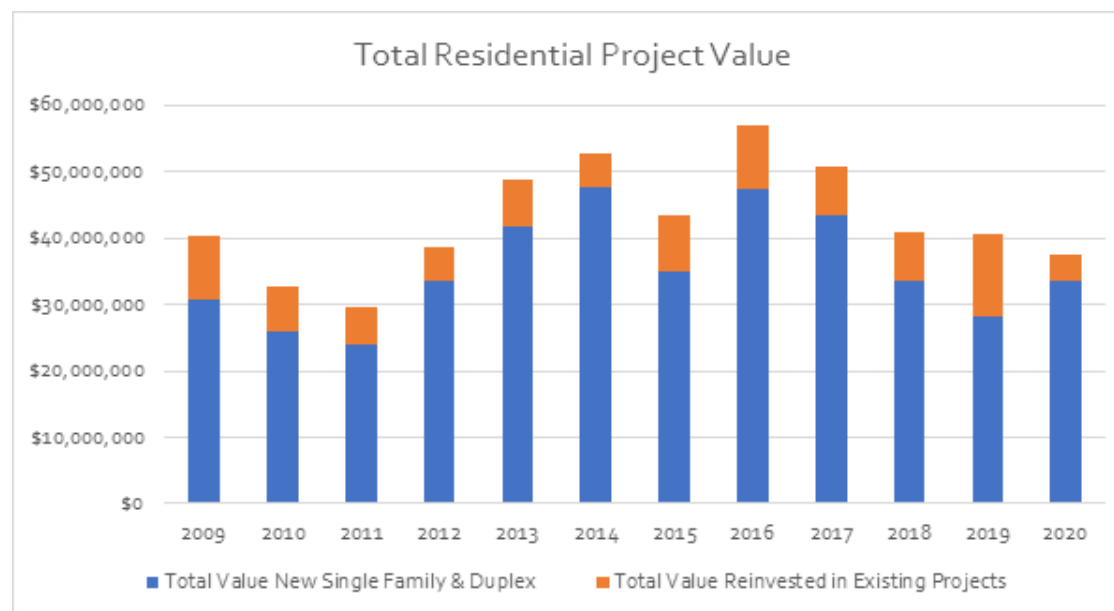
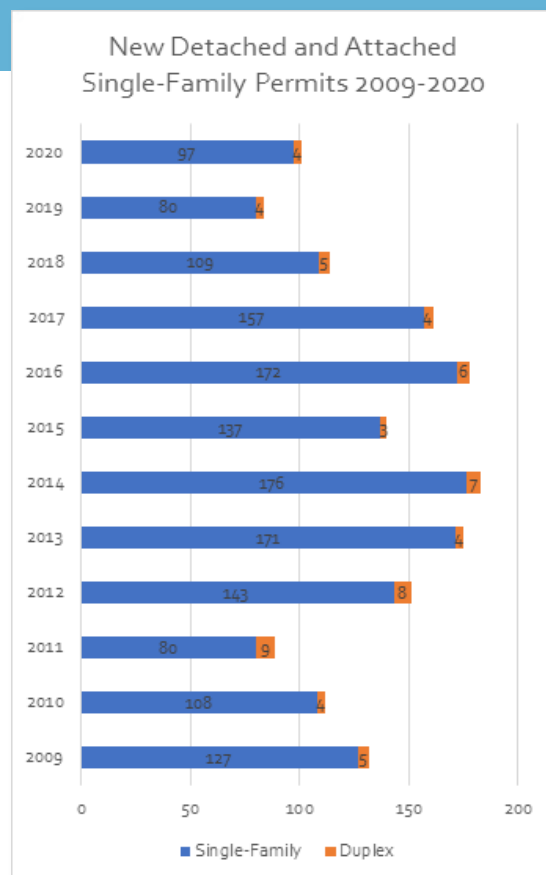


the same pace, averaging 136 new units per year (minimum of 80 units in 2011, maximum of 193 units in 2003) and total project value of \$32 million. 2020 activity was generally consistent with this pattern, producing 97 units valued at \$31 million. Unit production has been slowly declining every year since 2016.

New duplex construction is a small portion of the new single-family housing total. Only **four (4) permits for duplex construction** were applied for in 2020 for a total of 8 dwelling units. The average number of duplex permits per year from 2009-2020 is five (5). The highest year of duplex permit activity was 2011-2012 with nine (9) and eight (8) permits per year respectively.

Similarly, construction activity on existing residential buildings is a small percentage of the overall residential project valuation per year. Typical valuation **of reinvestment ranges from \$5 million-\$9 million annually**. That's approximately 10-25% of the total amount of residential valuation annually. 2020 saw a dip in this with only \$4 million reported. That follows a remarkably high year in 2019 of \$13 million or 31% of the total valuation.



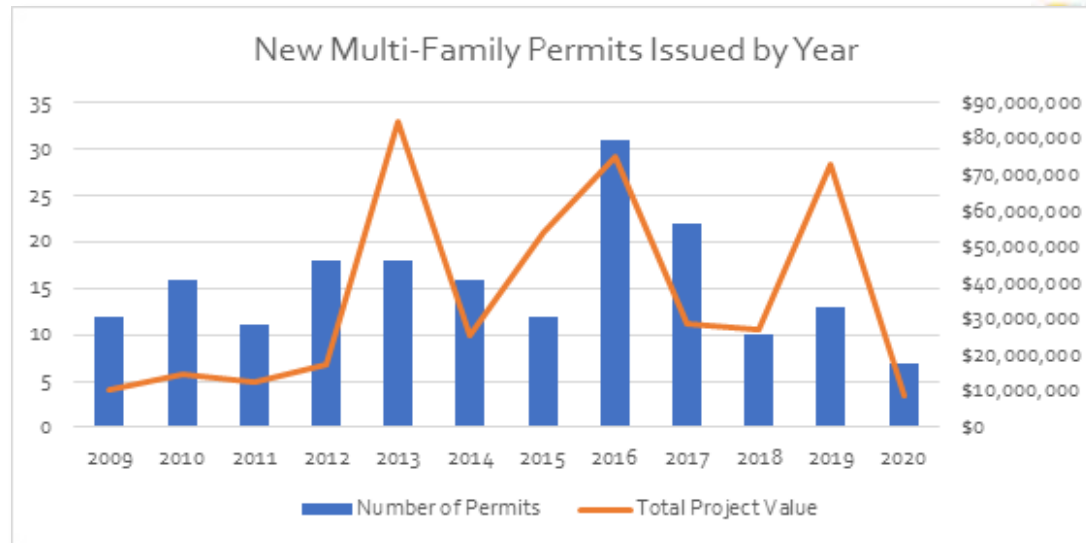


"The Rise at Riverfront Crossings" by Alan Light (licensed under [CC BY 2.0](https://creativecommons.org/licenses/by/2.0/))

2. **New Multi-family Dwelling Construction:** Housing that contains more than two dwellings in one structure is considered multi-family construction. These dwellings may be owned or rented such as townhomes, apartments, or condominiums.

As mentioned in the Urban Planning summary, in 2013-2014 the City initiated several rezonings to implement a master plan for the Riverfront Crossings area and the adoption of the Riverfront Crossing Form Based Code. This is reflected in the uptick in new multi-family construction permits and valuation in 2013-2017 for projects using the new zoning available to them to build new large buildings near downtown. The Riverfront Crossings Form Based Code also continued to encourage the trend for multi-family housing be combined in multi-story buildings with other uses such as retail, office, or hotel and categorized as "mixed-use" structures.

Development Services



The valuation of multi-family or mixed-use projects is more dependent on the scale or location of a development project than the overall number of permits issued. Therefore, the trend line fluctuates more with number of dwelling units than with permit numbers. Such projects often take more than one construction season or permit year to complete with developers finishing one before beginning another resulting in a lumpiness or rise and fall of valuation from one year to the next.

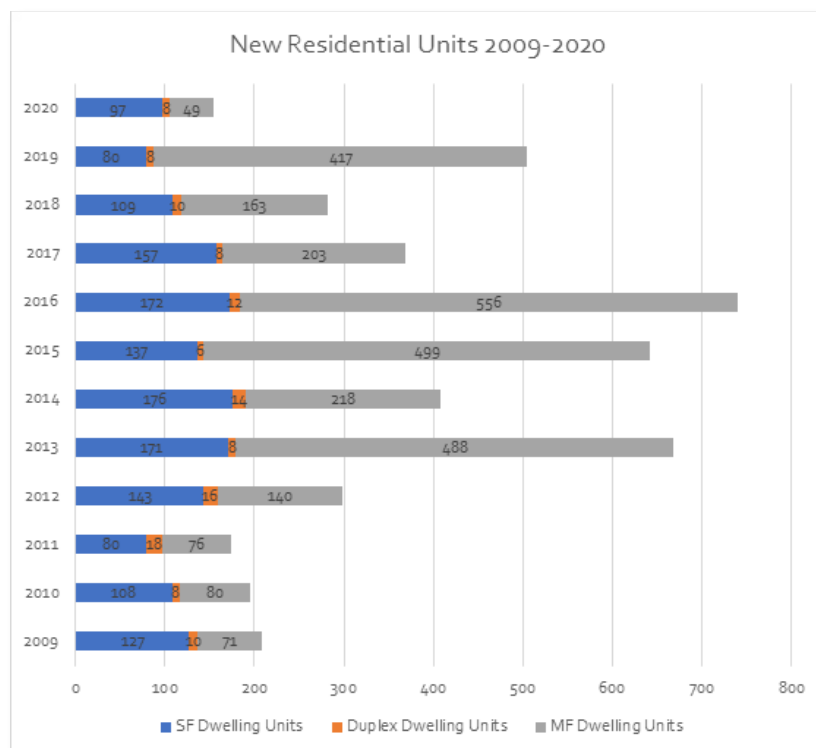
All dwelling types combined:

154 total new dwelling units

(one- and two- family dwellings and multifamily dwellings) were applied for in calendar year 2020. This is well down from the 564 new units in 2019 and the 336 units which is the 10-year average indicating more than the typical lumpiness of project investment.

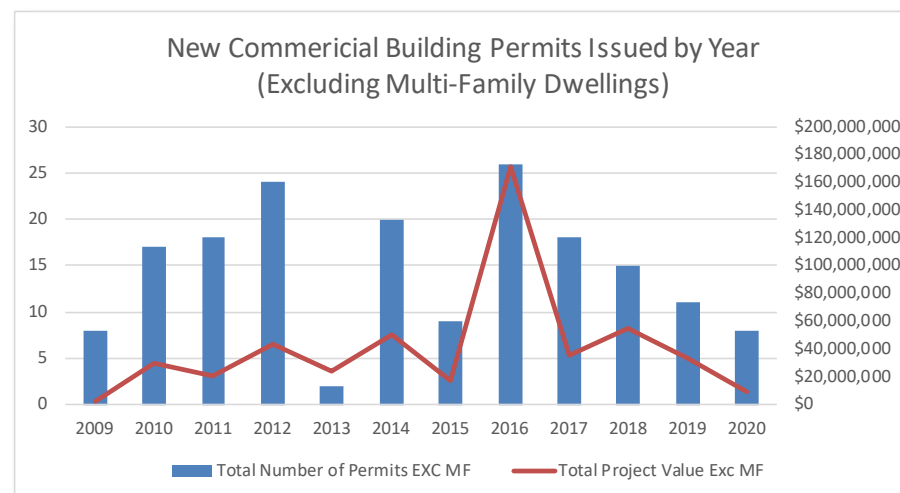


Development Services



Completed	Address	Permit Issued
The Rise (CA Ventures)	435 S. Linn Street	2015
319 Madison (Graves)	316 Madison Street	2015
Riverside West (Hannick)	629 Riverside Drive	2015
Tate Arms (Clark)	912 S. Dubuque Street	2015
Phase 1 (Hodge)	602 S. Dubuque Street	2016
Sabin Townhomes	175 E. Harrison Street	2016
Orchard Court Lofts (Wade)	627 Orchard Court	2017
Phase 2 (Hodge)	620 S. Dubuque Street	2017
The Crossings (Miller)	1301 S. Gilbert Street	2017
Hieronimus Square/The Edge	314 S. Clinton Street	2018
The Crossings (Miller)	1141 S. Gilbert Street	2018
The Crossings (Miller)	1201 S. Gilbert Street	2018
Breckenridge	707 S. Dubuque Street	2018
Del Ray Ridge (THF)	628 S. Dubuque Street	2019
Phase 4 (Hodge)	225 Prentiss Street	2019
The Crossings (Miller)	1121 S. Gilbert Street	2019
Approved-Not Started		
Orchard Court-Part II (Wade)	Benton St/Orchard Ct	2019
Pentacrest Garden Apartments (Clark)	12 E. Court Street	2019
Capstone Collegiate Communities	315 E. Prentiss Street	2020
West Riverfront (K&F)	Riverside Dr/Myrtle Ave	2020
Pending - Zoning/Design Review		
Gilbane Development	700 S. Dubuque Street	2021

- 3. All Other New Commercial Buildings:** All other non-residential construction is considered as the final category of permit activity. This may include retail and services buildings, industrial and manufacturing, healthcare, office, and schools. Like multi-family construction, these projects tend to also be large in scale and value and occur infrequently. The exception recently has been the Iowa City School District's implementation of their 10-year Facilities Master Plan beginning in 2015 to complete construction projects ranging from new school construction to renovation and expansion projects in all 27 schools in the District. In late 2017 voters approved an estimated \$192 million bond package to fund the second half of the approved 10-year Facilities Master Plan with planned completion by 2023.



Development Services



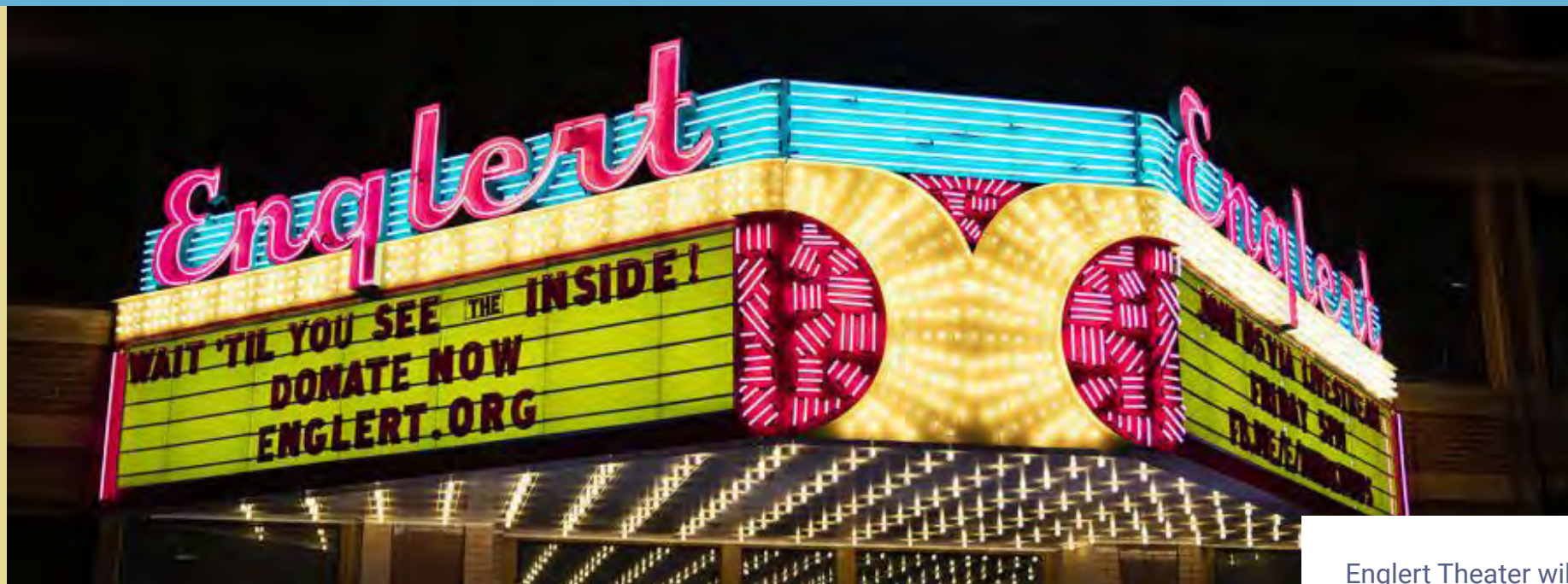
"SE corner of Clinton and Burlington" by Alan Light (licensed under CC BY 2.0)

Highlights

Recent Accomplishments

Our work in planning, zoning, site, design review, and building code and inspection services supported continued development interest in the Downtown and Riverfront Crossings for several projects:

- + **12 E. Court Street** – rezoning to Riverfront Crossings with dedication of Capital Street
- + **The Edge** – hotel, residential and commercial new construction at the corner of Clinton Street and Burlington Street
- + **Augusta Place** – completion of a residential development at 20 S. Gilbert Street
- + **The Crossings** – Phase 4 on S. Gilbert Street
- + **Capstone** – rezoning and design review at Prentiss Street and S. Gilbert Street
- + **Tailwinds** – Historic Preservation and Redevelopment 100 block of College Street
- + **Tenant finish Downtown Target Store**
- + **Englert Theatre renovation**
- + **National Historic District nomination of the downtown**



Other accomplishments include:

- + **Iowa City School District Facilities Master Plan projects** – Southeast Junior High, Shimek Elementary, City High, West High, Lemme Elementary, Tate Elementary, and Weber Elementary
- + **Brewery tenant finish** – Heinz Road
- + **Amazon distribution center renovation**
- + Configuration and implementation of a **new land use and building permit software platform**
- + **Voluntary Historic Landmark designation of four properties**
- + Providing staff lead for the adoption of a **South District Form Based Code**
- + Performing an analysis of the City's growth potential to inform an update of the **City-County Fringe Area agreement**
- + **Drafting code changes to the Riverfront Crossing District for affordable housing requirements**

Englert Theater will be receiving over \$500,000 in State historic preservation tax credits. The recently completed marquee restoration is part of the over-all renovation.

Neighborhood Services

The Neighborhood Services Division is responsible for the administration of various housing services, housing programs and revitalization efforts that focus on sustaining healthy neighborhoods. The Division provides housing inspection services, facilitates communication and outreach services to neighborhood associations and coordinates Iowa City's public art and PIN Grant programs. The City's federal Community Block Grant (CDBG), HOME, Housing Choice Voucher and Public Housing programs are also administered through the Neighborhood Services Division.

Housing Inspection Services

Housing Inspection Services (HIS) works with property owners, managers, and tenants to ensure rental units are in conformance with the Iowa City Housing Code. There are close to 20,000 rental units in Iowa City that get inspected annually or over a two-year period. Housing Code language establishes minimum health and safety standards necessary to promote the welfare of tenants and the general public. HIS also enforces certain zoning ordinances and responds to complaints of nuisance-related ordinance violations such as tall grass and weeds, snow, or inoperable vehicles.

Housing Code Changes – Radon

In January 2020, the City of Iowa City announced a new policy requiring all single family detached and duplex rental properties to be tested for hazardous radon lev-

els as a step towards improved public health. The ordinance, set to go into effect on July 1, 2020, has been delayed due to COVID-19 and will begin July 1, 2021.

The City remains committed to radon testing and mitigation as important health measures. The Iowa Department of Public Health identifies radon as the No. 1 cause of lung cancer among non-smokers. Iowa's indoor radon average of 8 pCi/L (pico-curies per liter) is more than six times the national average. The EPA recommends that all Iowa homes be tested for radon and homes with indoor levels of radon over 4 pCi/L be mitigated.



Due to the pandemic the City has delayed the new radon requirements to reduce contact between staff and public to help limit exposure and the spread of COVID-19. Property owners are encouraged to use this extension to schedule radon inspections and take the steps needed for mitigation while units may be vacant. Radon testing completed throughout this year will be accepted to document compliance with the new radon requirements that will go into effect on July 1, 2021.

Systematic Housing Inspections during COVID-19

Initially during COVID19 all systematic housing inspections were postponed. When inspections were restarting property managers and tenants were allowed to conduct interior inspections using an online self-certification form if they were not comfortable with City Inspectors

Staffs the following boards/commissions:

- + Housing and Community Development Commission
- + Public Art Advisory Committee



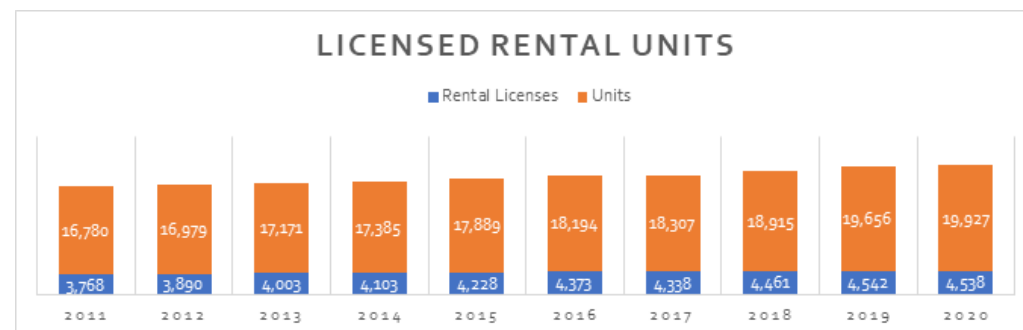
Top and bottom: The Housing Fellowship single family home rentals

entering individual units. Currently most inspections are taking place using COVID-19 protocols which include social distancing of six feet and all parties, if present, wearing a mask.

Neighborhood Stabilization Efforts in University Impacted Neighborhoods

The State Legislature prohibited cities from adopting or enforcing any regulation or restriction related to occupancy of residential rental property that is based upon the existence of familial or nonfamilial relationships between the occupants of such rental property, effective January 1, 2018. This was the principle tool on how many cities, including Iowa City, addressed occupancy of rental properties, especially in neighborhoods surrounding the university.

In response to this change, the City implemented various measures to 1) ensure single family detached structures and duplexes provide healthy and safe living environments for all occupants; 2) maintain neighborhood characteristics and housing options suitable for attracting a diverse demographic in our older single-family neighborhoods; and 3) prevent the overburdening of city infrastructure and operational resources.



GUIDELINES FOR INSPECTIONS PRECAUTIONS DURING COVID-19



In order for City of Iowa City staff to complete an inspection, we ask that you observe the following guidelines:

1. Maintain social distancing. Inspection personnel must keep a foot of space between them.
2. Wear a mask if you intend to be present during the inspection. You may excuse yourself and wait outside while the inspection is completed if you are not comfortable in the presence of others or if you choose not to wear a mask.
3. Our inspectors will be taking precautions to prevent the spread, but we ask that if you have ANY symptoms, please call us at 319-336-2122 and we will reschedule the inspection for at least 14 days after you really go.

Following your inspection, please contact us if you have concerns or if you develop any symptoms.

City of Iowa City
Neighborhood Services - Housing Department
319-336-2122
city.housing@iowacity.org
www.iowacity.org/housing

CY2020 HIS Stats

1,887
neighborhood
complaints

84% resolved in 14 days

19,927
rental permits

Key Dates

12/19/2017

In addition to several zoning and housing codes changes, the City adopted a Rental Permit Cap, Ordinance #17-4734, to prohibit additional rental permits issued for single family or duplex dwellings in neighborhoods that exceeded more than the 30% threshold.

1/1/2018

Effective date of State prohibition on any regulation or restriction related to occupancy of residential property by familial status.

4/23/2019

State prohibits municipalities from adopting or enforcing rental permit caps.

4/29/2019

City adopts rental permit moratorium for the following neighborhoods: Northside, College Green, Bowery, Longfellow, Mark Twain, RFC East, RFC West, Miller/Orchard and Brookland/Roosevelt, Ordinance #19-4793.

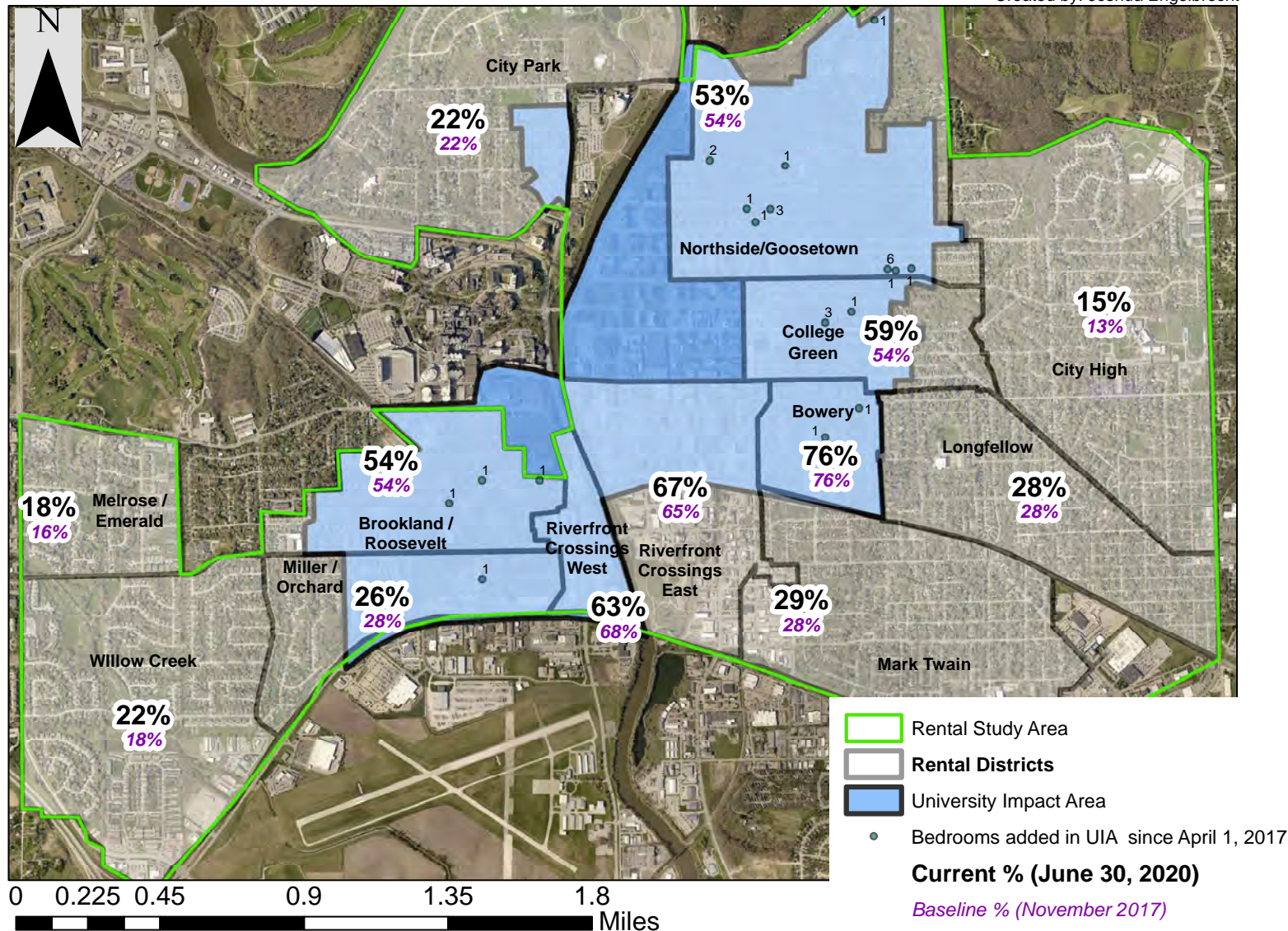
1/21/2020

City repeals rental permit moratorium, Ordinance #20-4819.

The City started tracking the number of rental permits for single family and duplex dwellings in University impacted neighborhoods in November of 2017. As of June 2020, there has been a total addition of 79 rental permits in the University Impact Area, representing a 3.4% increase, an average increase per neighborhood of 0.6%. The following map and spreadsheet highlight the percentage of single family and duplex rental permits in each neighborhood as of June 30, 2020 as well as the from the date we started tracking this information - November 2017.

Percent of Single-Family & Duplex Units with a Rental Permit Iowa City Rental Impact Area - Updated as of June 30, 2020

Created by: Joshua Engelbrecht



Neighborhood Services

Historical Data for University Impacted Neighborhoods

% of Single Family & Duplex Units with a Rental Permit

Neighborhood	November 2017 - Baseline			March 2018			July 2018			January 2019			July 2020			Diff from Nov. 2017 (# rental and % rental)	
	SF/ Duplex Units	Rental SF/ Duplex Units	% Rental SF/ Duplex Units	SF/ Duplex Units	Rental SF/ Duplex Units	% Rental SF/ Duplex Units	SF/ Duplex Units	Rental SF/ Duplex Units	% Rental SF/ Duplex Units	SF/ Duplex Units	Rental SF/ Duplex Units	% Rental SF/ Duplex Units	SF/ Duplex Units	Rental SF/ Duplex Units	% Rental SF/ Duplex Units		
Bowery	238	181	76.1%	238	181	76.1%	238	181	76.1%	237	180	75.9%	241	184	76.3%	3	0.3%
Brookland/Roosevelt	297	161	54.2%	297	161	54.2%	297	161	54.2%	392	161	41.1%	325	175	53.8%	14	-0.4%
City High	1143	153	13.4%	1143	154	13.5%	1143	159	13.9%	1133	156	13.8%	1136	165	14.5%	12	1.1%
City Park	544	117	21.5%	544	119	21.9%	544	123	22.6%	537	115	21.4%	544	117	21.5%	0	0.0%
College Green	365	197	54.0%	365	197	54.0%	365	197	54.0%	361	201	55.7%	370	217	58.6%	20	4.7%
Longfellow	909	258	28.4%	909	267	29.4%	909	272	29.9%	879	259	29.5%	891	253	28.4%	-5	0.0%
Mark Twain	1138	318	27.9%	1138	331	29.1%	1138	341	30.0%	1137	331	29.1%	1133	330	29.1%	12	1.2%
Melrose/Emerald	226	36	15.9%	226	37	16.4%	226	37	16.4%	226	38	16.8%	227	41	18.1%	5	2.1%
Miller/Orchard	310	88	28.4%	310	93	30.0%	310	95	30.6%	302	86	28.5%	327	86	26.3%	-2	-2.1%
Northside Goosetown	1200	646	53.8%	1200	646	53.8%	1200	646	53.8%	1180	622	52.7%	1190	636	53.4%	-10	-0.4%
Riverfront Crossings East	43	28	65.1%	43	28	65.1%	43	28	65.1%	40	27	67.5%	43	29	67.4%	1	2.3%
Riverfront Crossings West	25	17	68.0%	25	17	68.0%	25	17	68.0%	120	16	13.3%	19	12	63.2%	-5	-4.8%
Willow Creek	765	135	17.6%	765	142	18.6%	765	148	19.3%	684	109	15.9%	785	169	21.5%	34	3.9%
																79	0.6%

Neighborhood Services



Housing Authority

The Iowa City Housing Authority (ICHA) acts as a community leader for affordable housing, family self-sufficiency, and homeownership opportunities. We provide information and education, housing assistance, and public and private partnership opportunities.

Housing Choice Voucher Program

ICHA administers a total of 1,388 vouchers consisting of 1,191 through the Housing Choice Voucher Program (HCVP), 95 Veterans' Supportive Housing (VASH), 78 Mainstream Vouchers, and 24 Project-Based Vouchers for Cross Park Place. These vouchers serve households not only in the City of Iowa City, but also throughout

Voucher Assistance	# of Vouchers
Housing Choice Vouchers	1,191
Veterans Supportive Housing (VASH)	95
Mainstream	78
Cross Park Place Project Based Vouchers	24
Total	1,388

Johnson County, Iowa County, and Washington County North of Highway 92.

- ICHA's voucher utilization rate was 98% in 2020 for HCVP, VASH, and Cross Park Place. This indicates that ICHA is maximizing Iowa City's allocation of vouchers which has achieved us "High Performance" status. In comparison, statewide average utilization rate was 87% (Center for Budget and Policy Priorities -09/1/2019-12/31/2020).
- In 2019, ICHA continued its partnership with Shelter House with the addition of 60 Mainstream Vouchers which serve persons experiencing homelessness with a disabling condition. In 2020, 18 additional Mainstream Vouchers were received.
- ICHA paid out \$8,060,550 in Housing Assistance Payments during 2020. This primarily consists of payments to local landlords who rent to voucher holders, but also includes escrow savings deposits for Family Self-Sufficiency participants.

98%
**ICHA voucher
utilization rate**

(87% statewide
average)



During 2020:
\$8,060,550
**ICHA Housing
Assistance Payments**

Neighborhood Services

Voucher Distribution Throughout Jurisdiction:

Of the total active vouchers, 868 are utilized in Iowa City (69%), 193 are utilized in Coralville (15%), and 109 are utilized in North Liberty (9%). The data is based on a point-in-time count as of February 18, 2021.

January 14, 2021 Point-in-Time Count:

Only six (6) of the total 1,298 assisted households are reporting Family Investment Program (FIP) as the sole source of household income. FIP provides temporary financial and other assistance to low income families with children while they move toward self-sufficiency. This amounts to <1% of all currently assisted households.



Public Housing and City-Owned Affordable Housing

Public housing provides decent and safe rental housing for low-income families, the elderly, and persons with disabilities. Iowa City currently owns 86 public housing units throughout the City that are managed by ICHA staff. Units are located at scattered sites and constructed to conform and blend into existing neighborhoods. Five of those units, located at The Chauncey in downtown Iowa City, were added to the City's affordable housing portfolio in 2020. ICHA also manages 10 units of city-owned affordable housing at Peninsula Apartments and recently acquired six units at Augusta Place.

Household Characteristics

Total Families as reported to HUD: September 1, 2019 — December 31, 2020.
Source: HUD's Resident Characteristics Report (RCR)

	Count	% of Total
Family Type by Head-of-Household (HOH)		
Disabled and/or Elderly HOH	577	57%
Non-Elderly/Non-Disabled HOH	559	43%
Total	1,298	100%
Family Composition by Household		
Households without children	709	55%
Households with Children	589	45%
Total	1,298	100%
Race by HOH		
White HOH	636	49%
Black/African American HOH	623	48%
All Other Races HOH	39	3%
Total	1,298	100%
Ethnicity by HOH		
Non-Hispanic HOH	1233	95%
Hispanic HOH	65	5%
Total	1,298	100%

Neighborhood Services

Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program promotes self-sufficiency and asset development by providing supportive services to participants to increase their employability, to increase the number of employed participants, and to encourage increased savings through an escrow savings program. There are currently 214 FSS participants, 91% of which have an escrow savings account and 52% of which have increased income. The average escrow savings balance is over \$6,000. In 2020 the program saw 21 FSS graduates who accomplished their program goals and received full access to funds in their escrow savings account.

City-Owned Affordable Housing	# of Units
Public Housing	86
Peninsula Apartments	10
Augusta Place	6
Total	102

Family Self-Sufficiency (FSS) Program	Count	% of Total
Total participants = 214		
Participants with escrow savings account	194	91%
Participants with increased income	111	52%
FSS Graduates in Calendar Year 2020	21	



Community Development

Community Development is committed to providing low-to-moderate income Iowa City residents with access to safe and affordable housing, jobs and services to promote the general economic prosperity and welfare of Iowa City. This is accomplished by coordinating efforts with local agencies, businesses, nonprofit organizations and other community partners, and by administering and coordinating activities relating to city, state and federal housing and community and economic development programs.

CDBG/HOME

The Community Development Block Grant (CDBG) program provides federal funds for a variety of community and economic development activities. Staff makes assessments of community employment opportunities, housing, and services for low- and moderate-income residents, and uses CDBG funds to fulfill identified needs. CDBG projects completed in FY20 include:

- + **4Cs Childcare** – Technical assistance to 24 low-income child care providers to register their operations and help improve economic security (\$25,000)
- + **Little Creations Academy** – Facility renovations at a child care which serves low- to moderate-income families (\$108,876)
- + **Highland Park and Villa Park Improvements** – Trail and accessibility improvements at parks serving low- to moderate-income residents (\$76,286)
- + **DVIP Shelter Repair** – Improvements to the shelter property serving victims of domestic violence (\$113,895)



Top and bottom:
Villa Park, 424 MacBride Rd, Iowa City

Neighborhood Services



The HOME Investment Partnership (HOME) program is another federally funded program through the US Department of Housing and Urban Development (HUD). The program provides safe, decent, affordable housing. HOME Projects completed in FY20 include:

- + **Iowa City Housing Authority Tenant Based Rent Assistance (TBRA)** – Rental subsidies for 29 low-income households
- + **Successful Living Housing Rehab** – Rehabilitation of a single-family home with five bedrooms rented to persons with disabilities
- + **Habitat for Humanity Acquisition/ Homeownership Assistance** – Creation of affordable homeownership opportunities for three low-income households
- + **MYEP Rental Acquisition** – Purchase of a single-family home with three bedrooms rented to persons with disabilities
- + **Successful Living Acquisition** – Purchase of two single-family homes with a total of eight bedrooms rented to persons with disabilities
- + **South District Partnership** – Down payment assistance for affordable homeownership opportunities in the South District Neighborhood
- + **Shelter House Acquisition** – Acquisition of a single-family home to provide permanent supportive rental housing for five individuals

NDS staff working in conjunction with the City's Office of Equity and Human Rights completed the City's Fair Housing Choice Study, an Analysis of Impediments to

Fair Housing Choice on August 20, 2019. The study is an assessment of Iowa City's laws, ordinances, statutes and administrative policies as well as local conditions that affect the location, availability and accessibility of housing. The development of the study is part of the consolidated planning process required by all entitlement communities, such as Iowa City, that receive annual housing and community development funds from the U.S. Department of Housing and Urban Development. The study includes an analysis of barriers and impediments to fair housing choice. The study can be found online at www.icgov.org/actionplan.

Aid to Agencies

Community Development staff coordinate with the United Way of Johnson and Washington Counties as well as the Housing and Community Development Commission to provide funds for human service agencies.

- + In FY20, **\$595,500** was allocated to **18 agencies** which served more than **44,406 Iowa City residents**.

COVID-19 Response and Funding Activities

In fiscal year 2020, Neighborhood Services began receiving CDBG-CV funding to prevent, prepare for, and respond to the COVID-19 pandemic. Funds are being used for public service and economic development activities as part of a community response to the pandemic including emergency housing assistance, operational funding for local nonprofits, and small business assistance. The City is working with community partners to get needed funds to our residents and businesses most

Neighborhood Services

impacted by the pandemic. The City has partnered with several organizations including Shelter House, CommUnity Crisis Services and Food Bank, Center for Worker Justice, East Central Iowa Council of Governments, Iowa City Area Business Partnership and Community CPA.



FINANCIAL ASSISTANCE

FOR SMALL BUSINESSES IN IOWA CITY

IOWA CITY COVID-19 SMALL BUSINESS ASSISTANCE PROGRAM

For more information, the Applicant Guide, and to apply to the program, visit icgov.org/financialassistance

APPLICATION DEADLINE
January 4, 2021 by 5 PM

The City is here to help you through the challenges created by this health crisis. We are offering grants up to \$15,000 (\$10,000 maximum for businesses without employees) to qualifying small businesses to support ongoing operational needs.

Eligible businesses must meet a Low-Moderate Income (LMI) national objective to receive funds by qualifying as a microenterprise or through the hiring or retention of primarily low-moderate income employees.

HOUSEHOLD Size	INCOME LIMIT FOR LOW-MODERATE INCOME ELIGIBILITY (80% MEDIAN INCOME)
1	\$54,950
2	\$62,800
3	\$70,650
4	\$78,500
5	\$84,800
6	\$91,100

Effective 7/1/2020

CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

ECICOG
EAST CENTRAL IOWA COUNCIL OF GOVERNMENTS
YOUR REGIONAL PARTNERSHIP AGENCY

The City of Iowa City has contracted with East Central Iowa Council of Governments to administer this program. Call them with questions at 319-289-0075 or email harrison.freund@ecicog.org.

Iowa City COVID Relief Funds

Description	Resources Made Available	Agency and Activities	Activity Funds*	Planned to Assist
Round 1 Cares Act - CDBG-CV (HUD)	\$410,422	1. CommUnity/Shelter House - Emergency Housing Assistance	\$246,000	69
		2. Table to Table - Food Assistance	\$78,000	6,250
		3. Domestic Violence Prevention Program - Child Care	\$10,000	5
		4. Successful Living - Mental Health Services	\$46,114	120
		5. 4Cs Community Coordinated Child Care - Child Care	\$51,000	60
		6. Shelter House - Homeless Prevention and Services	\$44,314	250
		7. CommUnity - Food Assistance	\$50,000	1,908
		8. Horizons, Elder Services - Food Assistance	\$20,000	124
		9. Arc of Southeast Iowa - Child Care	\$22,130	26
		10. Neighborhood Centers of Johnson County - Child Care	\$17,289	14
Round 2 Cares Act - CDBG-CV (IEDA)	\$686,610	11. Shelter House - Emergency Housing Assistance	\$390,000	109
		12. 4Cs Community Coordinated Child Care - Child Care & Food Assistance	\$35,000	225
		13. Domestic Violence Prevention Center - Homeless Prevention and Services	\$50,000	150
		14. Dream City - Child Care	\$45,000	36
		15. United Action for Youth - Mental Health Services	\$32,675	70
		16. Shelter House - Homeless Prevention and Services	\$56,044	150
		17. CommUnity - Food Assistance	\$32,195	5,226
		18. Table to Table - Food Assistance	\$10,000	2,011
		19. Iowa Legal Aid - Homeless Prevention and Services	\$35,696	1,077
Round 3 Cares Act - CDBG-CV (HUD)	\$424,128	20. ECICOG - Business Assistance Program	\$424,128	27
Local Funds (City of Iowa City)	\$193,500	21. Shelter House - Emergency Housing Assistance	\$125,000	160
		22. Center for Worker Justice - Emergency Housing Assistance	\$62,500	157
		23. Free Lunch - Food Assistance (1st Allocation)	\$3,000	29,640
		24. Free Lunch - Food Assistance (2nd Allocation)	\$3,000	
Cares Act: Iowa City Housing Authority - HCV	\$440,828	Shelter House Case Management for Mainstream Vouchers	\$112,088	
		HCV Administrative Fees (balance, unless specifically allocated)	\$328,740	
Cares Act: Iowa City Housing Authority - Public Housing	\$27,306	Operating Subsidy for Operations	\$27,306	
Total			\$2,357,219	

*Some activities also utilized regular CDBG entitlement funds.

Neighborhood Services

Housing Rehabilitation

The Housing Rehabilitation program works to help residents maintain and update their homes by providing financial assistance to income-eligible homeowners. The availability of affordable, low or no-interest loans provides lower income homeowners the opportunity to make repairs and improve energy efficiency at their homes which ultimately maintains Iowa City's housing stock. Funding is available through the federally funded CDBG and HOME programs, as well as locally funded General Rehabilitation and Improvement Program (GRIP) and Healthy Homes Program.

- + **22 homes** completed through the CDBG/HOME owner-occupied rehab program and South District Program in FY20
- + **10 GRIP projects** completed in FY20
- + **6 rehabs** completed through the Healthy Homes program to-date

UniverCity and South District Programs

A total of 68 UniverCity homes have been purchased, renovated and sold as owner-occupied homes through the program to date. Approximately \$50,000 in rehabilitation was spent for each home. This represents a total investment of over \$3.4 million in University impacted neighborhoods since 2011. The program currently has one property available for sale and one under renovation, anticipated to be available for sale this spring.

In FY20, Neighborhood Services expanded the UniverCity Program into the South District Neighborhood with the

purchase of a duplex at 1232/1234 Sandusky Drive. The property was purchased, rehabbed, converted to a two-unit condominium, and sold as affordable owner-occupied housing. Combined, the first two buyers had rented in the neighborhood for over 21 years. Two additional units at 2129/2131 Taylor Drive have also been purchased and renovated as part of the South District Program. Staff is working with interested applicants to secure financing to acquire the homes.

The South District Program was the recent recipient of the 2020 Housing Innovation Award from the Iowa Finance Authority!



Updated kitchen in South

Testimonial from the South District

First buyer in the program

“My mother and I both have small, fixed incomes and had a very high rent burden, while neither of us had access to any form of rent assistance. We looked at the information about the program online and I decided to apply immediately!

“

I've been worried for over a decade about my mother's vulnerability to becoming homeless, physically struggling to maintain full time work to pay rent at age 79 and my inability to do anything to help her! I also feared being in the same situation myself as rent continues to increase faster than my SSDI income. I had no expectation of being able to purchase a home with an income of just \$23,000 per year. My new housing cost has been reduced from \$675 per month in rent to just \$400 for the new mortgage and property tax. In addition, my mom now shares the home with me and doesn't have to worry about any mortgage or rent, saving her \$700 per month! This program has lifted that huge burden of work and worry from both of us!”

Affordable Housing Projects

The City invested \$12,006,773 in affordable housing in FY20 using federal, state and/or local funds. The FY20 Year End Housing Report can be found in the Appendix that identifies all housing activities completed or initiated in FY20. 1,745 affordable rental units/households and 35 owner-occupied homes were created or assisted. All activities completed met one or more the following housing goals:

1. To invest City and federal CDBG/HOME funds to create and/or preserve affordable homes, both rental and owner-occupied housing;
2. To support our most vulnerable residents, especially those experiencing homelessness or at risk of homelessness, maintain safe, affordable housing;
3. To ensure equitable growth for all Iowa City residents and minimize displacement; and
4. To support innovation in housing and streamline processes

Over \$12m
invested in FY20

+ 1745 Rentals
+ 35 Owner-occupied units



1232/1234 Sandusky Drive

The City invested \$35,000 in each unit. Rehabilitation included new siding, garage doors, a new fence, updated electrical and a complete renovation of the interior. The City also incorporated several energy efficiency improvements including the installation of solar panels, added insulation, Energy Star rated appliances, new windows and doors, long life-cycle flooring, and additional landscaping and tree planting.

Energy efficient **New interior** **\$35K invested per unit**

Neighborhood Services

In FY2016, the City created an Affordable Housing Fund which contributes towards the development of affordable housing throughout the City. The City allocated \$1,000,000 to the fund in both FY20 and FY21. The funds are allocated based on a distribution formula approved by Council in 2019.

1. 70% to the Housing Trust Fund, which includes the Low-Income Housing Tax Credit (LIHTC) set-aside
2. 7.5% to an Opportunity Fund (former Land Banking Fund)
3. 7.5% to the Healthy Homes program
4. 10% to programs to help tenants secure housing. 70% is dedicated to a security deposit program and 30% to a landlord risk mitigation fund (to be created). If a balance at end of year, the balance converts to the Opportunity Fund.
5. 5% will be reserved for emergent situations. If a balance at end of year, the balance converts to the Opportunity Fund.

The City purchased its first vacant lot with Opportunity Funds in the Lindemann Subdivision, Part 8. The lot is designed for six townhouse units. The land will be held by the City for a future affordable housing project.

Recently, two Low-Income Housing Tax Credit (LIHTC) projects were completed with City financial support. The projects created a total of 61 affordable units for those under 60% of the Area Median Income (AMI). Eight of the units are affordable to those at 30% AMI and 16 units are affordable to those at 40% AMI. Total project costs were estimated at over \$14.2 million.



Del Ray Ridge – 628 S. Dubuque Street

- + Low-Income Housing Tax Credit project
- + \$800,000 funded through the Housing Trust Fund of Johnson County (FY19)
- + Developed by the Housing Fellowship and Hodge Construction
- + Total development costs estimated to be \$5,813,496
- + 29 affordable units; 4 market rate units



NEX Apartments – 671 Nex Avenue

- + Low-Income Housing Tax Credit project
- + \$1,045,000 funded through the Housing Trust Fund of Johnson County (FY19 & FY20)
- + Developed by Sand Corporation
- + Total development costs estimated to be \$8,437,281
- + 32 affordable units; 4 market rate units

Neighborhood Outreach

Neighborhood Outreach provides a conduit between all City Departments and the network of neighborhood associations within Iowa City, and supports and encourages citizens to help shape the future of their neighborhood. By assisting in the establishment of neighborhood associations, and coordinating with 16 active neighborhood associations, this activity seeks to encourage action by providing ideas and resources that help associations address their needs and interests within the goals of the larger community.

24 Iowa City Neighborhood Associations

Bluffwood	Lucas Farms	Peninsula Area
College Green	Manville Heights	Penny Bryn
Country Club Estates	Melrose Ave	South District
Creekside	Miller Orchard	Ty'n Cae
Eastside	Morningside/Glendale	Walnut Ridge
Galway Hills	Parkview Terrace/Normandy	Waterfront
Goosetown	Northside	Washington Hills
Longfellow	Oak Grove	Windsor Ridge

PIN Grants

Neighborhood Outreach administers the Program for Improving Neighborhoods (PIN) grant program, which provides \$20,000 annually for neighborhood projects. There were 14 PIN grants awarded in FY20, including the following projects:

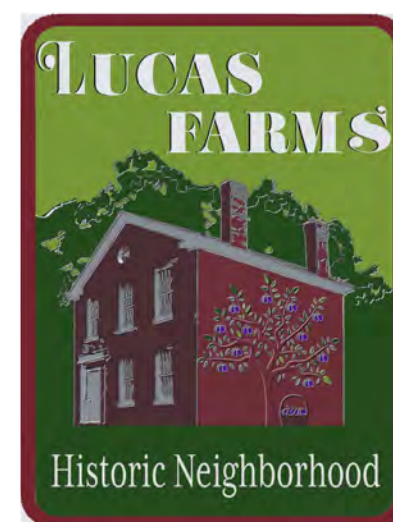
- + **South District Mural Dedication Ceremony:** PIN grants funded T-shirts for all volunteers who assisted in creating the mural and miscellaneous expenses related to the event.
- + **Eulenspiegel Puppets Drive-In Performances at the Iowa City Airport:** Due to COVID gathering restrictions, the puppet performances usually hosted in neighborhood parks, were reformatted as drive-in performances. Four shows were performed in September 2020 enabling 80+ families to enjoy the show.
- + **Lucas Farms Historic Signage:** In addition to 28 signs that were installed in FY19, an additional 50 were purchased and installed through the neighborhood to highlight the historic nature of the area.



South District mural in progress



Eulenspiegel Puppet Theatre Co.



Neighborhood Services

Public Art

Neighborhood Outreach currently works with Economic Development staff and the Public Art Advisory Committee to administer the Public Art Program. The Committee determines the placement of public art, the type of art to be used in a specific project, and the artists to be engaged in accordance with the Public Art Strategic Plan. They also administer public art matching grants and oversee the maintenance and disposition of public art.

In FY20 the Public Art Advisory Committee and city staff completed the Public Art Management Plan. The Plan provides guidelines and policies for the funding, acquisition, placement, and maintenance of public art within the City as well as administrative procedures involving allocation of funds, strategies to engage the public and others in the arts

community and methods to effectively work towards the goals as outlined in the Iowa City Public Art Strategic Plan 2020-2025.

Also in FY20, the Public Art Matching Fund Program funded over \$16,000 in matching funds to seven projects hosted by local artists in Iowa City including:

- + **Creekside Park Community Garden Art Project “Emergence”:** Created by Cara Briggs Farmer of Synergy Metalworks to compliment the Community Orchard planted as part of the Creekside Park improvement project
- + **HACAP Childcare Facility at 318 E. Bloomington St:** Designed by the children of the daycare with implementation by

Sayuri Sasaki Haman and Thomas Agran

+ **Dance Iowa Drive-In Dance Performance at Iowa City Airport:**

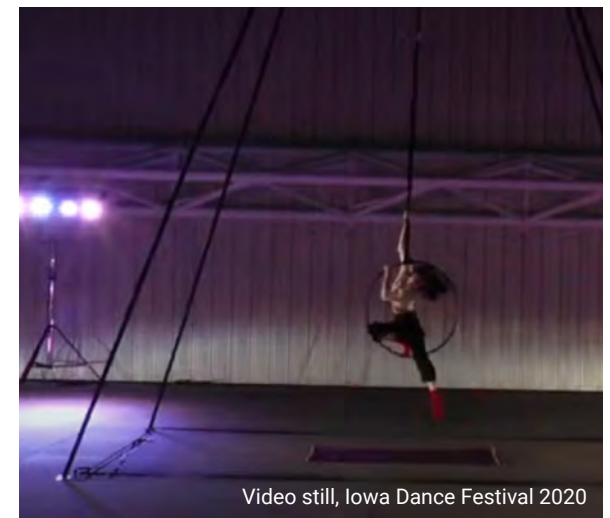
Due to COVID gathering restrictions, the Dance Iowa team hosted a drive-in performance providing the opportunity for the passengers of 40 cars to enjoy the performances.



"Emergence" by Cara Briggs Farmer



HACAP Childcare Facility



Video still, Iowa Dance Festival 2020

Metropolitan Planning Organization of Johnson County (MPOJC)

Staffs the following boards/commissions:

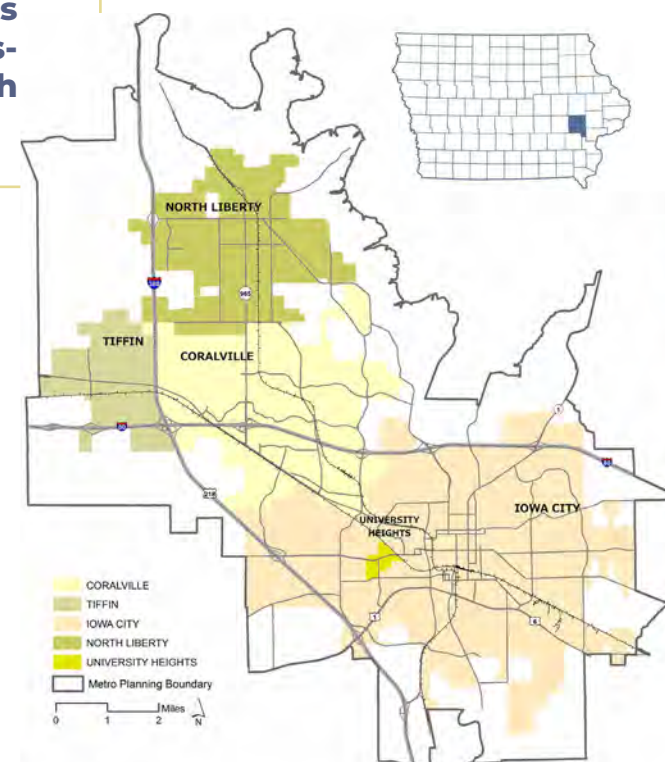
- + Urbanized Policy Board
- + Rural Policy Board

The Metropolitan Planning Organization (MPO) of Johnson County is responsible for fulfilling state and federal requirements necessary to receive transportation capital and operating funds; conducting transportation and traffic studies related to public and private development projects; providing traffic data collection and analysis services, preparing and administering transportation-related grants; and serving as a body for regional policy and project-related discussions.

MPOJC's goal is to ensure the strategic use of public investments and policies for the creation of a safe, efficient, and equitable transportation network that enhances economic opportunity and growth while preserving the environment and residents' quality of life.

The following formal documents are required to be completed and approved by the Federal Highway Administration, Federal Transit Administration and/or Iowa Department of Transportation. MPO staff provide planning, programming, and administrative efforts to complete these documents to ensure that Iowa City remains eligible to receive federal transportation funding, including transit capital and operation funds, streets and trails infrastructure funds, and discretionary grant funds.

	FY 2018	FY 2019	FY 2020	FY 2021 Projected	FY 2022 Estimate
Long Range Transportation Plan (required every 5 yrs.)					✓
Transportation Planning Work Program	✓	✓	✓	✓	✓
Passenger Transportation Plan	✓	✓	✓	✓	✓
Transportation Improvement Program	✓	✓	✓	✓	✓



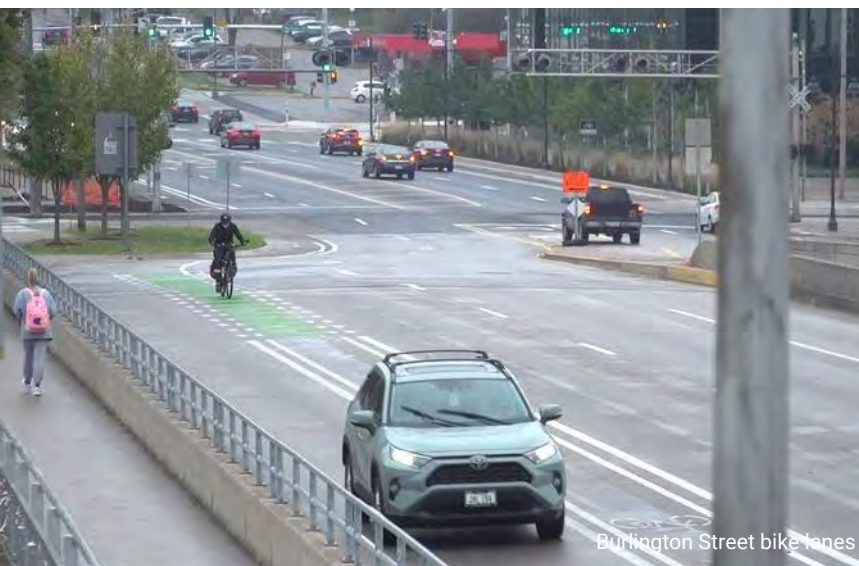


Governor Street bike boxes

Major Projects

Several major on-street bike facilities were completed as directed by the adopted Iowa City Bike Master Plan. These include:

- + Installation of dedicated bike lanes on Burlington Street (between Madison Street and Riverside Drive)
- + Installation of dedicated bike lanes on Dodge Street (between Kirkwood Avenue and Governor Street) and on Governor Street (between Burlington Street and Dodge Street)



Burlington Street bike lanes



Burlington Street bike lanes

Grant Awards Received for Iowa City

Grant awards are pursued to help fund and achieve Iowa City's Capital Improvements Program and Transit Operating Assistance.

FY 2018	FY 2019	FY 2020	FY 2021 Projected	FY 2022 Estimate
\$1,487,897 Federal Transit Grant*	\$1,582,896 Federal Transit Grant*	\$1,752,119 Federal Transit Grant*	\$1,822,204 Federal Transit Grant*	\$1,822,204 Federal Transit Grant*
	\$3,750,000 STBG funds for Dodge Street Reconstruction	\$1,011,360 STBG funds for Burlington St Pavement Rehab/Widen	\$1,315,860 STBG funds for Benton Street Rehabilitation	\$2,400,000 STBG funds for Taft Avenue Reconstruction
	\$438,000 TAP funds for HWY 6 Trail Construction		\$939,866 Federal CRRSAA Transit Grant*	\$500,000 TAP funds for HWY 6 Trail Construction
	\$1,000,000 STBG-HBP funds for Gilbert St Bridge Replacement		\$5,109,870 Federal CARES Act Transit Grant*	
	\$444,000 STBG-HBP funds for 2nd Ave Bridge Replacement			

*Includes all planning & legal documents, grant preparation & administration, & IDOT/FTA reporting

**Estimated



Approximate MPO funding allocated in FY20 for Iowa City Transit operations:

\$1.8m + **\$5.1m**
Operating funds **Emergency COVID-19 relief**

Objectives and Performance Measures

Transportation Safety

Iowa City's transportation network is designed and maintained to enhance the safety and security of all users.



All reported collisions dating back to CY 2017 are in the following charts. Vehicle collisions include those where property damage exceeded \$1,000 or where an injury occurred. CY21 estimates for both charts are an average of years 16-19 because CY20 crashes are not normal with changes in traffic patterns due to COVID-19.

Objective: Zero fatalities resulting from vehicle collisions, or collisions involving bicycles or pedestrians.

Transportation Safety (Vehicle Collisions)	CY 2017	CY 2018	CY 2019	CY 2020 Projected*	CY 2021 Estimate**
Property Damage Only	1,095	1,073	1,065	1,069	1,069
Possible/Unknown Injury	244	218	195	222	222
Minor Injury	102	116	92	107	107
Major Injury	17	17	9	14	14
Fatal	3	0	2	2	2
Totals	1,461	1,424	1,363	1,414	1,414

*Average of CY 2016-2019

**Reflects CY 2020 data because of change in traffic volumes due to COVID-19

Transportation Safety (Bicycle & Pedestrian Collisions)	CY 2017	CY 2018	CY 2019	CY 2020 Projected	CY 2021 Estimate
Property Damage Only	1	0	0	1	1
Possible/Unknown Injury	23	25	12	17	17
Minor Injury	24	28	28	25	25
Major Injury	4	5	3	4	4
Fatal	1	0	0	0	0
Totals	53	58	43	47	47

*Average of CY 2016-2019

Mode Split - Commuting to Work: Includes all workers 16 years or older by primary means of travel to work. Department objective is to increase the mode split for walking, biking, or use of public transit.

*Average of CY 2016-2019

**Reflects CY 2020 data because of change in traffic volumes due to COVID-19

Vehicle Miles and Emissions

Iowa City strives to build a well-connected transportation network with coordinated land use patterns to reduce travel demand, miles traveled, and energy consumption.



Objective: Reduce vehicle miles traveled and subsequent greenhouse gas emissions

Vehicle Miles Traveled & CO ₂ Emissions Per Capita	CY 2017	CY 2018	CY 2019	CY 2020 Projected*	CY 2021 Estimate*
Total Vehicle Miles Traveled Per Capita	4,760	4,728	4,803	4,671	4,671
Metric tonnes of Vehicle CO ₂ e Per Capita	2.09	2.08	2.10	2.04	2.04

*Average of CY 2016-2019

Travel to Work

Iowa City's transportation network offers multi-modal options that are affordable and accessible.



Objective: Increase the mode split for those who commute to work by walking, biking, or using public transit.

Travel to Work (%) (Primary means of travel by all workers 16 years or older)	CY 2000*	CY 2009**	CY 2012**	CY 2015**	CY 2018**
Drove alone	65.3	63.1	63.6	57.0	58.0
2 or more person carpool	13.7	14.3	12.6	8.9	8.4
Transit	6.0	6.9	7.3	9.9	8.6
Bike	1.7	2.2	2.6	3.7	3.5
Walked	11.1	10.7	10.4	16.0	15.7
Taxi, Motorcycle and other means	0.4	0.8	1.5	1.2	1.6
Worked at Home	1.7	2.0	2.1	3.5	4.2

*Includes CTPP data from 2000

** Includes 3-year American Community Survey data

Appendix

City of Iowa City Affordable Housing - FY20 Year End Report (Revised 9/14/2020)

Total Funds Available for Affordable Housing in FY20:	\$12,460,316
Total Funds Spent in FY20:	\$12,006,773
Number of Affordable Rental Units/Households Created or Assisted*:	1,745
Number of Owner-Occupied Units Created or Assisted*:	35

*Reports units completed in FY20 with FY20 or prior year funds

1) Invest City and federal CDBG/HOME funds to create and/or preserve affordable homes, both rental and owner-occupied housing.

Affordable Housing Goals:
1) Invest City and federal CDBG/HOME funds to create and/or preserve affordable homes, both rental and owner-occupied housing;
2) Support our most vulnerable residents, especially those experiencing homelessness or at risk of homelessness, maintain safe, affordable housing;
3) Ensure equitable growth for all Iowa City residents and minimize displacement; and
4) Support innovation in housing and streamline processes

FY20 City of Iowa City Affordable Housing Fund (\$1,000,000). \$650,000 - \$1,000,000 allocated annually

Action Plan #5. City Council approved annual distribution formula, revised July 2019:

Project Name	City General Funds, Distribution Formula:	Project Type	Funds Allocated	Project Status	Funds Leveraged	Households/ Units Assisted	Income Level Assisted	FY20 Funds Spent	Notes/Status
Housing Trust Fund Annual Contribution	Affordable Housing Fund (50%)	Various	\$500,000	Multiple	\$12,675,777	61	Less than 60% AMI	\$500,000	Staff reports completed projects in FY20 that utilized FY20 or prior year funding. Del Ray and Nex Apartments, LIHTC projects (new construction) were completed in FY20. HTFJC allocated a total of \$1,575,000 to these two projects. Received FY17-20 General allocation & LIHTC set-aside funds. In FY20, the HTFJC spent \$182,046 in funds. Due to the inability of Nex Senior to proceed, the remaining FY20 funds are reallocated to the Shelter House CPP 2.0 project.
LIHTC Annual Allocation	Affordable Housing Fund (20%)	Affordable Rental	\$200,000	Deferred	\$0	0	NA	\$10,000	Nex Senior, LIHTC application, not funded by the Iowa Finance Authority (IFA) as of 8/2020. Funds carried over to next IFA funding round. HTFJC authorized 5% for administrative fees. HTFJC receives remaining funds when eligible project proceeds.
Opportunity Fund	Affordable Housing Fund (7.5%)	Various	\$75,000	Multiple	NA	72	Less than 80% AMI	\$41,500	Houses into Homes: \$15,000, Signed agreement 1/29/2020 Center for Worker Justice - COVID Relief. \$25,000, Signed agreement 7/28/2020. Beneficiaries to be reported in FY21. Shelter House Eviction Prevention \$50,000 (FY20 - \$35,000, FY21 - \$15,000) Signed agreement 6/8/2020. Beneficiaries to be reported in FY21. August 2020, approved a \$5,000 grant for Forest View to weatherize mobile homes for the winter.
Healthy Homes	Affordable Housing Fund (7.5%)	Housing Rehab	\$75,000	Obtained HTFJC Grant	\$0	0	Less than 80% AMI	\$0	To date, assisted 6 homes under the grant with HTFJC. HTFJC grant expires 10-2020. Two remaining homes to be completed with HTFJC funds before expiration date. Assessments were on hold due to COVID, resuming inspections/assessments. Beneficiaries to be reported in FY21.
Security Deposit Assistance	Affordable Housing Fund (7%)	Rental Assistance	\$70,000	Ongoing	NA	31	Under 50% AMI	\$27,855	Contract with CommUnity signed 2/2020. CommUnity estimates spending all FY20 funds by 12/20. Will then enter FY21 contract.
Landlord Risk Mitigation	Affordable Housing Fund (3%)	Rental Assistance	\$30,000	Ongoing	NA	NA	NA	\$0	Unspent funds not committed at the end of the fiscal year go into the Opportunity Fund. Staff continuing to work with Johnson County Local Homeless Coordinating Board in FY21 to establish.
Emergent Situations	Affordable Housing Fund (5%)	Various	\$50,000	Completed	NA	8	NA	\$2,135	Funds utilized for remaining Hawkeye Trailer Park relocation expenses. Total of \$17,557 spent in FY19/20. Balance goes into Opportunity Fund/Prior Land Banking Fund.
			\$1,000,000		\$12,675,777	172		\$581,490	

Appendix

FY20 CDBG-CV Funds - One time allocation through the CARES Act for COVID relief

Project Name	Funding Source	Project Type	Funds Allocated	Project Status	Households/ Units Assisted	Income Level Assisted	Notes/Status
Eviction/Foreclosure Prevention Program - City	CARES Act Funding (COVID)	Emergency Housing Payments	\$246,000	Starts FY21	0	Under 80% MI	CommUnity Crisis Services awarded contract on 7/14/2020
Eviction/Foreclosure Prevention Program - IEDA	CARES Act Funding (COVID)	Emergency Housing Payments	\$370,000	Starts FY21	0	Under 80% MI	Allocated funds through State - \$686,610 60% allocated to eviction/foreclosure prevention. Program to start in FY21.

FY20 Housing Rehabilitation Projects Completed

Action Plan #1. Continue to fund existing housing programs.

Project Name	Funding Source	Project Type	Funds Allocated	FY20 Funds Spent	# Units Rehabilitated	Notes/Status
GRIP	Local Funds	Owner-occupied Rehab	\$200,000	\$158,447	10	Must be under 110% AMI. Assessments stopped temporarily in FY20 due to COVID.
South District	Local Funds/HOME	Homeownership	\$140,000	\$120,000	2	First two program homeowners were under 50% AMI. (\$70,000 Rehab - General Fund, \$50,000 Downpayment -HOME). Two homes currently under renovations - to be reported when sold. (No FY20 HOME funds budgeted. \$94,000 in FY21 HOME funds for downpayment assistance to assist 4 households budgeted.)
UniverCity	Local Funds	Homeownership	\$60,000	\$60,357	-	\$20 N. Dodge available for sale, 322 Douglas Court currently under renovations. Beneficiaries reported when homes are sold. Funds spent include prior year funds allocated for 520 N. Dodge.
HOMES Owner-occupied Rehab & Rental Rehab.	HOMES	Owner-occupied/Rental Rehab	\$90,000	\$107,716	4	Rental rehab. of single family/duplex properties in targeted neighborhoods eligible; no applications received. 4 completed projects, 3 underway. Includes prior year funds for completed/ongoing projects spent in FY20.
CDBG Owner-occupied Rehab	CDBG	Owner-occupied Rehab	\$235,000	\$243,447	16	Administratively approved - includes unspent funds from FY19. 16 homes completed in FY20.
			\$725,000	\$689,967	32	

FY20 CDBG/HOME Housing Projects (Beneficiaries and funds leveraged reported when project is completed & closed in HUD's reporting system)

Project Name	Funding Source	Project Type	FY20 Funds Spent	Funds Leveraged	Households/ Units Assisted	Notes/Status
MYEP Acquisition - 1507 Spruce	HOMES	Affordable Rental	\$0	\$140,605	3	Project closed in FY20.
Successful Living Acquisition - 500 2nd Ave.	HOMES	Affordable Rental	\$0	\$126,330	5	Project closed in FY20.
Successful Living Acq. - 3234 Friendship	HOMES	Affordable Rental	\$0	\$146,176	3	Project closed in FY20.
FY18 Housing Fellowship Rental Rehab	HOMES	Affordable Rental	\$25,254	\$29,343	4	
FY18 Successful Living Rehab	HOMES	Affordable Rental	\$5,799	\$21,120	5	
FY20 Shelter House Acquisition 15 Wakefield	HOMES	Affordable Rental	\$94,000	\$163,884	5	
FY17 ICHA TBRA	HOMES	Rental Subsidies	\$63,563	\$109,509	29	
FY20 The Housing Fellowship	HOMES	CHDO Operating	\$48,000	NA	NA	
FY18 Habitat Acquisition -2629 Blazing Star	HOMES	Homeownership	\$5,000	\$193,000	1	
FY19 Habitat - 2764/2774 Blazing Star	HOMES	Homeownership	\$20,000	\$374,297	2	
Projects Underway - Not completed	HOMES	Affordable Rental	\$383,731	NA	NA	Projects underway for the following: Successful Living and Mayor's Youth Empowerment Program
HOMES Administration	HOMES	Administration	\$86,610	NA	NA	
			\$731,957	\$1,304,264	57	

2) Support our most vulnerable residents, especially those experiencing homelessness or at risk of homelessness, maintain safe, affordable housing

ICHA Programs, Calendar Year 2019

The jurisdiction of the ICHA includes the following Counties: Johnson, Iowa and Washington (north of Hwy 92, but not within Washington City limits), unless noted.

Project/Program Name	Project Type	Vouchers Authorized	ICHA Owned & Managed Units	Households Assisted	CY19 Funds Spent	Income Limits	Notes
Housing Choice Vouchers	Affordable Rental	1,215	NA	1,253	\$9,023,593	Under 50% AMI	57% of all assisted households were elderly and/or disabled. 49% were working families. Less than 1% of assisted households report Family Investment Program (FIP) as their sole source of income. Note: head of household can earn income and have a disabled spouse - the household would be counted both as a working household & a disabled household. Totals include Cross Park Place Project Based Vouchers (PBV).
VASH Vouchers (reserved for veterans)	Affordable Rental	83	NA	82	\$330,016	Under 50% AMI	
HUD Mainstream Vouchers (chronically homeless with a disabling condition)	Affordable Rental	0	NA	0	\$0	Under 50% AMI	ICHA reports on a calendar year. 78 new vouchers authorized in CY20. Leasing started in March 2020. Beneficiaries & funds reported in CY20.

Appendix

Public Housing	Affordable Rental	NA	81	75	\$649,750	Under 80% AMI	All units in Iowa City. Funds spent includes HUD rent subsidies and maintenance/repair of units. HUD counts Units Months Available (UMA), so due to turnover and/or standard repairs, this value is 75 units under lease per month over CY19. 3 units were offline for major repairs. Includes \$303,689 spent for maintenance, repair and rehab.
Other - Affordable Housing Under ICHA Management	Affordable Rental	NA	10	10	N/A	Under 80% AMI	All units in Iowa City.
		1,298	91	1,420	\$10,003,359		

3) Ensure equitable growth for all Iowa City residents and minimize displacement

FY20 TIF & RFC Affordable Housing Requirements under Compliance Period

Project Name	Policy	Project Type	Units Underway	Units under Compliance	Fee-in-Lieu Paid	AMI	Rent Limit	Compliance Period	Notes/Status
The Rise - 435 S. Linn	Local requirement	Affordable Rental	-	33	-	80%	HOME FMR	In perpetuity	
Orchard Court Lofts - 627 Orchard Ct	RFC - Zoning requirement	Affordable Rental	-	5	-	60%	HOME FMR	10 years	
Dubuque St Apartments - 620 S. Dubuque	RFC - Zoning requirement	Affordable Rental	-	5	\$28,396	60%	HOME FMR	10 years	Fee for 4 units out of compliance for one year.
1301 Gilbert Street	RFC - Zoning requirement	Affordable Rental	-	5	-	60%	HOME FMR	10 years	
The Edge - 314 S. Clinton St	TIF & RFC Zoning requirement	Affordable Rental	1	1	\$323,488	60%	HOME FMR	20 years	FIL for 4 units
Breckenridge - 707 S. Dubuque St	RFC - Zoning requirement	NA	-	-	\$404,360	-	-	-	FIL for 5 units
Del Ray Ridge - 628 S. Dubuque St	RFC - Zoning requirement	Affordable Rental	-	3	-	60%	HOME FMR	10 years	
1131 S. Gilbert	RFC - Zoning requirement	Affordable Rental	-	6	-	60%	HOME FMR	10 years	
1121 S. Gilbert	RFC - Zoning requirement	Affordable Rental	-	5	-	60%	HOME FMR	10 years	
1141 S. Gilbert	RFC - Zoning requirement	Affordable Rental	-	6	-	60%	HOME FMR	10 years	
1201 S. Gilbert	RFC - Zoning requirement	Affordable Rental	-	6	-	60%	HOME FMR	10 years	
225 E. Prentiss	RFC - Zoning requirement	Affordable Rental	5	-	-	60%	HOME FMR	10 years	
Riverview West - 629 S. Riverside Dr	TIF	Affordable Rental	-	12	-	120%	120% HOME FMR	10 years	
Augusta Place - 20 S. Gilbert	TIF	Affordable Rental	-	-	NA	80%	HOME FMR	In perpetuity	6 Units purchased in July 2020, ICHA will operate as affordable housing.
Augusta Place - 104 Westside Dr (offsite units)	TIF	Affordable Rental	-	12	NA	60%	Based on 40% AMI, Developer pays utilities	20 years	Compliance started 8/1/2019.
The Chauncey	TIF	Affordable Rental	-	-	NA	80%	30% of Income	In perpetuity	5 Units purchased 8/2020, will be added to Public Housing Program
				99	\$756,244				

FY20 Misc. Action Plan Initiatives

Project/Program Name	Council Approved:	Project Type	Units Created	Fee-in-Lieu Paid	AMI	Rent Limits	Notes:
Action Plan #7. Annexation Policy - 10% of units in residential developments affordable	7/17/2018	TBD	0	\$0	TBD	TBD	Community View annexed off American Legion Road in FY20. CZA signed. Affordable housing agreement not required until building permit issuance.
Action Plan #8. Consider TIF to support residential development. First agreement: Foster Road TIF Residential Development Agreement	7/17/2018	TBD	-	-	-	-	Estimated to generate over \$2-3 million for affordable housing over 10 years.
Action Plan #12. Create tax exemption/abatement policy to support affordable rental housing	10/1/2019	Affordable Rental - New Construction	0	\$0	Less than 40% AMI	AMI, minus tenant paid utilities	No applications received to date. Requires at least 15% of total units leased to eligible tenants to receive a 40% tax exemption on all units in a new residential development with 6 or more units for 10 years.
Action Plan #14. Minimize tenant displacement	10/3/2017	Major Site Plans	NA 0	NA	NA	NA	Requires Council approval when 12 or more households will be displaced and no rezoning needed. Requires a transition plan to better inform tenants and the public. Policy not triggered in FY20.

Appendix

4) Support innovation in housing and streamline processes

Action Step:	Program	Estimated TimeLine	Notes:
Action Plan #9. Consider regulatory changes. Review processes/fees, etc. to support affordable housing.	Policy Review (NDS, Public Works, Parks & Rec, Legal)	Fall 2020	Received HBA and JC Affordable Homes Coalition input. Reviewing changes. (Remaining task out of the original 15 Affordable Housing Action Goals)
Action Plan #9. Consider regulatory changes. Review zoning code to increase density/diversity in all single family/low density residential zones (support missing middle housing)	South District Form Based Code	Implement Fall 2020	Will pursue FBC in all outlying greenfield developments.
Action Plan #9. Consider regulatory changes. Review zoning code to increase density/diversity in all single family/low density residential zones (support	Comprehensive Plan Amendment	8-10 month process	Enable more dense and/or more diverse housing in all residential zones (particularly low density residential zones outside of historic districts)
Action Plan #15. Rent abatement for emergency orders when vacation is not necessary.	Rental permit units	Completed 10/3/2017	No emergency orders issued in FY20.
Acquire land for future affordable housing opportunities (Opportunity Fund - former Land Banking Fund)	Land Banking (now Opportunity Fund)	Ongoing	Purchased first property in FY20. Lot 10, Lindemann Subdivision, Part 8 for the future construction of 6 townhomes.
Incorporate Sustainability/Climate Action in our rehabilitation programs	All City housing rehabilitation programs	Completed, July 2019	See below for measures incorporated.
Support unique housing solutions for special populations through zoning and/or financial support.	FUSE Housing First Program	7/5/2016 Approved Long Term Housing Use Zoning, Approved voucher set-aside for FUSE 10/2/2018	ICHA allows up to 5% of ICHA vouchers to be used for permanent supportive housing for persons who are chronically homeless with a disabling condition. Project based vouchers issued to Cross Park Place. 8/2020 Shelter House awarded \$2.7 million from IFA for another FUSE Housing First property (similar to Cross Park Place). Project eligible for this voucher set-aside.

Changes approved after City Council review in July 2019:

1) Revised the Distribution Formula for City funds.
2) The Housing and Community Development Commission (HCDC) altered the preference criteria for CDBG/HOME housing projects to encourage applications serving lower income households.
3) Reduced the equity requirements for CDBG emergency rehabilitation projects, such as a broken furnace in the winter or a non-functioning water heater, to enable those that may not be able to proceed to be eligible for the program.
4) Due to the high cost of acquisition and new construction, HCDC altered the preference/evaluation criteria to support those CDBG/HOME rental applications that leverage significant dollars from non-City sources, such as Low-Income Housing Tax Credit projects. The acquisition or construction of SRO or group housing would remain supported due to the lower average public investment per assisted unit and to increase the supply of accessible homes in our community.
5) Removed the Housing Trust Fund of Johnson County (HTF) from the competitive Aid to Agency process and moved it to a contractual relationship where the HTF uses 5% of the funds allocated to them through the Affordable Housing Fund for administrative expenses. They will remain as a "Legacy Agency" in City Steps 2025 in case they do not get funded or funded at levels lower than their past funding awards in subsequent years through the Affordable Housing Fund.

Incorporated the following energy efficiency and health/safety measures into our housing programs:

1) All housing rehabilitation projects must complete a free home energy audit by Green Iowa AmeriCorps staff prior to funding approval. The audit measures the level of air coming into the home and provides basic weatherization, if necessary, to reduce air leaks. During the audit, participants receive LED light bulbs, low flow aerators in kitchen and bathrooms, pipe insulation for the water heater, taping of ducts in basement, and extra weatherization based on the results of the blower door test.
2) Expanded housing rehabilitation activities to include landscaping (tree planting) and grading for stormwater management, as needed, as part of a rehabilitation project.
3) The HOME owner-occupied housing rehabilitation program, with up to \$90,000 available annually, is now eligible to landlords of rental housing leasing to tenants with incomes at or below 60% of median income. Landlords are eligible for grants for radon testing and mitigation, if necessary, as part of their rehabilitation project.
4) The Neighborhood Improvements set-aside in the CDBG program was converted to a Neighborhood-Based Climate Action set-aside to encourage sustainable, energy efficiency initiatives in our neighborhoods with a higher number of lower income households.
5) Adopted our first radon ordinance, effective July 1, 2021, that requires radon testing, and mitigation, if necessary, to obtain or maintain a rental permit for single family detached or duplex homes.



Neighborhood and Development Services

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