

City of Iowa City, IA

Neighborhood and Development Services

2023 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.

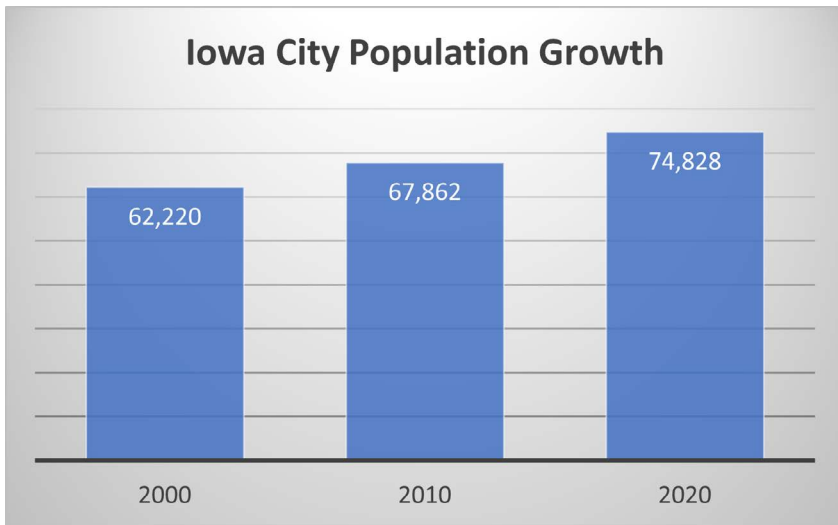
Community Profile

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). Iowa City is the 5th most populous city in Iowa, and is positioned at the southern end of the Iowa City-Cedar Rapids region, which has a combined population of over 450,000. Iowa City experienced a 10.3% increase in population since 2010. It is anticipated that by 2050, the City's population is projected to grow to 103,118, an increase of over 28,000 residents.

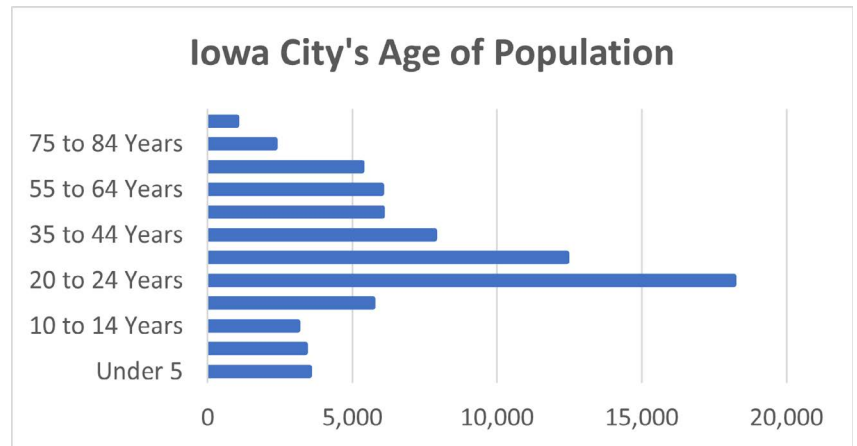


Iowa City Population Growth



Source: US Census 2000, 2010, 2020

Iowa City's Age of Population



Source: US Census 2020

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 2023 **# of Students**

University of Iowa (a Big 10 University) 31,452

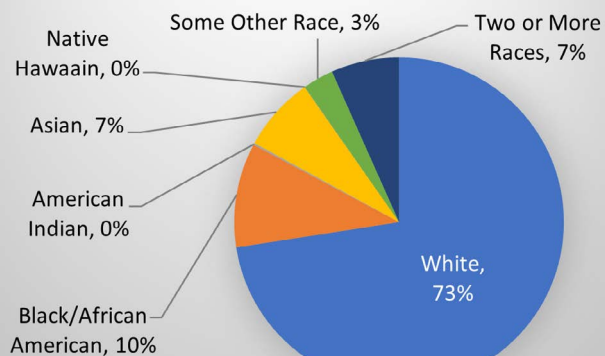
Language Use in Iowa City **% of Population**

Language other than English spoken at home (age 5+ years) 19.10%

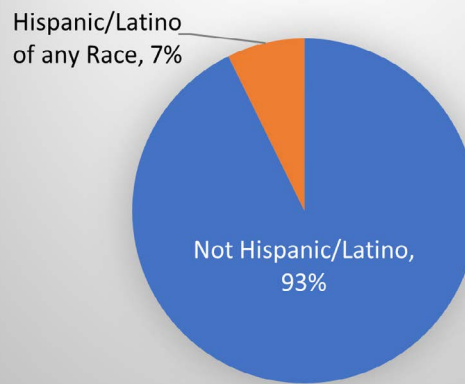
Source: US Census 2018-2022

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

Race/Ethnicity of Iowa City



Hispanic Ethnicity in Iowa City



Source: US Census 2020

About Iowa City, Iowa

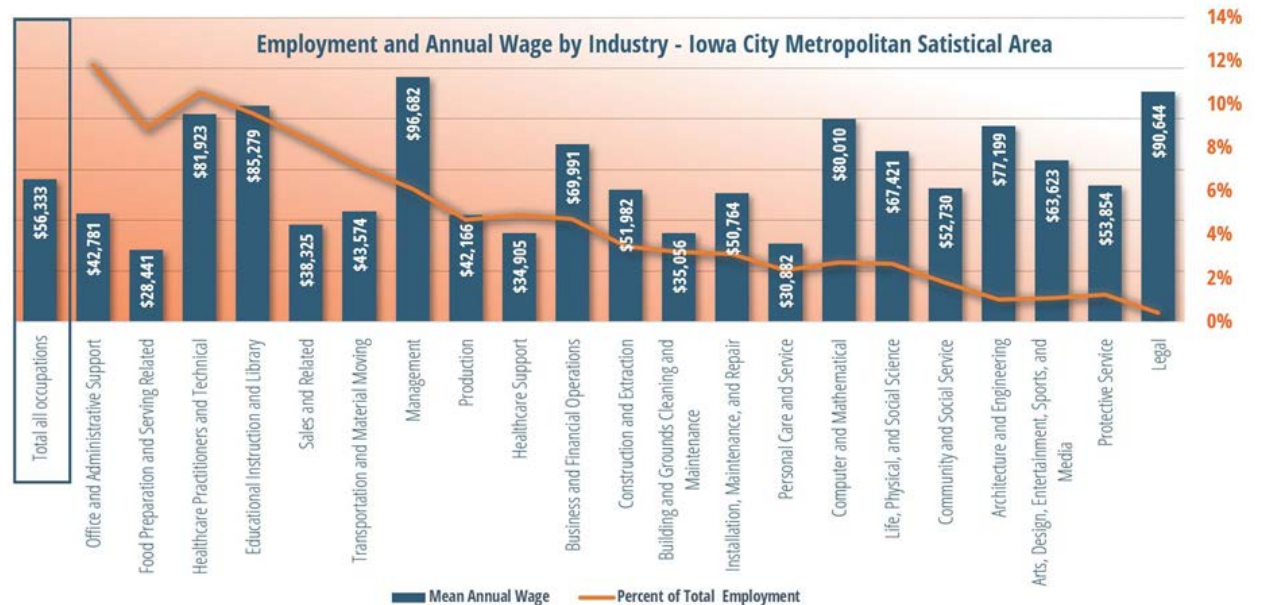


Principal Employers - 2020

Employer	# 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
Procter and Gamble	976
ACT Inc.	885
City of Iowa City	731
NCS Pearson	719
Johnson County	612

Employment

The City's major employers are a mix of corporate headquarters, health care and education. Thanks to the presence of a large university, Iowa City's top employer is 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.



Iowa City Area Recognition and Accolades

Our area consistently ranks as a top community in which to live, work, play, and raise a family. The recognitions below are just a few of the accolades our City has received in the last few years.

- + **The Best College Towns in the Midwest** (Condé Nast Traveler, 2023)
- + **Top 100 Places to Live in the US** (Livability, 2023)
- + **Top 20 Best Small Towns to Retire** (HGTV, 2023)
- + **Top 5 US Destination City for LGBTQ+ Travelers** (GayTravel, 2022)
- + **#4 Best Cities for Working Parents** (Smart Asset, 2022)
- + **#25 of Top Cities in the Midwest for Startup Businesses** (MidwestStartups.com, 2021)
- + **#13 of the 50 Happiest Cities in the US** (USA Today, 2021)



Iowa City Fast Facts

- + Total Area: **25.6 square miles**
- + Median Household Income: **\$54,879***
- + Persons Living in Poverty: **26.7%***
- + Number of Households: **30,544**
- + Number of Housing Units: **33,463**
- + Owner-Occupied Units: **46.3%**
- + Rental-Occupied Units: **53.7%**
- + Median Value of Owner-Occupied Housing Units: **\$256,600**
- + Homeowner Vacancy Rate: **1%**
- + Rental Vacancy Rate: **5.5%**
- + Median Gross Rent: **\$1,077**

* Includes householders under age 24 that may include students.
Sources: US Census Bureau, ACS 2018-2022 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). The FY23 revised budget was \$39.5 million. The adopted FY24 budget of \$20.75 million does not include the various federal funds through the American Rescue Plan Act and Cares Act carried over from prior years administered by NDS.

At Glance

FY23 Budget	\$39.5 million
Employees	47.28 FTE

NDS Management Team (Total 47.28 FTE, includes 1.30 FTE Administration)



Tracy Hightshoe
Director

Development Services (13.0 FTE)



Danielle Sitzman
Development Services Coordinator

Building Inspection



Tim Hennes
Senior Building Inspector

Urban Planning



Anne Russett
Senior Planner

Neighborhood Services (27.78 FTE)



Erika Kubly
Neighborhood Services Coordinator

Housing Inspection



Stan Laverman
Senior Housing Inspector

Iowa City Housing Authority



Rachel Carter
Housing Administrator

Metropolitan Planning Organization of Johnson County (5.20 FTE)



Kent Ralston
Executive Director and IC Transportation Planner



Emily Bothell
Senior Associate Transportation Planner

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 the 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, Friends of Historic Preservation, and neighborhood groups.

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 and

administers zoning, subdivision and historic preservation regulations. The guiding principles 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.

Urban Planning 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**



Development Services

Urban Planning staff works 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 and continues to conduct site plan reviews and floodplain management.

2023 Urban Planning Activity

For the fourth year in a row, the current planning case load activity in 2023 for Urban Planning work, such as annexations and rezoning, was below the running 10-year average. Platting activity did see an increase and was at or slightly above the average. Code amendment case totals were lower than previous years, however, the codes amended in the cases in 2023 were more complex and extensive than other years. This involved significant engagement with the community, data analysis, and drafting of multiple code documents. 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. 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

Urban Planning Activities

Planning & Zoning Commission	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	10 yr Average
Annexations	3	2	1	0	1	0	1	1	2	0	1
Rezoning	19	29	14	20	26	16	6	9	8	9	16
Preliminary Plats	11	9	6	6	11	4	6	3	3	5	6
Final Plats	0	14	18	2	0	6	5	4	4	9	6
Code Amendments	11	3	4	9	5	3	6	6	6	2	6
Comprehensive Plan Amendments	2	2	4	3	3	2	0	2	2	1	2
Right of Way Vacations	-	-	-	-	-	-	-	-	3	2	3
County Zoning Items	3	2	4	6	0	5	8	7	3	1	4

Board of Adjustment	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	10 yr Average
Special Exceptions	11	16	10	8	7	6	13	11	15	10	11
Appeals	2	0	0	1	0	0	0	1	0	2	1
Variances	1	1	0	0	0	0	0	0	0	0	0

Development Activity Metrics	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Average
Acres Annexed	-	19.8	18.6	0.0	7.9	0.0	35.29	3.6	76.52	0	18
Acres Zoned Residential	-	125.5	119	13.7	171.0	80.0	72.1	37.2	60.95	135.37	91
Acres Zoned Commercial	-	85.9	7.98	1.00	0.70	26.90	0	17.68	55.03	15.04	23
Acres Zoned Mixed-Use / RF Crossings	-	35.1	2.48	25.21	5.08	5.30	2.75	5.90	0.13	0.00	9
Acres Zoned Commercial/Office	-	85.9	0.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10
Residential Lots Final Platted/Created	-	150	335	23	67	32	83	59	59	111	102
Commercial Lots Final Platted/Created	-	19	12	0	1	3	0	2	1	5	5

Historic Preservation Commission	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Average
Project Reviews	108	83	86	90	102	100	96	94	105	79	94
Additional Landmarks	2	1	1	1	6	5	2	6	0	1	3
Additional properties in historic/conservation districts	265	0	0	0	0	0	0	1	0	0	27
Properties rehabed, restored, or converted through adaptive reuse	-	-	24	25	30	22	24	24	24	11	23

Development Services

cities, the 2008 recession did not result in a large inventory of improved but not yet built upon lots in Iowa City.

Over the past 10 years the average is one event adding between 10-20 acres of land. There were no annexations in 2023.

The number of **rezonings**, the process that allows for changing the use of a property, remained low in 2023. Only nine (9) rezonings were completed in 2023 compared to the 10-year average of 16. This is slight increase from the year before. Rezoning cases filed in 2023 included senior housing, high-way or interstate commercial industrial, a historic overlay, and one Riverfront Crossings district. Previous years of abnormally heavy rezoning activity occurred 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. More recent redevelopment in the Riverfront Crossing District has focused largely on multi-family housing desirable to University of Iowa students.

Individual lots are created via the **subdivision platting** process. New first-time development of vacant land requires land to be platted to create lots while re-development often occurs on already created lots. 2022 had the lowest levels of residential lot creation in more than 30 years. More lots were created in 2023 than is typical, but recent trends in single-family lot creation is still low compared to historic trends. In addition, most lots created that accommodate multi-family uses are

due to the redevelopment of land at the intersection of Myrtle Avenue and South Riverside Drive.

In 2022 single family building permit activity and lot creation both slowed. In 2023 lot creation increased while single-family building permit activity decreased further. The total number of dwelling units permitted in 2023 is near average levels, single-family development is near all-time lows and duplex development is limited. While

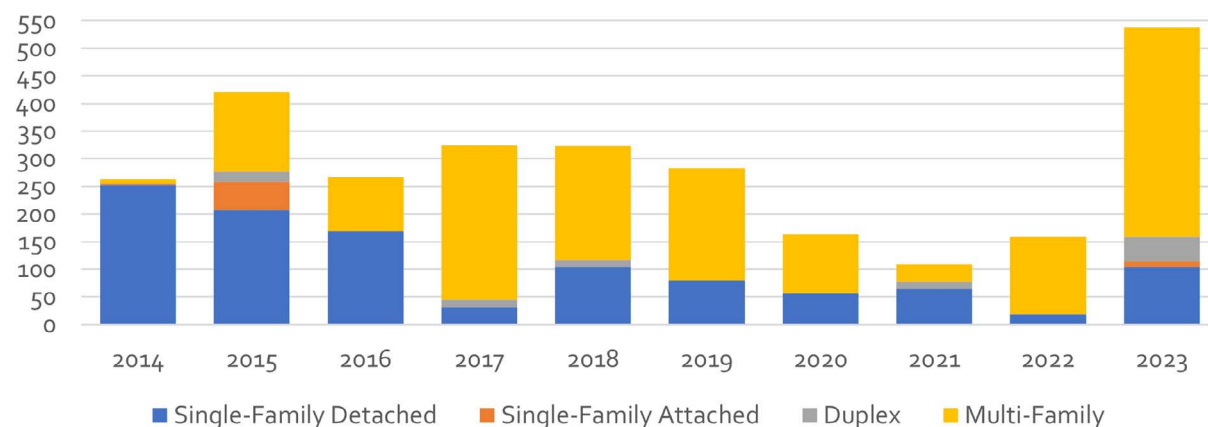
this extends the period of time that the current supply of lots will last, it diminishes the overall supply of new housing that can be provided. If residential lot creation continues at this pace, the City will only accommodate 77% of its projected development potential forecasted through 2030. While redevelopment of existing lots can provide additional housing through increased density, the City will still likely experience unmet demand and deplete its supply of all vacant lots in the process.

Anticipated Dwelling Units Accommodated by Lots Platted

Dwelling Unit	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Single-Family Detached	252	207	169	31	105	79	56	65	18	105*
Single-Family Attached	2	52	0	0	0	0	0	0	0	9
Duplex	2	18	0	14	12	0	0	12	0	44
Multi-Family	7	144	98	279	206	204	108	32	140**	380
Total	263	421	267	324	323	283	164	109	158	538

*Includes 35 manufactured housing units

**Includes 120 assisted group living units



Development Services

Subdivision platting in unincorporated Johnson County surrounding the City is regulated through a shared agreement between the City and County called the Fringe Area Agreement (FAA). In 2021, Staff completed the process to update the FAA. This included analysis of past land use patterns and projection of future growth patterns to establish a Growth Boundary Area. The new agreement redefined the roles of each jurisdiction based on this growth boundary area giving more control to the City closer to its borders. In 2023 this resulted in a slow down of rural style development in the Growth Area. Such development had previously accelerated after recent changes in the County's Comprehensive Planning and Future Land Use Map that increased areas for residential and commercial development in the County.

Iowa City has thirteen (13) **Historic Preservation or Conservation Districts** which were established beginning in the mid 1980s. 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 of individual properties. One landmarking application was completed in 2023 to memorialize the original location of the Emma Goldman Clinic. 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 \$42,000 from the General Fund annually and fully utilized each year.

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 are key functions. Building Inspections Services enforces the following construction codes:

- + **2021 International Building/Residential Code**
(adopted with local amendments)
- + **2021 International Mechanical Code**
(current State adopted code)
- + **2021 Uniform Plumbing Code**
(current State adopted code)
- + **2021 International Fire Code**
(adopted with local amendments)
- + **2020 National Electrical Code**
(current State adopted code)
- + **2012 International Energy Conservation Code**
(current State adopted code)
- + **Accessibility Code**
(current Federal and State adopted code; local amendments for visitability/adaptability)



Floor plans at the construction site of a single family home



Original location of the Emma Goldman Clinic, 715 N Dodge Street

In addition to the above codes, the Building Inspection Services Office enforces the zoning, reviews and approves sign permits, and provides key staff support for the Design Review Committee. Building Inspections Services also 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.

2023 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.

Following the global COVID19 pandemic, construction was impacted by decreased labor and manufacturing activity, disrupted supply chains, raised construction material costs, and economic uncertainty for builders and buyers. Beginning in 2022 and through much of 2023, accelerating inflation and rising interest rates also impacted home sales. The result was that permits in most categories declined and were below the 10-year average.

1,537 total permits were applied for in calendar year 2023. This included construction related permits as well as site plan, sign, liquor, and temporary use permits.

This is a decrease from 1,851 permits applied for in 2022 and below the 10-year average of 2,185 permits. **\$275.4 million total value** was reported for all permits in calendar year 2023. Despite the decline in permits, this was a substantial increase in project valuation. The pandemic year of 2020 was the worst year in project valuation reported since the three years immediately following the Subprime Mortgage Crisis and Great Recession of 2008. During that year there was a 62% decline in project values undertaken from the previous year, and \$97 million dollars less than the 10-year average valuation. 2021 and 2022 permit activity made up for some of this decline but 2022 was still \$35 million below the 10-year average. The sharp increase in project value in 2023 reflects some increase in investment but also a great deal of inflation which occurred across all sectors of the economy in 2023.

While permit activity during the pandemic in 2020 shows a noticeable decline, there was an equally unusual increase in the previous years from 2016 to 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 addition, the construction phase on large projects often also spans several calendar years.

Total 2023 permit value
\$275.4 million

1,537
Total permits applied for in 2023

A decrease from 1,851 in 2022 and below 10-year average of 2,185

Total Value of Construction (in millions)

10 Year Average	CY 2014	CY 2015	CY 2016	CY 2017	CY 2018	CY2019	CY2020	CY2021	CY2022	CY2023
\$197.1	\$152.6	\$138.3	\$388.4	\$216.8	\$192.8	\$231.5	\$87.3	\$135.5	\$152.7	\$275.4
-	-17%	-9%	181%	-44%	-11%	20%	-62%	55%	13%	80%

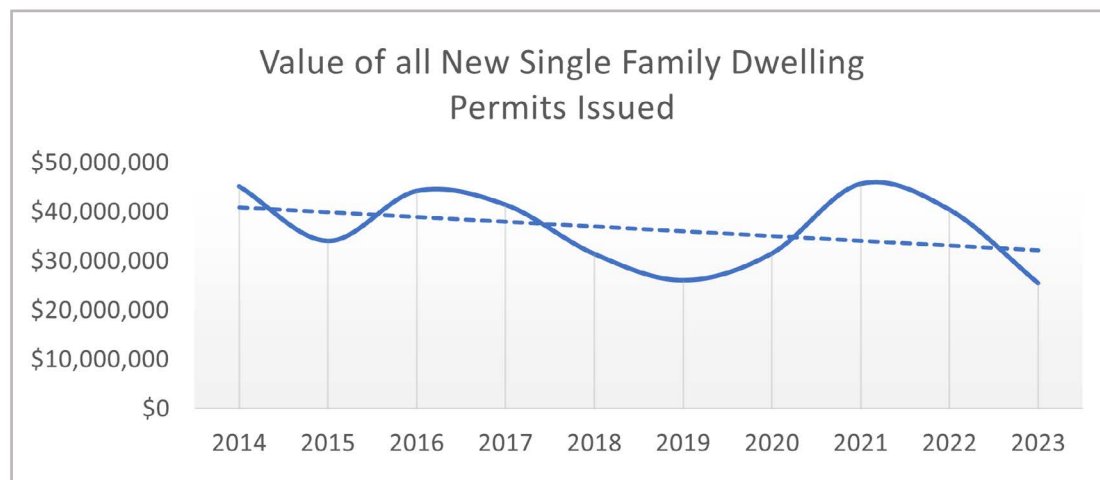
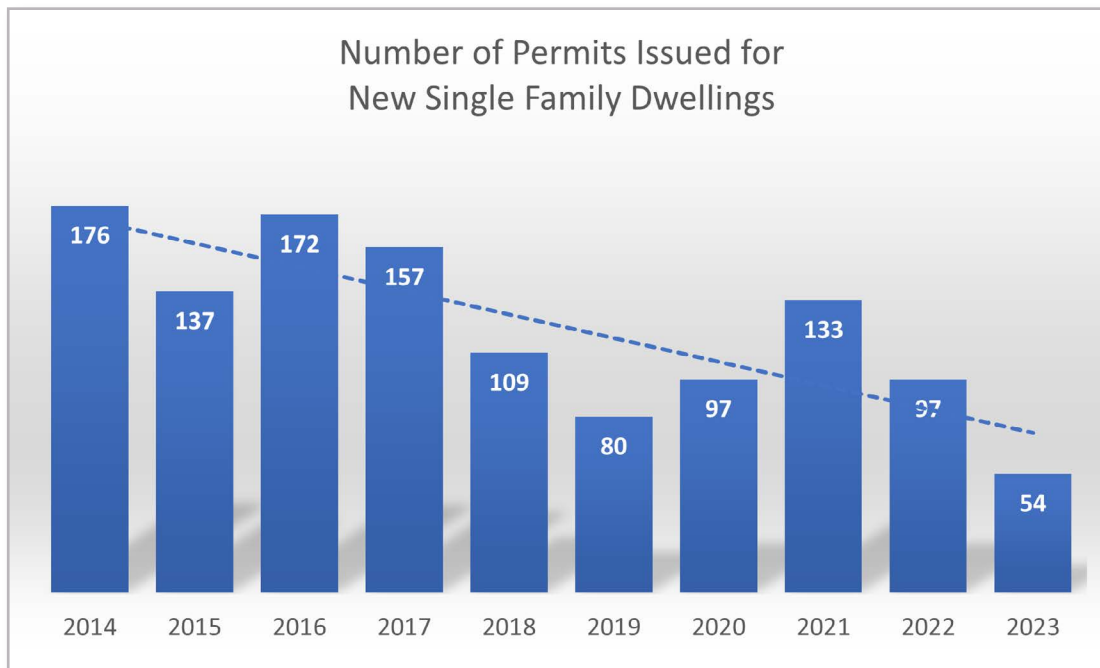
Development Services

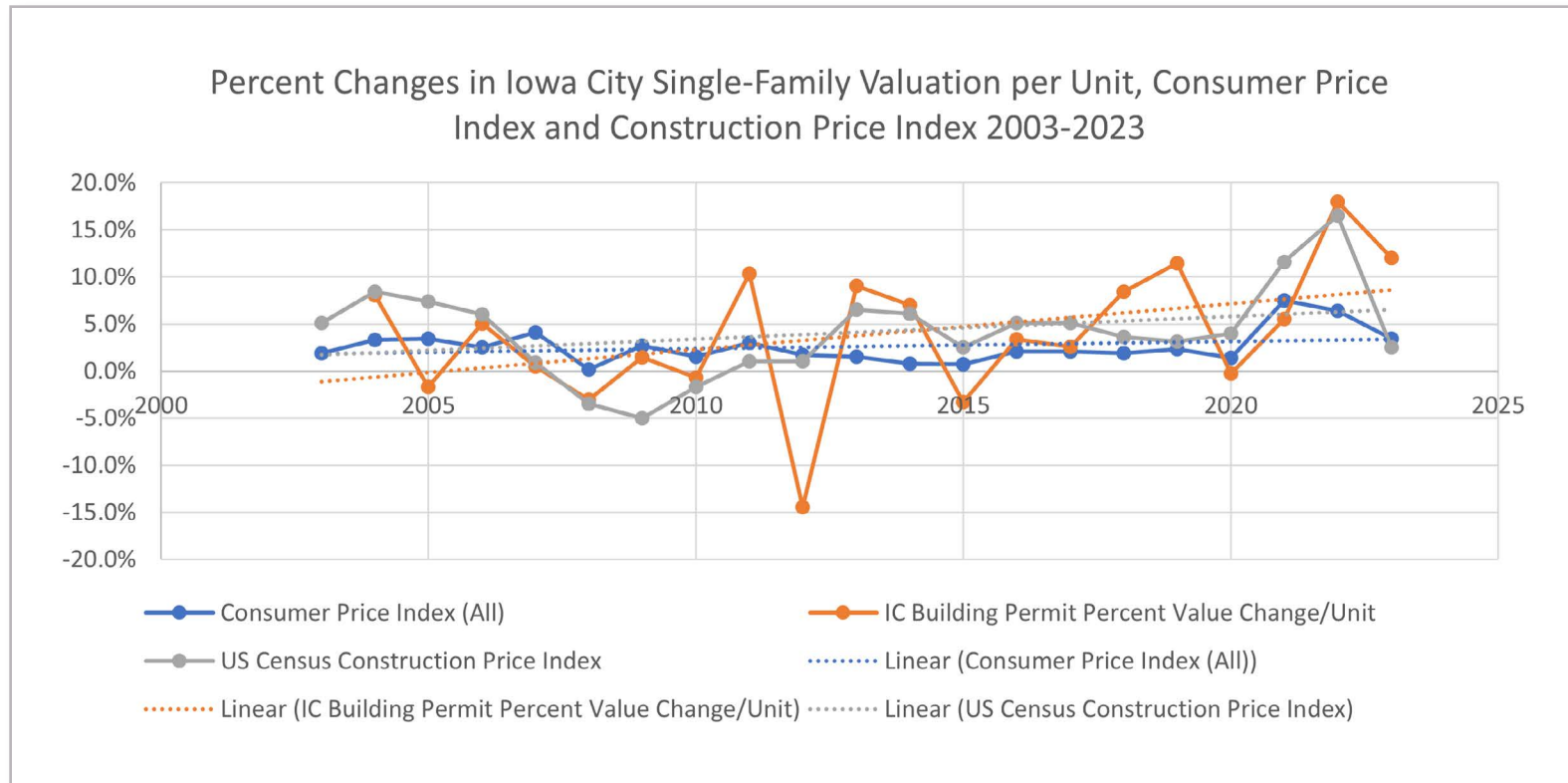
Historically, Iowa City building permit activity is dominated by construction of three main categories:

1. Single-family Detached and Attached (Duplex) Home Building: 54 new single-family detached dwellings were applied for in calendar year 2023.

This is the lowest amount in the last 40 years, and a continued decline from the previous year. Over nearly the past 20 years, new single-family detached home construction has averaged 130 new units per year. Year to year production has varied widely with annual rates bottoming out at 80 units in 2011 and 2019 and climbing back up to the mid 170s in between. The highest number of new applications was 193 units in 2003. The past year indicates a continued decline from post pandemic recovery.

In 2023, total project value of new single-family housing construction was \$25 million. The per unit value increased 12% in 2023 from \$416,860 in 2022 to \$471,392. This continues a trend is well above the 10-year average and the highest on record. It shows a continuation of the inflationary trend identified in 2021. Compared to the Bureau of Labor Statistics annual Consumer Prices Index (CPI) and Construction Price Indexes from the US Census Bureau's Survey of Construction (SOP), new single-family dwelling valuation per unit in Iowa City follows the same generally increasing pace of inflation. Year to year differences are greatest between 2010 and 2016 where the local value fluctuates widely. Local value is self-reported by builders at the time of permit application. In the same time period, permit activity also varied widely





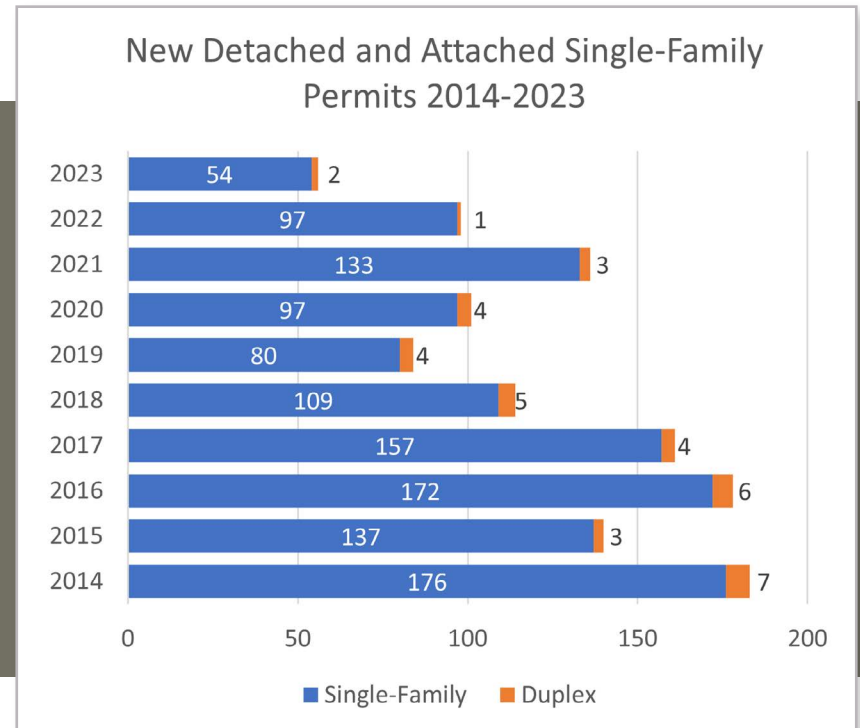
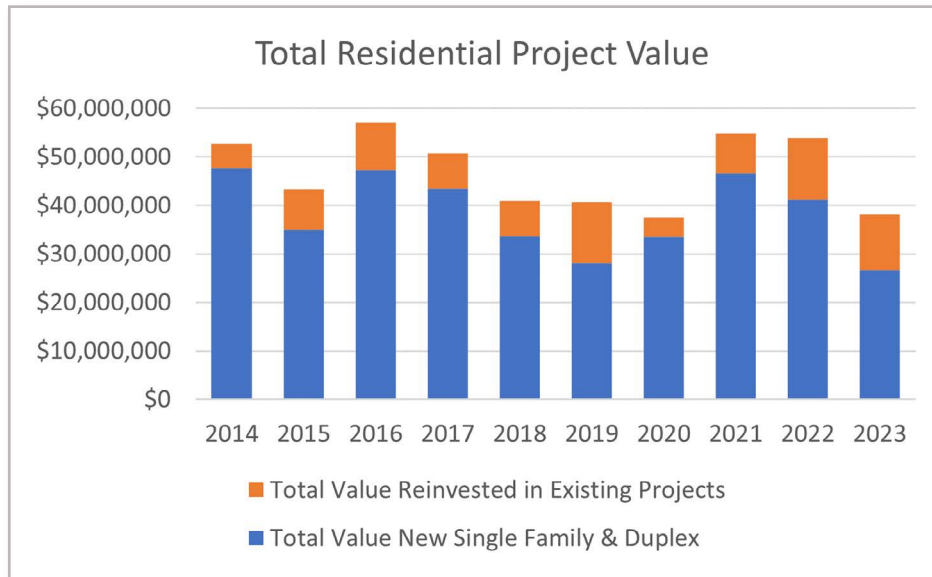
indicating other changes in the local market. The average trend line of the three measures are shown to represent overall trends regardless of potential misjudgments.

Starting in 2011, the local value trend line (“IC Building Permit Percent Value Change/Unit”) exceeds the percent increase of CPI for the first time and begins to overtake the SOP metric. This indicates that overall, national construction value inflation was greater than inflation in the rest of

the economy and a little bit more so in the local construction market than the national one. All three metrics indicate a rapid increase in inflation from 2020-2021.

As a result, increased project valuation should not be seen as an improvement in the local housing market. Instead it is another factor likely contributing negatively to overall housing affordability in Iowa City.

Development Services



New duplex construction is a small portion of the new single-family housing total. Only **two (2) permits for duplex construction** were issued in 2023 for a total construction of four dwelling units. The 10-year average number of duplex permits per year is four (4). The highest year of duplex permit activity was 2011-2012 with nine (9) and eight (8) permits per year respectively.

The City recently updated aspects of its Zoning Code to improve housing choice, increase housing supply, and encourage affordability. These changes will help the City meet its housing needs as a diverse and growing community. Changes include reducing lot size, width, and frontage standards

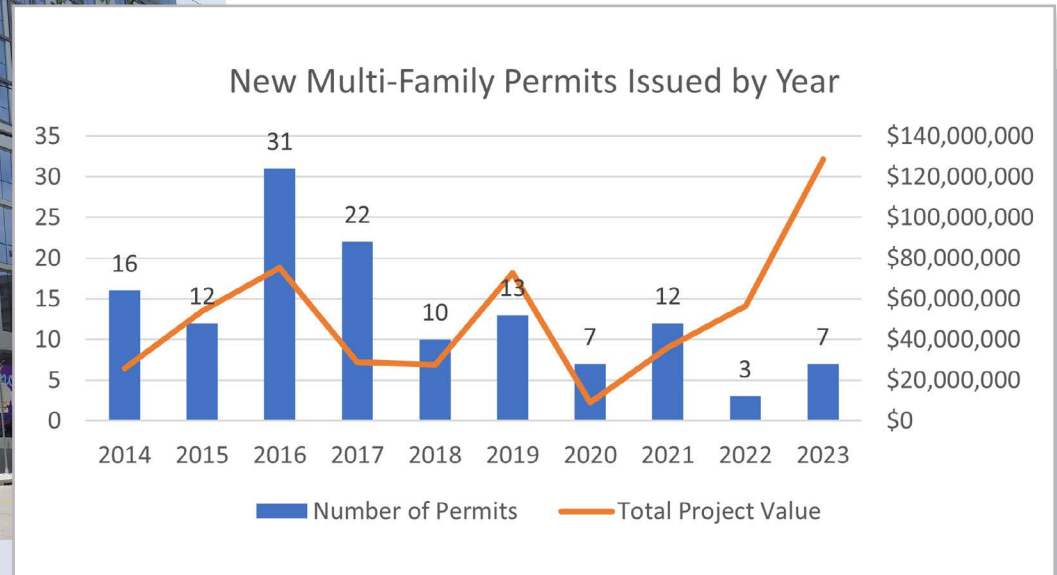
for single-family and duplex uses; allowing duplexes and up to two attached single-family dwellings throughout the block rather than limiting them to corner lots; allowing garages for duplexes and attached single-family dwellings to face the same street when designed in a way that does not dominate the streetscape; allowing duplexes and attached single-family dwellings outside of the University Impact Area to have up to five bedrooms.

Similarly, alteration, remodel, and repair 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. In 2022, the amount of reinvestment was 23% of the total valuation of single-family construction, or \$12.6 million. The value of reinvestment stayed about the same in 2023 at \$11.5 million but became a greater percent of the total residential project value due to the decline in new single-family home construction activity.



“The Rise at Riverfront Crossings” by Alan Light (licensed under CC 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.

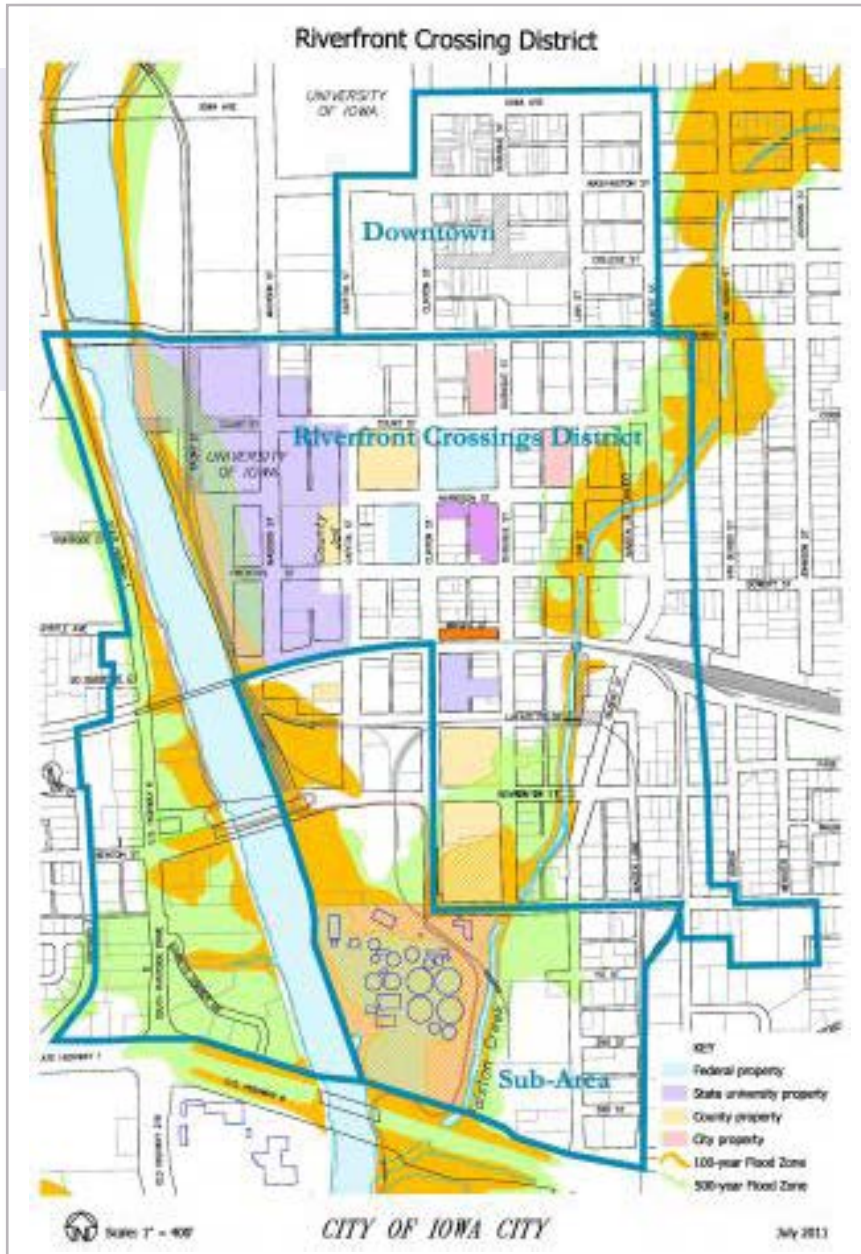
As mentioned in the Urban Planning summary above, in 2013-2014 the City initiated several rezonings to implement a master plan for the Riverfront Crossings area and the adoption of the Riverfront Crossing Form Based Code. This is reflected in the uptick in new

multi-family construction permits and valuation in 2013-2017 for projects using the new zoning available to them to redevelop near downtown. The Riverfront Crossings Form Based Code also continued to encourage the trend for multi-family housing to be combined in multi-story buildings with other uses such as retail, office, or hotel and categorized as “mixed-use” structures.

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.

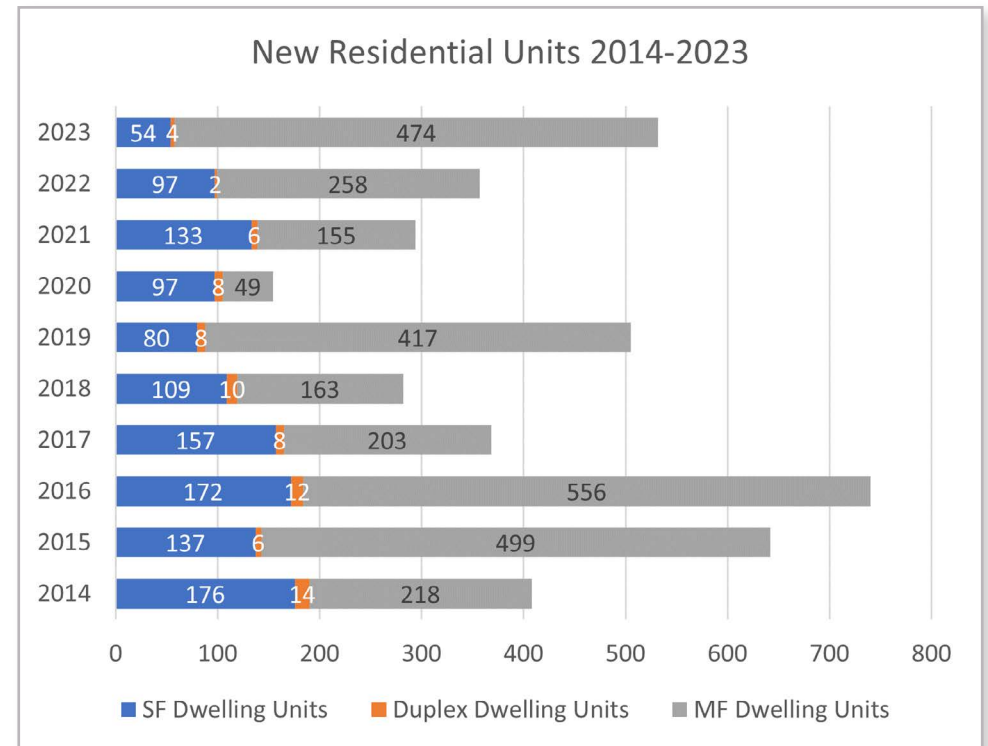
Development Services

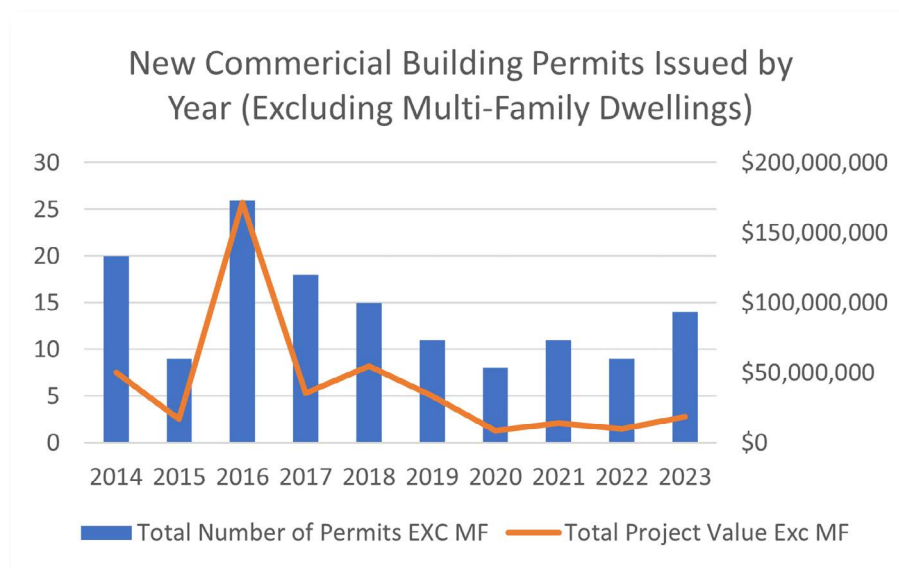


All dwelling types combined:

532 total new dwelling units

(one- and two- family dwellings and multi-family dwellings) were issued in calendar year 2023. This is an increase from 2022 and back in line with the running 10-year average and the fourth highest single-year total since 2013.





- 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 can be large in scale and value, tend to occur infrequently, and are completed one at a time.

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. In November 2021, voters approved extending the tax levies to 2035 and 2051 to cover additional improvements identified in the School District's Facilities Master Plan 2.0. The expansion of all three Junior High Schools in the district into Middle Schools began in 2023.

Projects Completed or Underway Since Adoption of RFC Form Based Code - 6/3/2014

Completed	Address	Date
The Rise (CA Ventures)	435 S. Linn Street	2015
The Maddy (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
Hieronymus 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-In Progress	Address	Date
The Hive (Gilbane)	700 S. Dubuque Street	2021
West Riverfront (Scannell)	Riverside Dr/Myrtle Ave	2020
Office to Duplex Convesion (Miller)	114 E Prentiss Street	2023
Approved-Not Started	Address	Date
Orchard Court-Part II (Wade)	Benton Street/Orchard Court	2019
Pentacrest Garden Apartments (Clark)	12 E. Court Street	2019
The 908 Group	315 E. Prentiss Street	2020

Development Services

Highlights

Recent Accomplishments

Our work in long-range planning, zoning, site, design review, and building code and inspection services supported continued development interest throughout the city in 2023 including:

Rehabilitated South District duplex at 2023 Taylor Drive



Ronalds St. – Student built house in partnership with the ICCSD, HBA Vocational Training Council, and The Housing Fellowship

+ **Zoning code amendments to fulfill the Affordable Housing Action Plan to improve housing choice, increase housing supply, and encourage affordability.** The City of Iowa City recently updated aspects of its Zoning Code to improve housing choice, increase housing supply, and encourage affordability. These changes will help the City meet its housing needs as a diverse and growing community. Changes are as follows:

– SINGLE-FAMILY AND DUPLEX HOUSING.

Relaxes requirements in lower density residential zones:

- Reduces lot size, width, and frontage standards for single-family and duplex uses.
- Allows duplexes and up to two attached single-family dwellings throughout the block.
- Allows garages for duplexes and attached single-family dwellings to face the same street when designed in a way that does not dominate the streetscape.
- Allows duplexes and attached single-family dwellings outside of the University Impact Area to have up to five bedrooms (see Map 2B.1 in Zoning Code Section 14-2B-6B).

– MULTI-FAMILY HOUSING AND GROUP LIVING.

Simplifies and expands multi-family housing options:

- Allows townhome-style multi-family use dwellings in high density single-family zones.
- Streamlines approval for second story multi-family dwellings in commercial zones.
- Allows ground floor multi-family dwellings in commercial zones by special exception.
- Expands assisted group living situations like nursing homes to any zone that allows multi-family dwellings.
- Adds flexibility to the multi-family site development standards:
 - > Eliminates requirement for a 2-foot base of masonry, stucco, or dressed concrete.
 - > No longer requires that front façade materials wrap three feet around building corners.
- Allows multi-family uses outside of the University Impact Area to have up to four bedrooms.



Single family home with detached ADU

– ACCESSORY DWELLING UNITS (ADUS)

- Allows ADUs to be built on any property with either a detached or attached single-family or duplex home in any zone that allows residential living.
- Maintains requirement that an owner must live on-site.
- Increases ADU size to the lesser of 1,000 square feet, or 50% of the main building's floor area.
- Removes requirement for additional off-street parking for an ADU.
- Allows a wider variety of ADUs, including ADUs that are free-standing or built as an addition.

– REASONABLE ACCOMMODATIONS.

Creates a new, simplified process for situations where waivers are required to make housing available for a person with disabilities.

– INCENTIVES FOR INCOME-RESTRICTED AFFORDABLE HOUSING.

Projects that provide 20% of dwellings as affordable housing to

income qualified households for 20 years are now eligible for several incentives, including:

- An increase in allowable density of 20%.
- Parking waivers for affordable housing units.
- Modifications to setbacks and building height requirements, if required.

To qualify, affordable housing must meet the requirements of Article 14-4F of the zoning code.

This included expanding the allowed location of duplexes and additional flexibility in accessory dwelling units.

- + **Design review, site review, and building plan/construction review of two new residential buildings in the Riverfront Crossings District (West Riverfront and Gilbane)**
- + **Development of the scoping and Request for Proposals (RFP) for the upcoming Comprehensive Plan update.**

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 and administers the City's federal Community Block Grant (CDBG), HOME, Housing Choice Voucher and Public Housing programs.

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 levels as a step towards improved public health. The ordinance, set to go into effect on July 1, 2020, was delayed due to COVID-19 and began 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 (picocuries 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 delayed the new radon requirements to reduce contact between staff and public to help limit exposure and the spread of COVID-19. Property owners were encouraged to use this extension to schedule radon inspections and take the steps needed for mitigation while units may be vacant. Radon testing completed in 2020 was accepted to document compliance with the new radon requirements that went into effect on July 1, 2021.

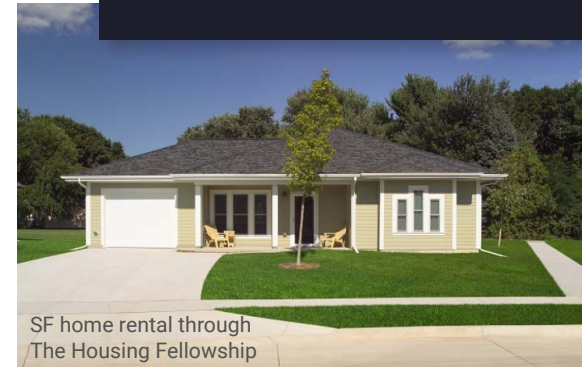
The City has approximately 3,800 homes with rental permits subject to the policy. Roughly 2,800 units have been tested with another 1,000 to be tested by July, 2023. We anticipate all properties subject to this regulation that need to be mitigated will have the action completed by January, 2024.

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

Staffs the following boards/commissions:

+ **Housing and Community Development Commission**



CY2023 HIS Stats

1,666
neighborhood
complaints

93% resolved in 14 days.

19,276 rental
units

New land use software implemented in FY21 allows for more accurate tracking of properties. The new system allows multi-family condo buildings to be tracked for rental license purposes and removed from the rental license rolls when no rental units are present in those buildings. This resulted in a slight decrease in reported rental units.

Neighborhood Services

of rental properties, especially in neighborhoods surrounding the university.

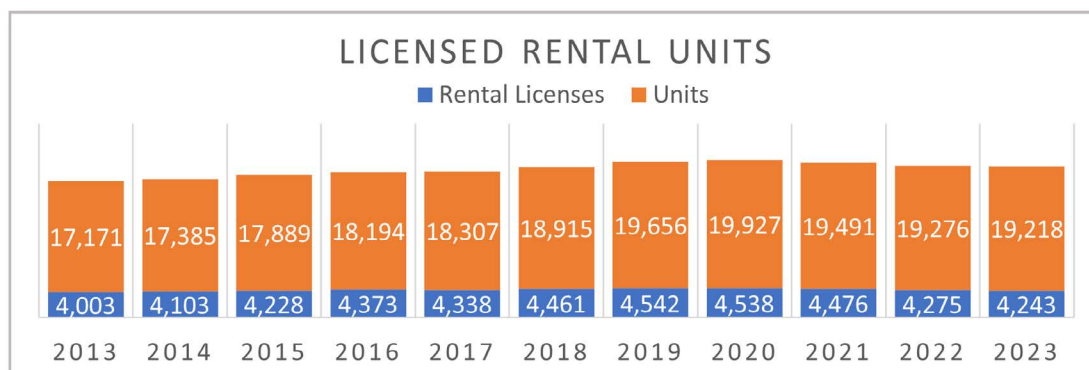
In response to this change, the City implemented various measures to 1) ensure single-family detached structures and duplexes provide healthy and safe living environments for all occupants; 2) maintain neighborhood characteristics and housing options suitable for attracting a diverse demographic in our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

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 2023, the City has not seen a dramatic increase in the number of rental permits for this housing type. The City also started tracking how many bedrooms were added in these neighborhoods. Approximately 32 bedrooms have been added to properties in these neighborhoods since 2017. In this past year, one bedroom was added in the Brookland/Roosevelt neighborhood. The map

and spreadsheet on the following pages highlight the percentage of single family and duplex rental permits in each neighborhood as of June 30, 2023 as well as a recent history of activity compared to 2017.

The City has monitored single family and duplex properties in our University impacted neighborhood for the past six years. We are not seeing an increase in the number of single family and duplexes with a rental permit due to this change. The overall number of single family and duplex rental permits have remained fairly stable over the past six years. As we are not seeing an upward trend, 2023 is the last year of tracking this measure

Note: to standardize how the City tracks these permits, in June of 2021 the single family and duplex definition changed to match the zoning code definition (one unit per lot for single family or two units per lot for duplexes). The impact of this change reduced the total number of properties in various neighborhoods.



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.

7/1/2021

City begins enforcement of radon requirements.

1/19/2023

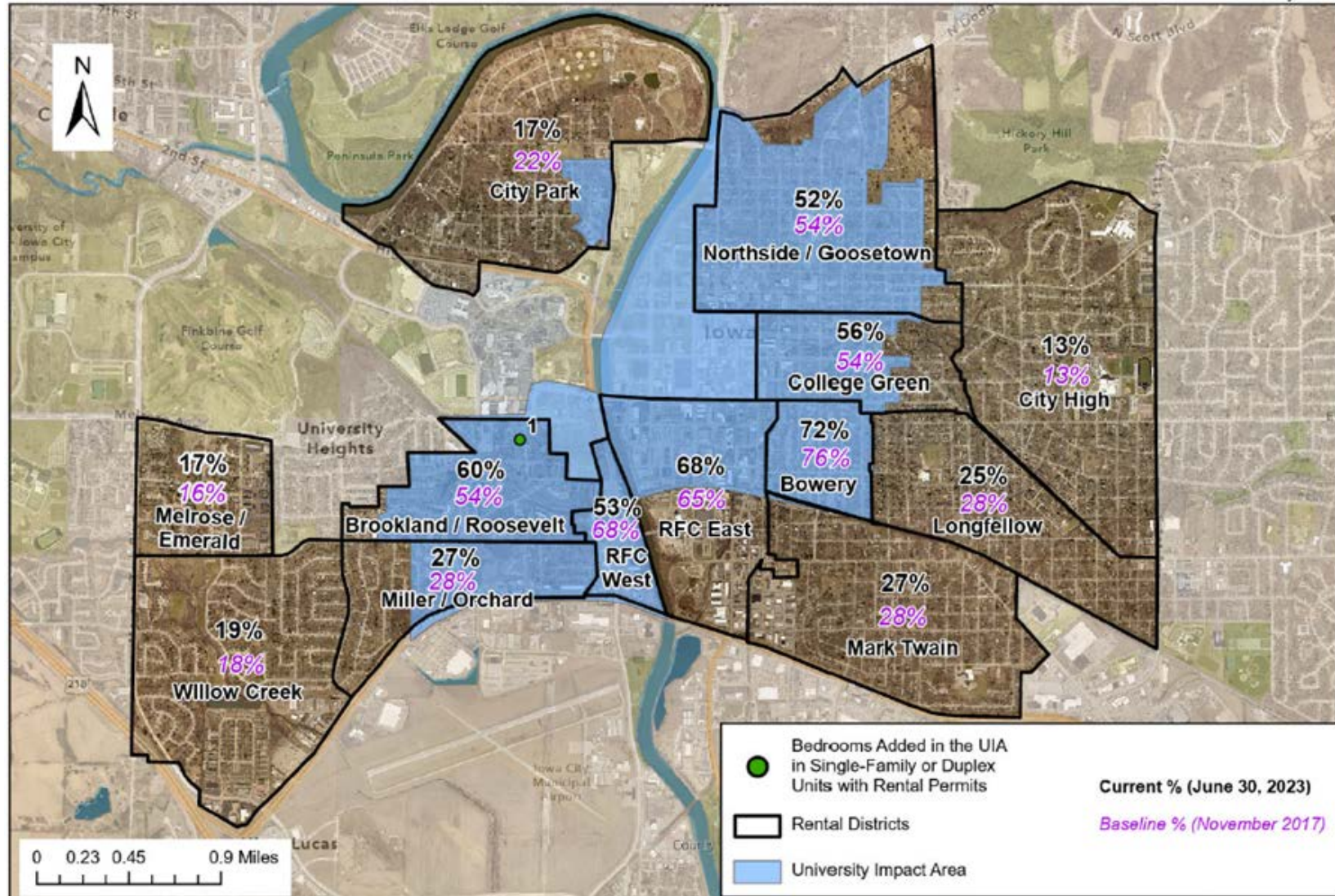
City repeals rental cap to come into compliance with State code, Ordinance #23-4892.

Neighborhood Services

Percent of Single-Family & Duplex Units with a Rental Permit

Iowa City Rental Impact Area - Updated as of June 30, 2023

Created by: Melanie Comer
February 2024



Historical Data for University Impacted Neighborhoods

Percent of Single-Family (SF) & Duplex Units with a Rental Permit
(November 2017-original and June 2021-2023)

Neighborhood	November 2017 SF/Duplex Units	November 2017 Rental SF/ Duplex Units	November 2017 % Rental SF/ Duplex Units	June 2021 SF/Duplex Units	June 2021 Rental SF/ Duplex Units	June 2021 % Rental SF/ Duplex Units	June 2022 SF/Duplex Units	June 2022 Rental SF/ Duplex Units	June 2022 % Rental SF/ Duplex Units	June 2023 SF/Duplex Units	June 2023 Rental SF/ Duplex Units	June 2023 % Rental SF/ Duplex Units
City High	1143	153	13.4%	1131	154	13.6%	1136	155	13.6%	1129	149	13.2%
Melrose/Emerald	226	36	15.9%	227	39	17.2%	227	39	17.2%	227	39	17.2%
Willow Creek	765	135	17.6%	787	155	19.7%	787	166	21.1%	786	152	19.3%
City Park	544	117	21.5%	545	112	20.6%	544	101	18.6%	538	90	16.7%
Mark Twain	1138	318	27.9%	1129	327	29.0%	1135	323	28.5%	1129	307	27.2%
Longfellow	909	258	28.4%	884	245	27.7%	902	237	26.3%	883	223	25.3%
Miller/Orchard	310	88	28.4%	308	85	27.6%	307	81	26.4%	309	82	26.5%
Northside Goosetown	1200	646	53.8%	1181	624	52.8%	1187	631	53.2%	1180	608	51.5%
College Green	365	197	54.0%	358	212	59.2%	375	213	56.8%	362	202	55.8%
Brookland/Roosevelt	297	161	54.2%	280	170	60.7%	292	172	58.9%	280	170	60.7%
Riverfront Crossings East	43	28	65.1%	29	21	72.4%	28	22	78.6%	28	19	67.9%
Riverfront Crossings West	25	17	68.0%	15	9	60.0%	16	8	50.0%	15	8	53.3%
Bowery	238	181	76.1%	231	175	75.8%	243	185	76.1%	237	171	72.2%
Total	7,203	2,335	32.4%	7,105	2,328	32.8%	7,179	2,333	32.5%	7,103	2,220	31.3%

Neighborhood Services



Cross Park Place, a Housing First project of Shelter House

Housing Authority

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

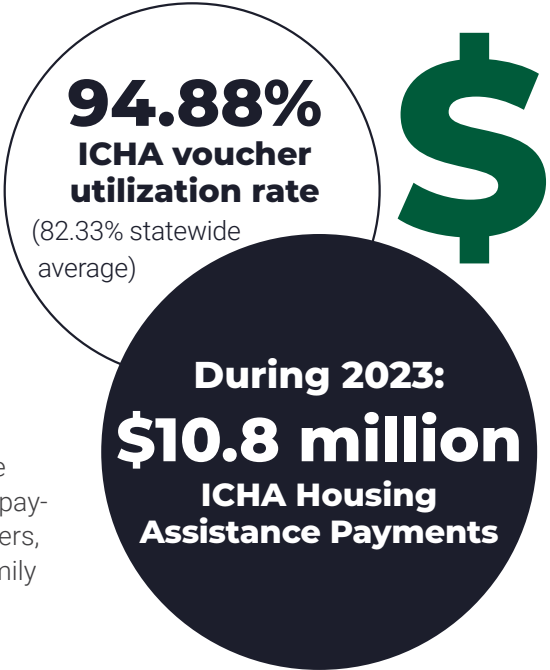
Housing Choice Voucher Program

ICHA administers a total of 1,595 vouchers consisting of 1,286 through the Housing Choice Voucher Program (HCVP), 95 Veterans' Supportive Housing (VASH), 78 Mainstream Vouchers, 69 Emergency Housing Vouchers, 60 Project-Based Vouchers for Cross Park Place and 501, and 7 Stability Vouchers. These vouchers serve households not only in the City of Iowa City, but also throughout Johnson County, Iowa County, and Washington County North of Highway 92.

Voucher Assistance

Form of Assistance	# of Vouchers
Housing Choice Vouchers	1,286
Veterans Supportive Housing (VASH)	95
Mainstream	78
Emergency Housing Vouchers	69
Project Based Vouchers	60
Stability Vouchers	7
Total	1,595

- + In 2023, ICHA continued its partnership with Shelter House on the administration of Mainstream Vouchers, Emergency Housing Vouchers, and 60 Project Based Vouchers.
- + ICHA has 249 vouchers dedicated to serving persons experiencing homelessness. In 2023, ICHA was awarded 7 Stability Vouchers to serve households experiencing homelessness with significant barriers. This was a competitive application process in conjunction with the Iowa Balance of State Continuum of Care.
- + ICHA paid out \$10.8 million in Housing Assistance Payments during 2023. This primarily consists of payments to local landlords who rent to voucher holders, but also includes escrow savings deposits for Family Self-Sufficiency participants.



Voucher Distribution

Point-in-Time count 2/16/2024: Of the total active vouchers, 1,038 were utilized in Iowa City (72%), 232 in Coralville (16%), 118 in North Liberty (8%), and 60 (4%) in other Johnson County Municipalities or port-outs.

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 six units at Augusta Place.

City-Owned Affordable Housing

Housing Type	# of Units
Public Housing	86
Peninsula Apartments	10
Augusta Place	6
Total	102

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.

Household Characteristics (All Relevant Programs)

Total Families as reported to HUD:
October 1, 2022 – January 31, 2024

Source: HUD's Resident Characteristics Report (RCR)

Family Type by Head-of-Household (HOH)	Count	% of Total
Disabled and/or Elderly HOH	817	58%
Non-Elderly/Non-Disabled HOH	597	42%
Total	1,414	100%

Family Composition by Household	Count	% of Total
Households without Children	800	57%
Households with Children	614	43%
Total	1,414	100%

Race by HOH	Count	% of Total
White HOH	650	46%
Black/African American HOH	721	51%
All Other Races HOH	43	3%
Total	1,414	100%

Ethnicity by HOH	Count	% of Total
Non-Hispanic HOH	1343	95%
Hispanic HOH	71	5%
Total	1,414	100%

Neighborhood Services

In 2023, FSS served 192 households, 97% of which have an escrow savings account and 62% of which have increased income. The average escrow savings balance is over \$7,800. In 2023 the program saw 36 FSS graduates who accomplished their program goals and received full access to funds in their escrow savings account.

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 FY23 include:

- + Invested over \$1 million in CDBG projects that benefit low- to moderate-income households in FY23.
- + Shelter House and DVIP – \$124,000 in public service funds expended to serve 1,851 low-income residents facing homelessness and victims of domestic violence.

72% of CDBG beneficiaries in FY23 were below 30% of the Area Median Income (AMI). 92% of CDBG beneficiaries in FY23 were below 80% AMI.

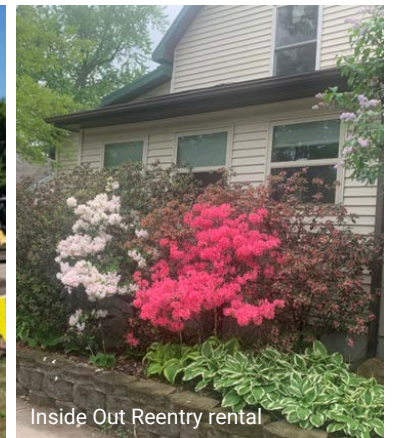
The HOME Investment Partnership (HOME) program is another federally funded program through the US Department of Housing & Urban

FSS Program Statistics

Family Self-Sufficiency (FSS) Program	Count	% of Total
Participants with escrow savings account	186	97%
Participants with increased income	119	62%
FSS Graduates in Calendar Year 2023	36	



CDBG funded facility improvements including new parking lot, windows, doors, and furnace underway at Pheasant Ridge Neighborhood Center.



Inside Out Reentry rental

Development (HUD). The program provides safe, decent, affordable housing. HOME Projects completed in FY23 include:

- + **Shelter House** completed the 501 Project which provides 36 units of permanent supportive housing to chronically homeless individuals.
- + **Inside Out Reentry** acquired a rental property to serve four individuals exiting incarceration.
- + **The Housing Fellowship** acquired three affordable rental properties and rehabbed two additional affordable rental units.
- + Partnered with **GreenState Credit Union** to provide down payment assistance for five low-income homebuyers to-date.

Neighborhood Services

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 FY23, \$615,059 in local funds and \$124,000 in CDBG public service funds were allocated to 21 agencies which served 31,586 Iowa City residents. In addition, Free Lunch Program served nearly 39,438 meals to low-income individuals and Table to Table, a food rescue organization, provided over 1.3 million pounds of food to area pantries and low income households.

COVID-19 Response and Funding Activities

In FY21, Neighborhood Services allocated CDBG-CV funding to prevent, prepare for, and respond to the COVID-19 pandemic. Funds were awarded to 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 continues to work with community partners to get needed funds to our residents and businesses most 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.

- + **Emergency Housing Assistance:** \$616,000 was allocated for emergency housing payments. The program was initially administered by CommUnity Crisis Services and Food Bank and is currently administered by Shelter House. A total of 400 households were served from FY21 to FY23.
- + **Small Business Assistance:** \$424,000 was allocated for small business assistance administered in partnership with ECICOG. Funds served 27 Iowa City businesses impacted by COVID-19 with grants up to \$15,000. Of those, 22 of the 27 businesses were owned by women or people of color. Eligibility required that all businesses retain jobs held by low to moderate-income (LMI) employees or qualified as a HUD-defined microenterprise owned by an LMI person.
- + **Nonprofit Assistance:** \$555,417 was allocated to 17 different projects including homeless services and prevention, mental health services, child care services, eviction prevention, and food assistance. A total of 17,393 were served in Iowa City through activities completed in FY21 and FY22.

95% of CDBG-CV beneficiaries reported in FY23 were below 30% of the Area Median Income (AMI).

\$616,000 allocated for emergency housing payments

400 total households served

from FY21 to FY23

Neighborhood Services

American Rescue Plan Act Programs and Activities

Through the American Rescue Plan Act of 2021 (ARPA), the City of Iowa City received \$18.3 million in Coronavirus State and Local Fiscal Recovery Funds (SLFRF) which are intended to address both emergency stabilization needs and help localities make long-term transformative investments through careful planning and extensive public input. City Council identified guiding principles to prioritize the use of these funds, and Neighborhood Services staff are working collaboratively with residents, businesses, nonprofits, and other community partners and stakeholders to carry out activities to meet community need. Through FY23, over \$10 million in ARPA funds have been allocated including:

- + \$3,000,000 to capital projects at **Neighborhood Centers of Johnson County** and **Iowa City Free Medical Clinic**.
- + \$1,184,071 for **direct payments to residents** in partnership with Johnson County.
- + \$1,137,710 for a **Housing Stability Pilot** with Shelter House for homelessness prevention including coordinated entry, housing stabilization services, and eviction prevention efforts.
- + \$1,071,500 to **80 residents of Forest View Mobile Home Park** for relocation assistance (each resident was eligible for \$15,750).
- + \$939,082 to **CommUnity Crisis Services & Food Bank** for Mobile Crisis Outreach expansion.
- + \$750,000 for **childcare wage enhancement** in partnership with Johnson County and the Community Foundation.
- + \$676,146 in **utility replacement costs**.
- + \$485,000 for **nonprofit operating funding** serving 13 agencies.
- + \$435,239 for the **Qualified Pre-apprenticeship Program** with the UI Labor Center.

- + \$250,000 to **ThinkIC** for tourism recovery.
- + \$100,000 to **4C's Community Coordinated Child Care** for workforce development.

The American Rescue Plan Act also appropriated funds to communities to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations through the HOME-ARP program. The City of Iowa City received \$1,789,981 in HOME-ARP funds in 2022. Funds have been allocated to local agencies for the following projects:

- + \$671,981 to **Shelter House** for supportive services to individuals who are at-risk of homelessness.
- + \$200,000 to **Iowa Legal Aid** for legal services to increase housing stability.
- + \$650,000 to **DVIP** to support construction of a new shelter for victims of domestic violence.



Shelter House Winter Emergency Shelter, open December through March

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.

- + **26 homes** completed through the CDBG/HOME owner-occupied rehab program and GRIP program in FY23.
- + **94 rehabs** completed through the Healthy Homes program in FY23, including 88 units that received radon mitigation in partnership with Housing Fellowship.

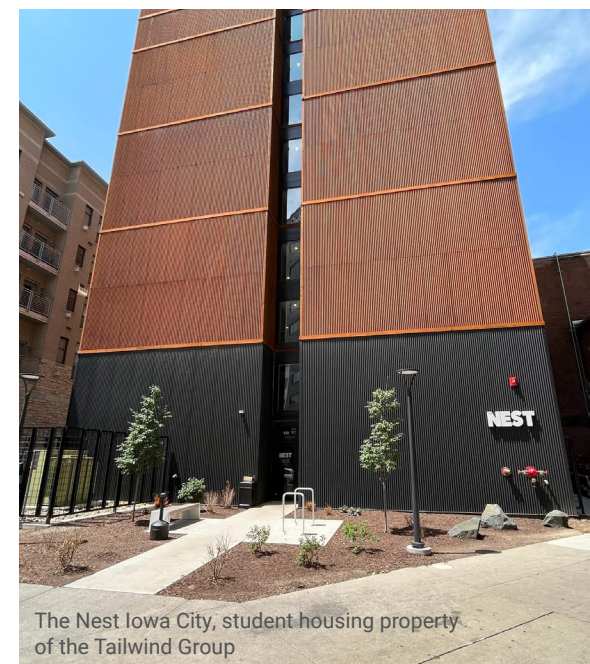
UniverCity and South District Programs

In 2011 the City received a state grant to provide rehabilitation assistance to convert former rental homes near the campus, complete renovations and sell the homes to income eligible owner-occupants with a deed restriction to keep the homes owner-occupied for a set period of years. The City continued this program after grant funding ended and to date has purchased, renovated and sold 70 homes in the neighborhoods surrounding the downtown and the University of Iowa. Approximately \$50,000 in rehabilitation was spent for each home. This represents a total investment of

over \$3.4 million in renovations in University impacted neighborhoods since 2011. The City worked with area lenders to purchase the homes and repaid the funds when the home sold.

In FY20, Neighborhood Services began a similar program in the the South District Neighborhood with the purchase of a duplex at 1232/1234 Sandusky Drive. The property was purchased, renovated, converted to a two-unit condominium, and sold as affordable owner-occupied housing. The program is partnered with federal HOME funds to provide downpayment assistance to income qualified homebuyers. Combined, the first two buyers had rented in the neighborhood for over 21 years. Two additional duplexes became available for purchase at 2129/2131 Taylor Drive and 2021/2023 Taylor Drive. Of the initial six homes in the program, each has been sold. All homebuyers completed homebuyer counseling approved by HUD before acquisition.

In 2021, the City received \$1.8 million in funds through an affordable housing fee-in-lieu payment from the Tailwind Development Group as a part of a downtown residential construction project. The City used about \$1.5 million of that fund to acquire eight duplex properties in the South District for a total of 16 units. The City hopes to remodel the units and sell them as affordable homeownership through the South District Program. The City will serve as a landlord until the units naturally become vacant. Units will be remodeled with local funds once both sides of a duplex become vacant.



Neighborhood Services

The City anticipates use of HOME funds to provide down payment assistance to eligible applicants. To date, one duplex has been fully renovated at 1311/1313 Sandusky Drive and both units have been sold to income-eligible buyers.

Of the eight duplexes acquired, the duplex at 2318/2320 will not be renovated for sale to income eligible homebuyers. The unique layout of this duplex poses challenges for converting these two units into owner-occupied units. This duplex is on the east side of the entrance to Wetherby Park. After a discussion with the neighborhood and Parks and Recreation Department, this duplex will be demoshised and dedicated for park space. This additional space will provide a flexible open green space for park users and a more welcoming entrance to the park. The Gather Here Park System Master Plan identifies Wetherby Park as potential for indoor public community space. The South District Leadership Committee expressed unanimous support for the demolition of this duplex, allowing for additional parkland and increasing the future flexibility of the park to create indoor public community space.

Affordable Housing Projects

The City invested \$17,514,371 in affordable housing in FY23 using federal, state and/or local funds. The FY23 Year End Housing Report can be found in the Appendix that identifies all housing activities completed or initiated in FY23. 2,884 affordable rental units/households and 118 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

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!”



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 annually from FY20-FY23. 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 back in 2018. The lot is designed for six attached single family homes. The City entered a purchase agreement with Better Together for a 3D Printing Pilot Project, but that project did not proceed and the purchase offer expired. The City will continue to work with our affordable housing providers and various funding sources to develop an affordable housing project at this site

Over \$17.5m
invested in affordable
housing in FY23

+ 2,884 Rentals
+ 118 Owner-occupied homes



Energy efficient New interior
\$50K invested per unit

BEFORE & AFTER 1311/1313 Sandusky Drive



The City invested \$50,000 in each unit. Rehabilitation work included a new roof and gutters, cabinets and countertops, interior paint and trim, and a backyard patio. Sustainability improvements include an air source heat pump furnace and water heater, 200 amp electrical service, added attic insulation, high efficiency appliances, new windows and doors, and long life-cycle flooring. Both units have been sold to income-eligible buyers.

Metropolitan Planning Organization of Johnson County (MPOJC)

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.

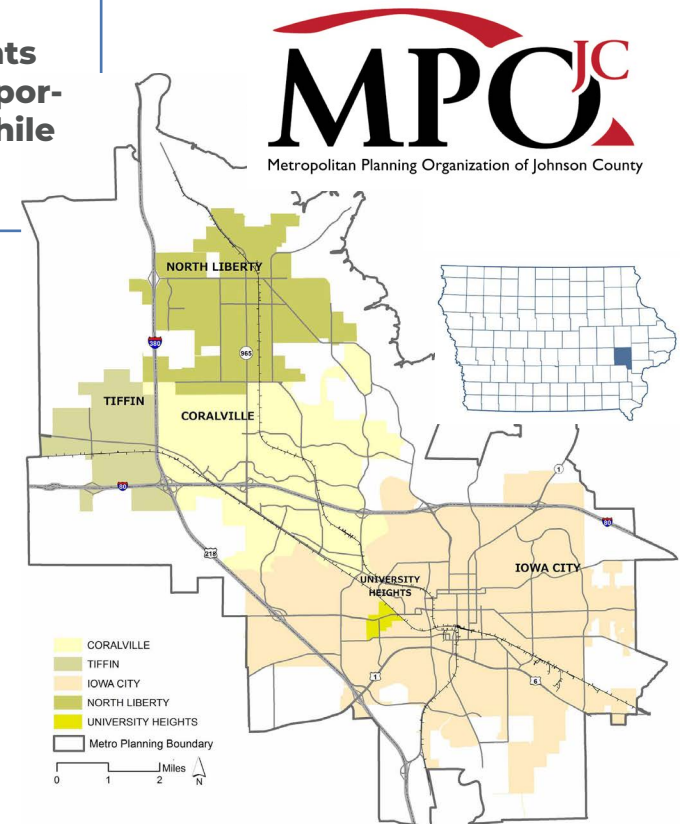
Staffs the following boards/commissions:

- + Urbanized Policy Board
- + Rural Policy Board
- + Transportation Technical Advisory Committee
- + Regional Trails & Bicycling Committee

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 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024 Projected
Long Range Transportation Plan (required every 5 yrs.)				X		
Transportation Planning Work Program	X	X	X	X	X	X
Passenger Transportation Plan	X	X	X	X	X	X
Transportation Improvement Program	X	X	X	X	X	X



Major Projects

Completion/enhancement of bike and pedestrian facilities as directed by the adopted Iowa City Bike Master Plan:

- + **Highway 6 Trail**, Heinz Road to Fairmeadows Boulevard – completed 2023.
- + **Keokuk 4-to-3 lane conversion and bike lanes** – completed 2023.
- + **Bike lanes on Southgate Avenue** – completed 2023.
- + **Bike lanes on Rochester Avenue** from 1st Avenue to Montrose Avenue – completed 2023.
- + **Bike lanes on Benton Street** from Mormon Trek Boulevard to Greenwood Drive – completed 2023.
- + **Buffered bike lanes on Market Street and Jefferson Street** – completed 2023.
- + **Bikeways on Sandusky Drive, Burns Avenue, and Lakeside Drive** – completed 2023.



New segment of the Highway 6 Trail, connecting Fairmeadows Boulevard to Heinz Road. The final trail segment between Fairmeadows and Broadway Street should be completed by 2026.



Buffered Bike lanes added on Market Street from Governor Street to Madison Street.



Bicycle box in use at the intersection of Jefferson and Market Streets.

MPOJC

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 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024 Estimate
\$1,582,896 Federal Transit Grant*	\$1,752,119 Federal Transit Grant*	\$1,810,347 Federal Transit Grant*	\$1,822,924 Federal Transit Grant*	\$2,799,804 Federal Transit Grant*	\$2,826,803 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	\$7,300,000 STBG funds for Burlington Street/ Highway 1 Bridge Improvement Project	\$300,000 Safe Streets and Roads for All (SS4A) Grant (for Iowa City Metro Area)
\$438,000 TAP funds for HWY 6 Trail Construction		\$939,866 Federal CRRSAA Transit Grant*	\$520,000 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		\$4,597,815 Federal ARP ACT Transit			

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

Federal grants allowed Iowa City Transit to add new electric buses to its fleet and supported local transit agencies as they continued transit service through the COVID-19 Pandemic. In Fall 2023, Iowa City Transit started a two-year pilot program offering fare-free service.



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 Calendar Year (CY) 2018 are reflected in the following tables. Vehicle collisions include those where property damage exceeded \$1,000 or where an injury occurred. CY20 and CY21 collisions are not typical due to changes in traffic patterns related to COVID-19.

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



Iowa City is nearing completion of the on-street bicycle facilities identified in its Bicycle Master Plan (adopted 2017). This includes bike lanes through the Downtown and into the University of Iowa Campus. At signalized intersections, bicycle turn boxes help to reduce conflict between cars and bicycles. The intersection of Market and Clinton Streets is shown above.

Transportation Safety (All Collisions)

	CY 2018	CY 2019	CY 2020*	CY 2021	CY 2022	CY 2023
Property Damage Only	1,073	1,065	521	928	922	900
Possible/Unknown Injury	218	195	109	164	161	152
Minor Injury	116	92	70	103	102	97
Major Injury	17	9	13	14	12	12
Fatal	0	2	1	1	1	4
Totals	1,424	1,363	714	1,210	1,198	1,165

*Decrease in observed collisions is due to the change in traffic volumes due to COVID-19.
Source: Iowa DOT Iowa Crash Analysis Tool (ICAT), 2023 Annual Crash Data, Accessed January 2024.

Transportation Safety (Bicycle & Pedestrian Collisions)

	CY 2018	CY 2019	CY 2020*	CY 2021	CY 2022	CY 2023
Property Damage Only	0	0	1	2	1	3
Possible/Unknown Injury	25	12	8	5	14	13
Minor Injury	28	28	13	23	29	18
Major Injury	5	3	5	2	6	2
Fatal	0	0	0	0	0	1
Totals	58	43	27	32	50	34

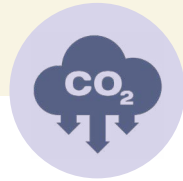
*Decrease in observed collisions is due to the change in traffic volumes due to COVID-19.
Source: Iowa DOT Iowa Crash Analysis Tool (ICAT), 2023 Annual Crash Data, Accessed January 2024.

MPOJC

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



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



Pedestrian safety is enhanced through the use of Leading Pedestrian Intervals (LPIs), which allow pedestrians a head-start in crossing busy intersections. Accessible Pedestrian Signals (APS) audibly communicate information about WALK and DON'T WALK intervals, allowing safer crossing for visually impaired pedestrians.

Vehicle Miles Traveled & CO2 Emissions Per Capita

	CY 2018	CY 2019	CY 2020	CY 2021	CY 2022	CY 2023*
Total Vehicle Miles Traveled Per Capita	4,728	4,803	4,126	4,695	4,599	N/A
Metric tonnes of Vehicle CO2e Per Capita	2.08	2.10	1.82	2.02	2.02	N/A

Metric tonnes of Vehicle CO2e data source: Iowa City Community Greenhouse Gas (GHG) Inventory, 2022. Population data source: U.S Census Bureau, 5-Year American Community Survey data (2022 5-Year Estimate, Table S0101: Age and Sex).
 *VMT and Metric tonnes of Vehicle CO2e data not yet available from Iowa DOT for calendar year 2023.

Primary means of travel by all workers 16 years or older (%)

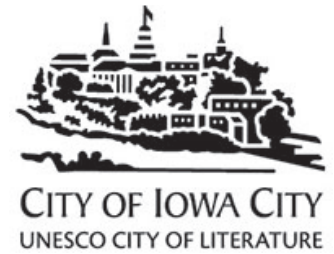
	CY 2018	CY 2019	CY 2020	CY 2021	CY 2022	CY 2023*
Drove alone	60.0	58.9	58.6	59.3	58.2	N/A
2 or more person carpool	8.0	8.7	7.5	7.3	7.4	N/A
Transit	8.4	8.7	7.8	6.5	6.3	N/A
Bike	3.4	3.6	2.8	2.8	2.9	N/A
Walked	14.3	14.3	14.5	14.0	14.0	N/A
Taxi, Motorcycle and other means	1.8	1.6	1.9	1.8	1.4	N/A
Worked at Home	4.0	4.2	7.0	8.4	9.8	N/A

Source: U.S Census Bureau, 5-Year American Community Survey data (2022 5-Year Estimate, Table S0801: Commuting Characteristics by Sex)
 Mode Split - Travel to Work: Includes all workers 16 years or older by primary means of travel to work.

*Data not yet available for calendar year 2023.



Appendix



2023 Affordable Housing

Iowa City Neighborhood Services

Neighborhood Services invests local, state, and federal funds to create and/or preserve affordable housing, both rental and owner-occupied.

Overview of Annual Expenditures for Affordable Housing



\$15.6 M

Total Funds Spent on Affordable Housing



2,884

Affordable Rental Units Created or Assisted



118

Owner-Occupied Units Created or Assisted

This Year's Highlights

Highest annual CDBG/HOME expenditures in more than a decade with over \$2.3M.

Continued implementation of COVID-19 recovery funds including CDBG-CV, HOME-ARP, and ARPA.

2023 Accomplishments

- Provided over \$10M in rent assistance to local landlords through the HCV program.
- Preserved 121 units of affordable housing through city owner-occupied housing rehab and Healthy Homes programs.
- Created 50 units of affordable housing using federal CDBG/HOME funds.
- Paid over \$1M in relocation assistance to 80 residents of Forest View Mobile Home Park
- Collected over \$2M in fee-in-lieu funds for affordable housing in Riverfront Crossings.



2021/2023 Taylor Drive was renovated and sold to income eligible homebuyers through the South District Program.

City of Iowa City
Neighborhood Services Division
410 E. Washington Street, Iowa City, IA
www.icgov.org/neighborhoodservices

Percentage of Expenditure in FY23

- 69.2% - Rent Subsidies
- 16.7% - Direct Assistance
- 5.5% - Rental Acquisition & Rehab
- 3.6% - Owner-Occupied Rehab
- 1.9% - Rental New Construction
- 1.3% - Facility Improvements
- 1.0% - Down Payment Assistance
- 0.7% - Other/Operational

Appendix

City of Iowa City Affordable Housing - FY23 Year End Report

Total Funds Available for Affordable Housing in FY23:	\$17,514,371
Total Funds Spent in FY23:	\$15,640,496
Number of Affordable Rental Units/Households Created or Assisted*:	2,884
Number of Owner-Occupied Units Created or Assisted*:	118

*Reports units completed in FY23 with FY23 or prior year funds

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

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

FY23 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	FY23 Funds Spent	Notes/Status
Housing Trust Fund Annual Contribution	Affordable Housing Fund (50%)	Transitional housing; emergency shelter	\$500,000	Underway	\$746,370	36	Less than 30% AMI	\$350,000	Two projects were completed in FY23. HTF awarded a \$100,000 forgivable loan to Inside Out Reentry to purchase transitional housing for six individuals under 30% AMI who are existing incarceration. A grant of \$200,000 was provided to Shelter House over two years for HVAC upgrades at the emergency shelter which serves 30 households per night. Additional FY23 funds have been allocated to DVIP's new shelter anticipated to be completed in 2024. FY23 funds have also been awarded to the NEX Senior LIHTC project in the amount of \$256,479 (project details below).
LIHTC Annual Allocation	Affordable Housing Fund (20%)	Affordable Rental	\$200,000	Deferred	\$0	0	NA	\$0	\$380,000 in FY20 and FY21 LIHTC funds have been awarded to the NEX Senior LIHTC project that will provide rental housing to 45 low-income households 55 years of age or older. Rent and income limits vary from 40-60% AMI. Construction is underway and apartments are expected to be available in late 2024. No applications were received for LIHTC set-aside funding in FY23.
Opportunity Fund*	Affordable Housing Fund (7.5%)	Various	\$75,000	Complete	\$324,600	15	Less than 80% AMI	\$320,900	\$75,400 awarded to Housing Fellowship for purchase of 724 Ronalds Street for affordable student built house. \$25,000 to Housing Fellowship for radon mitigation costs. \$220,500 for Forest View resident assistance (14 not eligible for ARPA payments).
Healthy Homes	Affordable Housing Fund (7.5%)	Housing Rehab	\$75,000	Complete	\$0	94	Less than 80% AMI	\$66,982	\$43,000 awarded to Housing Fellowship for radon mitigation (\$68,000 total with Opportunity Funds) serving 88 households. Six additional households assisted with Healthy Homes rehab. One was a renter under 30% AMI. Five were homeowners; four of those were under 60% AMI.
Security Deposit Assistance	Affordable Housing Fund (7%)	Rental Assistance	\$70,000	Ongoing	NA	87	Under 50% AMI	\$70,000	CommUnity administered this program serving 87 households under 50% AMI in FY23.
Landlord Risk Mitigation	Affordable Housing Fund (3%)	Rental Assistance	\$30,000	Deferred	NA	NA	NA	\$0	Program was established in FY24 as part of the Housing Stability Pilot program through Shelter House.
Emergent Situations	Affordable Housing Fund (5%)	Various	\$50,000	Completed	NA	7	Less than 30% AMI	\$12,000	\$12,000 to United Action for Youth to fund their Transitional Living Program due to funding issues with HOME-ARP.
			\$1,000,000		\$1,070,970	239		\$819,882	

*Allocated additional funds from prior years

Appendix

FY23 CDBG-CV Funds - One time allocation through the CARES Act for COVID relief

Project Name	Funding Source	Project Type	Funds Allocated	Project Status	Households Assisted	FY23 Funds Spent	Notes/Status
Eviction/Foreclosure Prevention Program - IEDA	CARES Act Funding (COVID)	Emergency Housing Payments	\$508,864	Complete	22	\$22,996	Shelter House administered program. 400 households assisted from FY21-FY23. 95% of beneficiaries under 30% MI. Maximum income is 80% MI.

FY23 ARPA Funds - One time allocation through the American Rescue Plan Act

Project Name	Funding Source	Project Type	Funds Allocated	Project Status	Households Assisted	FY23 Funds Spent	Notes/Status
Forest View Relocation	ARPA Funds	Relocation Assistance	\$1,071,500	Complete	66	\$1,071,500	\$15,750 in relocation assistance offered to Forest View Mobile Home Park residents who resided on the property on 6/4/19 when the City approved a CZA for redevelopment. \$32,000 in admin paid to CWJ for translation and case management. 14 additional residents assisted through the Opportunity Fund.
Direct Assistance	ARPA Funds	Cash Assistance	\$1,184,071	Complete	791	\$1,184,071	Administered by Johnson County. Low-income households who were negatively impacted by the COVID-19 pandemic were eligible to apply. 2,242 households were served by the program. Of those, 1,297 were Iowa City residents (791 funded by Iowa City)
Housing Stability Pilot	ARPA Funds	Eviction Prevention	\$1,137,710	Underway	TBD	\$41,669	Partnership with Shelter House to prevent homelessness through eviction prevention/diversion and to support housing retention through increased partnerships. Includes funding for coordinated entry, housing navigation, landlord risk mitigation, eviction prevention supportive services, and Iowa Legal Aid expungement clinics.

FY23 Housing Rehabilitation Projects Completed Action Plan #1. Continue to fund existing housing programs.

Project Name	Funding Source	Project Type	Funds Allocated	FY23 Funds Spent	# Units Rehabilitated	Notes/Status
GRIP	Local Funds	Owner-occupied Rehab	\$200,000	\$151,091	7	Must be under 110% AMI. Seven projects completed in FY23.
South District	Local Funds/HOME	Homeownership	\$120,000	\$120,000	2	8 duplex properties purchased in FY22. Two units were sold in FY23. \$50,000 in down payment assistance and \$70,000 in rehab forgivable loan provided to buyers in total.
HOME Owner-occupied Rehab & Rental Rehab.	HOME	Owner-occupied/Rental Rehab	\$90,000	\$23,216	1	
CDBG Owner-occupied Rehab	CDBG	Owner-occupied Rehab	\$285,000	\$288,845	18	Set aside of \$235,000 was increased by \$53,845 from remaining FY22 funds.
			\$695,000	\$583,152	28	

FY23 CDBG/HOME Housing Projects Completed (Beneficiaries reported when project is completed)

Project Name	Funding Source	Project Type	Funds Spent	Funds Leveraged	Households/ Units Assisted	Notes/Status
Shelter House 501 Project	HOME	Permanent Supportive Hsg	\$300,000	\$7,504,882	36	All CDBG/HOME funds must benefit those under 80% AMI, most commonly HOME funds benefit those under 60% MI. Includes projects completed with FY23 and prior year funds. Beneficiaries reported when project is completed.
The Housing Fellowship - Rental Acquisition	HOME	Affordable Rental	\$448,000	\$188,970	3	
The Housing Fellowship - Rental Rehab	HOME	Affordable Rental	\$74,000	\$3,183	2	
Inside Out - Rental Acquisition**	HOME	Transitional Living	\$100,000	\$0	4	
CIC/GreenState - Downpayment Assistance	CDBG/HOME	Homeownership	\$45,000	\$715,139	3	
Habitat - Downpayment Assistance	HOME	Homeownership	\$60,000	\$466,715	2	
THF CHDO Operations	HOME	Operations (Rental)	\$26,000	\$0	NA	
HOME Administration	HOME	Administration	\$41,070	\$0	NA	
			\$1,094,070	\$8,878,889	50	

**Project leverage of \$275,000 counted under HTF Annual Contribution

Appendix

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

ICHA Programs, Calendar Year 2023

The jurisdiction of the ICHA includes the following Counties: Johnson, Iowa and Washington (north of Hwy 92, but not within Wash

Project/Program Name	Project Type	Vouchers Authorized	ICHA Owned & Managed Units	Households Assisted	CY23 Funds Spent	Income Limits	Notes
Housing Choice Vouchers	Affordable Rental	1,346	NA	1,398	\$8,960,808	Under 50% AMI	CY23 data: 57% of all assisted households were elderly and/or disabled. 40% were working families. Less than 2% of assisted households report Family Investment Program (FIP) as their sole source of income. Totals include administrative costs, Cross Park Place Project Based Vouchers (PBV), Homeownership Vouchers & Portable Vouchers.
VASH Vouchers (reserved for veterans)	Affordable Rental	95	NA	64	\$243,788	Under 50% AMI	
HUD Mainstream Vouchers (chronically homeless with a disabling condition)	Affordable Rental	78	NA	68	\$424,264	Under 50% AMI	Referred through our partnership with Shelter House.
Emergency Housing Vouchers	Affordable Rental	69	NA	70	\$408,238	Under 50% AMI	Referred through the Coordinated Entry System.
Stability Vouchers	Affordable Rental	7	NA	0	\$0		
Public Housing	Affordable Rental	NA	86	79	\$786,058	Under 80% AMI	All units in Iowa City. Funds spent includes administrative costs, HUD rent subsidies and maintenance/repair of units.
Other - Affordable Housing Under ICHA Management	Affordable Rental	NA	16	19	N/A	Under 80% AMI	All units in Iowa City (Peninsula & Augusta).
		1,595	102	1,698	\$10,823,156		

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

FY23 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	-	31	\$225,706	80%	HOME FMR	In perpetuity	Paid FIL for 2 units (12/29/2021)
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	-	2	\$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	-	6	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 - 404 E. College St.	TIF	Affordable Rental	-	Under HA	NA	80%	30% of Income	In perpetuity	5 Units purchased 8/2020, added to Public Housing Program. Reported under the Housing Authority
Tailwinds - 100 block E. College St.	TIF	NA	-	-	\$1,805,648	-	-	-	FIL for 16 units 02-2021; Expended \$1.5M on South District duplexes
Gilbane Development - 700 block S. Dubuque	RFC - Zoning requirement	Affordable Rental	-	-	\$2,821,325	-	-	-	FIL for 25 units (6-1-22)
Scannell Properties - Riverside/Myrtle	RFC - Zoning requirement	Affordable Rental	-	-	\$2,038,439	-	-	-	FIL for 29 units (6/27/23)
				109	\$7,647,362				

FY23 Misc. Action Plan Initiatives

Project/Program Name	Council Approved:	Project Type	Units Created	Fee-in-Lieu/ Revenue Generated	AMI	Rent Limits	Notes:
Action Plan #7. Annexation Policy - 10% of units in residential developments affordable	7/17/2018	Affordable Rental - New Construction	0	\$0	60%	HOME FMR	Community View annexed off American Legion Road in FY20. CZA & Affordable Housing Agreement signed. 17 affordable units designated. Started construction in FY21.
Action Plan #8. Consider TIF to support residential development. First agreement: Foster Road TIF Residential Development Agreement	7/17/2018	TBD	-	See note	-	-	Foster Road TIF - Collection started in FY22. To date, has generated \$373,700 for affordable housing. Downtown TIF - Tailwinds project paid \$1,805,648 for FIL for 16 units in Feb. 2021. Paid \$1,520,000 for 8 duplexes (16 homes) for the South District program in July, 2021.
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	Based on 40% 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 FY23.

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 2023/ongoing	Received HBA, IC Area Association of Realtors, Affordable Homes Coalition and other stakeholder input. Recommendations regarding code changes in the 2022 Affordable Housing Action Plan. (Also a carry over from the original 15 Affordable Housing Action Goals). Various housing text amendments approved in November 2023.
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	Adopted 11-16-2021	Will pursue FBC in all outlying greenfield developments. In January 2023 approved the Southwest District Plan - Rohret South Subarea Comprehensive Plan amendment (utilizing the form based land use).
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)	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). Issued a RFP for consultant services to complete a Comprehensive Plan amendment in spring of 2024. Various housing text amendment to improve housing choice, increase housing supply and encourage affordability were adopted in November 2023.
Action Plan #15. Rent abatement for emergency orders when vacation is not necessary.	Rental permit units	Completed 10/3/2017	Two emergency orders/rent abatement issued in FY22, no orders issued in FY23.
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. Partnership with DVIP to build six units. Applied for a HOME ARP grant through the State. Waiting notification if approved for funding.
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 (24 homes) and the 501 Project (36 homes) operated by Shelter House.

Appendix

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 8% (changed from 5% in FY22) 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, except emergencies, 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

410 E. Washington Street,
Iowa City, IA 52240
(319)356-5230



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