Iowa City
City Council Agenda
Regular Formal
January 7, 2020 - 7:00 PM
City Hall - Harvat Hall
410 E. Washington Street
www.icgov.org

1. Call to Order

2. Proclamations
   2.a. Dr. Martin Luther King, Jr. Day

   Beginning of Consent Calendar
   Consider adoption of the Consent Calendar as presented or amended

3. Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
   3.a. Work Session Minutes: December 17
   3.b. Regular Formal Summary of Minutes: December 17
   3.c. Special Formal Summary of Minutes: January 2

4. Receive and File Minutes of Boards and Commissions
   4.a. Historic Preservation Commission: November 14
   4.b. Housing & Community Development Commission: October 17
   4.c. Library Board of Trustees: November 21

5. Permit Motions and Resolutions (as recommended by the City Clerk)
   5.a. Liquor License - Renewals
       1. Class C Liquor License for Samco of Iowa City, Inc., dba Joe's Place, 115 Iowa Ave.
       2. Special Class C Liquor License for Hy-Vee, Inc., dba Hy-Vee
Club Room, 1720 Waterfront Dr.
4. Class C Beer Permit for The Convenience Store, LLC, dba The Convenience Store, 106 S. Linn St.
5. Class E Liquor License for Iowa City Beverage Company LLC, dba Liquor Downtown, 315 S. Gilbert St.
6. Class C Liquor License for Baroncini LLC, dba Baroncini, 104 S. Linn St.

5.b. Liquor License - Ownership Change
2. Class C Liquor License for Corridor Entertainment LC, dba Studio 13, 13 S. Linn St.

6. Resolutions and Motions

Comment: This item will approve the use of the 2020 Edition of the SUDAS Standard Specifications for all public improvement projects and construction within the city right-of-way. In addition, the City has revised supplemental specifications to reflect the 2020 Edition of the SUDAS Standard Specifications.

6.b. Burlington and Madison Intersection Improvements
Resolution awarding contract and authorizing the City Engineer to sign and the City Clerk to attest a contract for construction of the Burlington and Madison Intersection Improvements Project (NHSX-001-5(120)--3H-52).
Comment: Bids for this project were received on Tuesday, December 17, 2019 by the Iowa Department of Transportation, and the following bids were received:

<table>
<thead>
<tr>
<th>Company</th>
<th>Location</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vieth Construction</td>
<td>Cedar Falls, IA</td>
<td>$1,561,739.50</td>
</tr>
<tr>
<td>Boomerang Corp.</td>
<td>Anamosa, IA</td>
<td>$1,967,426.15</td>
</tr>
<tr>
<td>Metro Pavers, Inc.</td>
<td>Iowa City, IA</td>
<td>Non-responsive Bid</td>
</tr>
<tr>
<td>Engineer's Estimate</td>
<td></td>
<td>$1,400,000.00</td>
</tr>
</tbody>
</table>

Public Works and Engineering recommend award of the contract to Vieth Construction of Cedar Falls, IA. The project will be funded with STBG funds, 3R funds, and General Obligation bond proceeds.
6.c. Annual Pavement Repairs 2019
Resolution approving a contract for the Annual Pavement Repairs 2019 Project.

Comment: Each year the Public Works Department bids a project to remove and replace street and sidewalk pavement as necessary to repair water main breaks. This year, the location, number and severity of the water main breaks has increased the amount of pavement repairs when compared to previous years. The contract amount will exceed $150,000. This resolution, as required by the current purchasing policy, requests council authorization to exceed the $150,000 contract value.

6.d. Miller Avenue Sidewalk and Retaining Wall
Resolution accepting the work for the Miller Avenue Sidewalk and Retaining Wall Project.

Comment: The project has been completed by Triple B Construction Corp. of Wilton, Iowa, in substantial accordance with the plans and specifications. The Engineer’s Report and Performance and Payment bonds are on file with the City Engineer.

- Project Estimated Cost: $95,000.00
- Project Bid Received: $88,873.50
- Project Actual Cost: $104,881.08

6.e. 2019 Drain Tile
Resolution accepting the work for the 2019 Drain Tile Project.

Comment: The project has been completed by Calacci Construction of Iowa City, Iowa, in substantial accordance with the plans and specifications. The Engineer’s Report and Performance and Payment bonds are on file with the City Engineer.

- Project Estimated Cost: $78,000.00
- Project Bid Received: $78,476.40
- Project Actual Cost: $104,832.06

6.f. Foster Road Extension
Resolution accepting the dedication of easements, partially accepting the public improvements and certain sidewalks for the Foster Road extension between Dubuque Street and Prairie du Chien Road, and declaring the improvements open for public access and use.

Comment: This item will accept the public improvements for the Foster Road extension between N Dubuque Street and Prairie du Chien Road installed by the developers of Forest Hill Estates, subject to a partial release agreement to ensure the completion of punchlist work. In addition, this resolution will accept the dedication of the off-site underground utility easements.

6.g. Procurement of Fire Truck
Resolution authorizing the procurement of one (1) Pierce Enforcer Fire Truck.
Comment: This Resolution will approve the procurement of one (1) new Pierce Enforcer Fire Truck. H-GAC cooperative contract # FS12-19 will be utilized for this procurement. The total purchase price is $660,974.00 which exceeds the $150,000.00 spending authority of the City Manager, and so requires Council approval.

6.h. **South Wastewater Plant - Water Filters Replacement**

Resolution approving and authorizing the City Manager to sign a Settlement Agreement and General Release by and between the City of Iowa City, Joseph J. Henderson & Son, Inc. and Amiad USA Inc. regarding the automatic self-cleaning water filters supplied by Amiad for the Wastewater Treatment Facilities Consolidation Project.

Comment: Joseph J. Henderson, Inc. ("JJH") was the general contractor for the City's Wastewater Treatment Facilities Consolidation Project. JJH contracted with Amiad USA Inc. ("Amiad") to supply self-cleaning water filters. The water filters have not performed as specified; the self-cleaning mechanisms failed and the screens collapsed and are no longer operable. After numerous attempts to remedy the problems and negotiation, Amiad has agreed to supply replacement filters with a larger diameter opening in exchange for a release of liability.

7. **Correspondence**

7.a. Richard Stapleton: Langenberg Ave


7.c. Jill Tentinger: School Zone Speed Limit [Staff Response Included]

7.d. Vanessa Fixmer-Oraiz, HCDC Chair: Request for Joint Meeting with Council [See IP7 of 1/2/20 IP]

7.e. Establishment of 'Two-Hour Parking for Park Use Only'

Establishment of 'Two-Hour Parking for Park Use Only' restriction at Cardigan Park and Upper City Park.

End of Consent Calendar

8. **Community Comment (items not on the agenda)**

Community Comment will be continued, if necessary, prior to "City Council Information" item at the end of the meeting agenda.

9. **Planning and Zoning Matters**

If a majority of the Council is inclined not to concur with the Planning and Zoning Commission recommendation a consult with the Planning and Zoning Commission should be offered before the close of the public hearing.

9.a. **Rezoning American Legion Road**

Ordinance conditionally rezoning approximately 35.29 acres of land
located north of American Legion Road and east of Eastbrook Street from County Residential (R) zone to Interim Development - Single Family Residential (ID-RS) zone. (REZ19-09) (Second Consideration)

Comment: At its November 7 meeting, by a vote of 7-0 the Planning and Zoning Commission recommended approval of this rezoning subject to conditions related to fulfilling the City’s affordable housing annexation policy, dedicating additional right-of-way, and conveyance of a temporary construction easement to the City. Approval will allow the future development of this property within Iowa City.

9.b. Zoning code amendment related to utility-scale, ground-mounted solar energy systems

Ordinance amending Title 14, Zoning related to utility-scale, ground-mounted solar energy systems. (ZCA19-05) (Pass & Adopt)

Comment: At its November 7 meeting, by a vote of 7-0 the Planning and Zoning Commission recommended approval. The amendment will allow utility-scale, ground-mounted solar energy systems as a provisional use in Interim Development Industrial (ID-1), General Industrial (I-1), Heavy Industrial (I-2), Neighborhood Public (P-1), and Institutional Public (P-2) zones, and via special exception in all Commercial zones as well as Interim Development Research Park (ID-RP), Research Development Park (RDP), and Office Research Park (ORP) zones.

Regular Formal Agenda

10. Spruce Street Water Main Replacement

Resolution approving the project manual and estimate of cost for the construction of the Spruce Street Water Main Replacement Construction Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Comment: This project includes water main replacement along the west side of Spruce Street between Deforest Avenue and Friendly Avenue/Lower Muscatine Road. The estimated project cost is $276,702 and will be funded by the Spruce St. (1300-1400 Block) Water Main Replacement - Account #W 3216.

   1. Public Hearing
   2. Consider a Resolution

11. McCollister Boulevard – Gilbert Street to Sycamore Street Improvement

Resolution approving project manual and estimate of cost for the construction of the McCollister Boulevard Extension Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Comment: This project involves the extension of McCollister Boulevard from Gilbert Street to Sycamore Street, the installation of bicycle lanes and sidewalk which will connect to the regional trial network. The project also includes the installation of water main, new storm and sanitary sewer, fiber and electric conduit and street lights in the corridor. Traffic Signals will be installed at the Gilbert Street intersection. The estimated project cost is $3,911,000 and funds are
12. **Repeal Rental Permit Moratorium**

Ordinance repealing Ordinance No. 19-4793, a temporary moratorium on new rental permits for single-family and duplex units. (First Consideration)

Comment: Following a law passed last spring prohibiting the City from having a rental permit cap, Council passed an ordinance issuing a temporary moratorium on new rental permits for single-family and duplex units in certain neighborhoods to allow staff time to explore alternative strategies to mitigate the impact of rental housing on such areas as neighborhood stability and affordable housing. The moratorium automatically sunsets on March 1, 2020, and with the passage of the ordinances on radon testing and single-family site development standards, the moratorium should be repealed prior to its sunset. [Deferred from 12/03/19 and 12/17/17]

Correspondence included in Council packet.

13. **Approval of the 2021-2025 Consolidated Plan**

Resolution adopting Iowa City's 2021-2025 Consolidated Plan (known as City Steps 2025), authorizing the City Manager to submit said plan, technical corrections, and all necessary certifications to the U.S. Department of Housing and Urban Development, and designating the City Manager as the authorized Chief Executive Officer for the Consolidated Plan.

Comment: The City hired Mullin & Lonergan Associates to prepare City Steps 2025, the City's Consolidated Plan for 2021-2025. The City annually receives federal funds for housing and community development activities that primarily benefit low- and moderate-income residents. To receive these funds, the City must submit a strategic plan every five years that identifies local needs and how these needs will be addressed. Following the public meeting concerning the Plan, City Council will consider approval with any public comments received during the 30-day public comment period and at the public meeting incorporated into the final document.

14. **Council Appointments**

Applicants MUST reside in Iowa City and be 18 years of age unless specific qualifications are stated

14.a. **Board of Adjustment**

Board of Adjustment - One vacancy to fill a five-year term, January 1, 2020 - December 31, 2024. (Term expires for Constance Goeb)

14.b. **Senior Center Commission**

Senior Center Commission - Two vacancies to fill a three-year term, January 1, 2020 - December 31, 2022. (Term expires for Kenneth Bowen, Hiram Webber)

AND

Senior Center Commission - One vacancy to fill an unexpired term. Upon appointment - December 31, 2020. (Cheryll Clamon resigned)
15. Announcement of Vacancies - Previous

Applicants MUST reside in Iowa City and be 18 years of age unless specific qualifications are stated. [Staff will not publish additional notices after the initial announcement; but will continue to advertise vacancies on the City website and Council agenda. More information may be found on the City website or in the City Clerk's office.

Parks and Recreation Commission - One vacancy to fill an unexpired term. Upon appointment - December 31, 2020. (Suzanne Bentler resigned)

Applications must be received by 5:00 P.M., Tuesday, January 14, 2020.

Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2016 - December 31, 2020. (Formerly advertised)

Historic Preservation Commission (E. College St) - One vacancy to fill a three-year term, July 1, 2018 - June 30, 2021. (Term expired for Esther Baker)

Historic Preservation Commission (Woodlawn) - One vacancy to fill an unexpired term. Effective upon appointment - June 30, 2021. (Lee Shope resigned)

Vacancies will remain open until filled.

16. Community Comment

17. City Council Information

18. Report on Items from City Staff
   a. City Manager
   b. City Attorney
   c. City Clerk

19. Adjourn
ATTACHMENTS:
Description
Dr. Martin Luther King, Jr. Day
City of Iowa City
PROCLAMATION

Whereas, the Reverend Dr. Martin Luther King Jr., a pastor, humanitarian and leader in the American civil rights movement during the 1950s and 1960s, fought for racial and economic justice and is lauded for his nonviolent approach to civil disobedience; and

Whereas, Dr. Martin Luther King, Jr. devoted his life to the advancement of civil rights and public service. He believed in a nation of freedom and justice for all, and challenged all to help build a more perfect union and live up to the purpose and potential of America; and

Whereas, we are forever indebted to him for his contributions and therefore it is proper and fitting to highlight the life of a man who has had such a profound impact on changing an entire nation; and

Whereas, Dr. King recognized that everyone can be great because everyone can serve, and during his lifetime encouraged all persons to serve their neighbors and their communities; and

Whereas, Monday, January 20, marks the 37th anniversary of the nationwide observance of the Martin Luther King, Jr. federal holiday; and

Whereas, in 1994, Congress initiated the King Day of Service, a nationwide effort to transform the federal holiday honoring Dr. Martin Luther King, Jr. into a day of community service, grounded in Dr. King's teachings, that helps solve social problems while focusing on bringing people together and breaking down the barriers that have divided us as a nation; and

Whereas, the City of Iowa City along with other sponsors are holding a Day of Service on Monday, January 20. It will include service projects from 9:00 AM - 12:00 PM at various locations in the community. After serving, volunteers will enjoy a celebratory program at the Mercer Park Gym, including entertainment performances, a keynote speaker, and free lunch! King Day of Service is an important day to encourage each other to take part in service that will benefit communities and neighborhoods and provide a fitting memorial to the life of Martin Luther King, Jr.

Now, Therefore, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim Monday, January 20, 2020 to be

Dr. Martin Luther King, Jr. Day

in Iowa City, and urge our community to honor the memory of Dr. King, to put his teachings into action by participating in the King Day of Service.

Mayor
Signed in Iowa City, Iowa, this 7th day of January 2020.
January 7, 2020

ATTACHMENTS:

Description

Work Session Minutes: December 17
Date: December 30, 2019

To: Mayor and City Council

From: Kellie Fruehling, City Clerk

Re: Council Work Session, December 17, 2019, 5:00 PM in Emma J. Harvat Hall

Council: Cole, Mims, Salih, Taylor, Teague, Thomas, Throgmorton

UISG: Wu, Lenkaitis

Staff: Fruin, Monroe, Andrew, Dilkes, Fruehling, Havel, Hightshoe, Laverman, Bockenstedt, Bowers, Faye. Nagle-Gamm, Matherly

Others: Representative Mary Mascher, Senator Joe Bolkcom, Senator Kevin Kinney, Senator Zach Walz

(A transcription is available in the City Clerk’s Office and the City website.)

Discussion of City Legislative Priorities with State Delegation
Mayor Throgmorton welcomed State delegates and asked Council members to summarize some of the items from Resolution 19-294, Establishing the City of Iowa City’s 2020 Legislative Priorities. UISG Liaison Wu and individual Council members provided information on the priorities. Assistant to the City Manager Andrew provided additional information. Individual Council members expressed their views.

Discussion of Houses into Homes Funding Request
Mayor Throgmorton provided background information on previous meetings regarding Houses into Homes Funding. City Manager Fruin provided additional information regarding the grant funding received by Houses into Homes from 100+ Men and the distribution of those funds. Fruin also summarized the memo regarding Home Furnishing Services (IP4 of the 12/12 Information Packet) and the meeting with Houses into Homes. Individual Council members expressed their views.

Action: Staff will inform the City Manager’s Office when the State of Iowa announces the results of our $10k grant application to help Houses into Homes. Once that number is known, staff will process a check to Houses into Homes for $25k minus the amount of the grant award. The funds will be pulled from the Affordable Housing Opportunity Fund.

Clarification of Agenda Items
• [12]… Repeal Rental Permit Moratorium… Mayor Throgmorton noted correspondence received and asked staff to summarize the Memo from Neighborhood & Development Services Director: Recent Changes to the Housing and Zoning Codes to Address Occupancy Issues (IP8 of the 12/12 Information Packet). City Manager Fruin and City Attorney Dilkes provided additional information. Neighborhood and Development Services Director Hightshoe presented a power point. Council member Thomas also summarized his recommendations as stated in Email from Council Member Thomas: Advancing Council’s Goals of Ensuring a Diverse Demographic and Housing Choices in the Core Neighborhoods (IP7 of the 12/12 Information Packet).
• [6.e, 6.f]… Naming New Park in Peninsula “Emma Harvat Square Park”, Emma Harvat Square Park Maintenance Agreement... Council member Mims mentioned the proposal from Karen Kubby to amend the resolutions to include Emma Harvat’s middle initial J. for the park. City Manager Fruin provided additional information.

• [6.j]… Personnel Policies Update - November 2019... Council member Salih asked for an update. City Manager Fruin provided information. Mayor Pro Tem Taylor thanked City Manager Fruin for meeting with labor management.

• [8.g]… Charlotte Lenkaitis: City Council, UISG and GPSG Joint Meeting... Mayor Throgmorton asked UISG Liaison Wu to comment on the correspondence. Wu commented on the survey results for potential meeting items.

**Information Packet Discussion [December 5, December 12]**

- **December 5**

  Action: Staff will share the Racial Equity Scorecard with the City Manager’s Roundtable group. Additional supporting information should be on-hand to help facilitate more dialogue with that group. Staff will also consider how to incorporate some raw data in future editions of the scorecard.

- **December 12**
  1. (IP10, Memo from City Clerk: KXIC Radio Show) Council members signed up for upcoming dates.

  Action: Communications will identify a staff member in the City to pre-record a radio segment with KXIC for airing on December 25th.

**Council updates on assigned boards, commissions and committees**

Council members reported on various assigned boards, commissions and committees.

Adjourn 6:46 p.m.
ATTACHMENTS:
Description
Regular Formal Summary of Minutes: December 17
Summary of Minutes  
December 17, 2019 - 7:00 PM

Iowa City City Council regular meeting, held in Emma J. Harvat Hall, 410 E Washington St.  

1. Call to Order

2. Student Leadership Awards - Regina Elementary
   2a. Macey Howes
   2b. Paul Weiner
   2c. Tayler Knight

Outgoing City Council presentation for Mayor Throgmorton and Council member Cole by Mayor Pro Tem Taylor.

Beginning of Consent Calendar (Items 3 – 8)  
Consider adoption of the Consent Calendar as presented or amended

3. Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
   3.a. Work Session Minutes: December 3
   3.b. Regular Formal Summary of Minutes: December 3

4. Receive and File Minutes of Boards and Commissions
   4.a. Airport Commission: October 10
   4.b. Airport Commission: October 21
   4.c. Community Police Review Board: November 12
   4.d. Historic Preservation Commission: October 10
   4.e. Parks & Recreation Commission: November 20
   4.f. Planning & Zoning Commission: November 7
   4.g. Public Art Advisory Committee: November 7
   4.h. Telecommunications Commission: September 23
   4.i. Telecommunications Commission: October 28

5. Permit Motions and Resolutions (as recommended by the City Clerk)
   5.a. Liquor License - Renewals
       1. Class C Liquor License for Carlos O'Kelly's of Iowa City Inc., dba Carlos O'Kellys Mexican Cafe, 1406 S. Gilbert St.
       2. Class C Liquor License for Pub On Clinton Street, LLC, dba Pints, 118 S. Clinton St.

6. Resolutions and Motions

   6.a. Motion to approve disbursements in the amount of $15,152,586.75 for the period of November 1 through November 30, 2019, as recommended by the Finance Director subject to audit. Disbursements are published and permanently retained in the City Clerk’s office in accordance with State Code.
6.b. Resolution accepting the work for the storm sewer, tile lines, drainage ways, sanitary sewer, water main, and paving public improvements for Brookwood Pointe Fifth Addition, and declaring public improvements open for public access and use.  (Resolution 19-295)

6.c. Resolution accepting the work for the Riverfront Crossings Park, Phase 2 Project.  (Resolution 19-296)

6.d. Resolution accepting the dedication of Outlot G, Peninsula Neighborhood, Second Addition as public open space.  (Resolution 19-297)

6.e. Resolution naming the proposed park defined as Outlot G in Peninsula Neighborhood, Second Addition as “Emma Harvat Square Park.”  (Resolution 19-298)

6.f. Resolution approving an agreement with the Peninsula Neighborhood Homeowners Association, Inc. regarding use and maintenance of Emma Harvat Square Park.  (Resolution 19-299)

6.g. Resolution authorizing the City Manager to sign Lease Amendment #1 to a Lease Agreement with the Iowa City Area Development Group for commercial space within the Iowa City Public Library, extending the lease for four years.  (Resolution 19-300)

6.h. Resolution amending the AFSCME pay plan by adding the position Storm Water Specialist to grade 12.  (Resolution 19-301)

6.i. Resolution amending the budgeted positions in the Development Services Division of the Neighborhood and Development Services Department by adding .5 FTE Associate Planner position to increase an existing Associate Planner position from .5 FTE to 1.0 FTE.  (Resolution 19-302)


7. Setting Public Hearings

7.a. Resolution setting a public hearing on January 7, 2020 on project manual and estimate of cost for the construction of the McCollister Boulevard – Gilbert Street to Sycamore Street Improvement Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.  (Resolution 19-304)

7.b. Resolution setting a public hearing on January 7, 2020 on the project manual and estimate of cost for the construction of the Spruce Street Water Main Replacement Construction Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.  (Resolution 19-305)
8. **Correspondence**

8.a. Chris Africa: new construction
8.c. Judy Pfohl: mediacom [Staff response included]
8.d. Linda Quinn: Energy Innovation Act
8.e. Carol deProsse (x2): Ring products [Staff response included]
8.f. Nancy Carlson: trees
8.g. Charlotte Lenkaitis: City Council, UISG and GPSG Joint Meeting
8.h. N Dubuque Street Parking
8.i. Lucy Barker & Salina McCarty (x2), Christine Schlotfelt: Houses into Homes

End of Consent Calendar

Motion to approve consent calendar (Items 3-8) as amended, with a change to item 6.e, and 6.f as needed naming the new park in the Peninsula "Emma J. Harvat Square Park". Moved by M. Salih, seconded by P. Taylor. **Motion Passed. (7 Ayes)**

Motion to accept correspondence for item 6.d from Karen Kubby. Moved by S. Mims, seconded by M. Salih. **Motion Passed. (7 Ayes)**

9. **Community Comment (items not on the agenda)**

The following individuals appeared: Lucy Barker and Charlie Eastham regarding Houses into Homes funding.

10. **Planning and Zoning Matters**

10.a. A resolution to annex approximately 35.29 acres of land located north of American Legion Road and east of Eastbrook Street. (ANN19-01)

A public hearing was held. Development Services Coordinator Sitzman presented a power point.

Motion to defer resolution to 1/21/20. Moved by S. Mims, seconded by R. Cole. **Motion Passed. (7 Ayes)**

10.b. Ordinance conditionally rezoning approximately 35.29 acres of land located north of American Legion Road and east of Eastbrook Street from County Residential (R) zone to Interim Development - Single Family Residential (ID-RS) zone. (REZ19-09)

A public hearing was held. Development Services Coordinator Sitzman presented a power point. Individual Council members expressed their views. The following individual appeared: John Yapp, Allen Homes.

Motion to give first consideration. Moved by M. Salih, seconded by B Teague. **Motion Passed. (7 Ayes)**

10.c. Letter to the Johnson County Planning and Zoning Commission in support of a rezoning from County Agriculture (A) and County Residential (R) to County Residential (R-3) for approximately 3.21 acres of property located in unincorporated Johnson County at 4201 Nursery Lane SE. (CZ19-03)
Development Services Coordinator Sitzman presented a power point. Motion to approve. Moved by S. Mims, seconded by M. Salih. **Motion Passed. (7 Ayes)**

**10.d.** Ordinance amending Title 14, Zoning related to utility-scale, ground-mounted solar energy systems. (ZCA19-05) (Second Consideration)

Motion to give second consideration. Moved by B Teague, seconded by P. Taylor. **Motion Passed. (7 Ayes)** Development Services Coordinator Sitzman presented a power point.

Motion to pass and adopt Ordinance 19-4814. Moved by S. Mims, seconded by J. Thomas. **Motion Passed. (7 Ayes)**

**10.e.** Ordinance conditionally rezoning approximately 1.15 acres of land located at the northeast corner of S. Gilbert Street and Highland Ave, from Intensive Commercial (CI-1) zone to Riverfront Crossings - South Gilbert (RFC-SG) zone. (REZ19-11) (Second Consideration)

Motion to waive second consideration. Moved by S. Mims, seconded by P. Taylor. **Motion Passed. (7 Ayes)**

**Development Services Coordinator Sitzman presented a power point.**

Motion Other. (0 Ayes)

**10.f.** Ordinance amending Title 14, Zoning of the Iowa City code related to single-family site development standards. (ZCA19-04) (Pass & Adopt)

Motion to pass & adopt Ordinance 19-4815. Moved by B Teague, seconded by S. Mims. **Motion Passed. (7 Ayes)**

Regular Formal Agenda

**11.** Ordinance amending Title 17, entitled "Building and Housing," Chapter 5, entitled "Housing Code," to require radon testing and mitigation in single-family and duplex rental units. (Pass & Adopt)

Mayor Thormorton noted the correspondence received. City Attorney Dilkes, City Manager Fruin, and Senior Housing Inspector Laverman provided additional information. Individual Council members expressed their views.

**Motion to pass & adopt Ordinance 19-4816.** Moved by M. Salih, seconded by S. Mims. **Motion Passed. (7 Ayes)**

**Motion to accept correspondence from the Greater Iowa City Apartment Association.** Moved by M. Salih, seconded by B Teague. **Motion Passed. (7 Ayes)**

**12.** Ordinance repealing Ordinance No. 19-4793, a temporary moratorium on new rental permits for single-family and duplex units. (First Consideration)

**Motion to give first consideration.** Moved by M. Salih, seconded by B Teague. **Motion Other. (0 Ayes)**
Mayor Throgmorton noted the correspondence received. Neighborhood & Development Services Director Hightshoe presented a power point. City Manager Fruin provided additional information. Council member Thomas summarized his email from the 12/12/19 Information Packet. The following individuals appeared: Bruce Ayati, Jenn Wagner, Thomas Agran, Nancy Carlson, Austin Wu, UISG Liaison and Sara Barron, Johnson County Affordable Housing Coalition.

**Motion to defer to 1/7/20.** Moved by M. Salih, seconded by R. Cole. **Motion Passed.** (5 Ayes) Nays: Mims, Taylor.

**Motion to accept correspondence from Austin Wu and Charlotte Lenkaitis, Nancy Carlson, Sara Barron, Maryann Dennis, Andrew Martin, Leslie Schwalm, Susan Futrell and Will Jennings, Susan Shullaw, Jesse Singerman, and Bruce Ayati.** Moved by S. Mims, seconded by M. Salih. **Motion Passed.** (7 Ayes)

### 13. Announcement of Vacancies - Previous

Applicants MUST reside in Iowa City and be 18 years of age unless specific qualifications are stated. [Staff will not publish additional notices after the initial announcement; but will continue to advertise vacancies on the City website and Council agenda. More information may be found on the City website or in the City Clerk's office.]

- **Parks and Recreation Commission** - One vacancy to fill an unexpired term. Upon appointment - December 31, 2020. (Suzanne Bentler resigned)

Applications must be received by 5:00 P.M., Tuesday, January 14, 2020.

- **Airport Zoning Board of Adjustment** - One vacancy to fill a five-year term, January 1, 2016 - December 31, 2020. (Formerly advertised)

- **Board of Adjustment** - One vacancy to fill a five-year term, January 1, 2020 - December 31, 2024. (Term expires for Constance Goeb)

- **Historic Preservation Commission (E. College St)** - One vacancy to fill a three-year term, July 1, 2018 - June 30, 2021. (Term expired for Esther Baker)

- **Historic Preservation Commission (Woodlawn)** - One vacancy to fill an unexpired term. Effective upon appointment - June 30, 2021. (Lee Shope resigned)

- **Senior Center Commission** - Two vacancies to fill a three-year term, January 1, 2020 - December 31, 2022. (Term expires for Kenneth Bowen, Hiram Webber)

- **Senior Center Commission** - One vacancy to fill an unexpired term. Upon appointment - December 31, 2020. (Cheryll Clamon resigned)

Vacancies will remain open until filled.
14. **Community Comment**
The following individuals appeared: Austin Wu, UISG Liaison, presented UISG updates.

15. **City Council Information**
Council members reported on various meetings attended, upcoming meetings, community events, and items of interest.

16. **Report on Items from City Staff**
a. City Manager  
b. City Attorney  
c. City Clerk

City Staff thanked Mayor Throgmorton and Council member Cole for their time and dedication while serving on City Council.

17. **Adjourn**  
Motion to adjourn at 9:31 p.m. Moved by S. Mims, seconded by M. Salih.  
Motion Passed. (7 Ayes)

______________________________
James A. Throgmorton, Mayor

______________________________
Kellie K. Fruehling, City Clerk
January 7, 2020

ATTACHMENTS:
Description
Special Formal Summary of Minutes: January 2
Iowa City City Council special meeting 8:00 a.m. at City Hall. Council Members present: Bergus, Mims, Salih, Taylor, Teague, Thomas, Weiner. Staff members present: Fruin, Monroe, Dilkes, Fruehling.

Unless otherwise noted, all actions were affirmative and unanimous.

Moved by Taylor, seconded by Mims, to appoint City Clerk Fruehling as Temporary Chairperson. Temporary Chair Fruehling presiding.

The Temporary Chair announced that nominations were in order for the office of the Mayor of the City of Iowa City. Nominations were as follows: Taylor, Mims, and Teague. Moved by Thomas, seconded by Salih, to close nominations. The Temporary Chair declared the motion to close nominations carried unanimously, and stated voting would be done in order of nomination. Individual Council members expressed their views.

Roll call was taken on the nominations for Mayor as follows: Taylor - 2/5 (Bergus, Mims, Salih, Teague, Weiner voting no), Mims - 2/5 (Salih, Taylor, Teague, Thomas, Weiner voting no) Teague – 3/4 (Bergus, Mims, Taylor, Thomas voting no). Since there was not a majority vote for any of the nominations, roll call was taken again as follows: Taylor – 2/5 (Bergus, Mims, Salih, Teague, Weiner voting no), Mims - 2/5 (Salih, Taylor, Teague, Thomas, Weiner voting no), Teague – 5/2 (Mims, Taylor voting no).

After a roll call on the motion nominating Teague for Mayor, the Temporary Chair declared Bruce Teague Mayor of Iowa City for a two-year term.

The Temporary Chair announced that nominations were in order for the office of Mayor Pro Tem of the City of Iowa City. Nominations were as follows: Taylor and Salih. Moved by Weiner, seconded by Teague, to close nominations. The Temporary Chair declared the motion to close nominations carried unanimously, and stated voting would be done in order of nomination.

Roll call was taken on the nominations for Mayor Pro Tem as follows: Taylor - 2/5 (Bergus, Salih, Teague, Thomas, Weiner voting no), Salih - 5/2 (Mims and Taylor voting no).

After a roll call vote on the motion nominating Salih for Mayor Pro Tem, the Temporary Chair declared Mazahir Salih Mayor Pro Tem of Iowa City for a two-year term.

The City Clerk administered the oath of office to Mayor Bruce Teague and Mayor Pro Tem Mazahir Salih. Mayor Teague now presiding.

Newly elected Mayor Teague made a statement regarding his role of Mayor.

Moved by Mims, seconded by Salih to consider a motion making two-year City Council Appointments:

a. Rules Committee (2) 2020-2021 appointees – Salih, Taylor

b. Emergency Management Commission - (1) 2020-2021 appointee - Thomas

c. Metropolitan Planning Organization of Johnson County – (MPOJC -6 + 1 alternate) City Manager, City Clerk, and City Attorney have served as alternates in past years. 2020-2021 appointees – Bergus, Mims, Salih, Taylor, Thomas, Weiner
d. Iowa City/Coralville Visitors & Convention Bureau – (1) 2020-2021 appointee - Teague

e. Economic Development Committee - (3) 2020-2021 appointees – Mims, Salih, Thomas

f. Chief Elected Officials Board – Appointment deferred.

g. Metro Coalition of Cities – (1 plus alternate) 2020-2021 appointee – City Manager Fruin, with Teague as alternate

h. Joint Emergency Communication Center Policy Board – (2) 2020-2021 appointee – Mims, Weiner

i. East Central Iowa Council of Governments (ECICOG Policy Board) – (1 – one year appointment) 2020 appointee – Weiner (alternate needed)

j. Seats Paratransit Advisory Committee – (1) 2020-2021 appointee – Bergus

k. UNESCO Board of Directors – (1) 2020-2021 appointee – Bergus

l. Self-Supporting non-voting representative from Iowa City (SSMID) – 2020-2021 appointee – City Manager designee

m. Johnson County E911 Service Board - 2020-2021 appointees – Grier, Matherly

n. Iowa City Area Development Board – ICAD (2) 2020-2021 appointee – Fruin, Bergus

o. Iowa City Assessor Evaluation Committee - (1) 2020-2021 appointee – Teague

p. Partnership for Alcohol Safety - (1) 2020-2021 appointee – Mayor co-chairs the Committee

q. Graduate and Professional Student Government Organization – (1) 2020-2021 appointee – Mims

r. Community Police Review Board Liaison – (1) 2020-2021 appointee - Weiner

The Mayor declared the motion making the appointments carried.

Moved by Salih, seconded by Thomas, to adjourn special meeting at 8:49 a.m.

Bruce Teague, Mayor

Kellie K. Fruehling, City Clerk
January 7, 2020

ATTACHMENTS:
Description
Historic Preservation Commission: November 14
MINUTES
HISTORIC PRESERVATION COMMISSION
EMMA J. HARVAT HALL
November 14, 2019

MEMBERS PRESENT:   Thomas Agran, Kevin Boyd, Helen Burford, Gosia Clore, Sharon DeGraw, Cecile Kuenzli, Lyndi Kiple, Quentin Pitzen, and Jordan Sellergren

MEMBERS ABSENT:

STAFF PRESENT:    Jessica Bristow

OTHERS PRESENT:

RECOMMENDATIONS TO COUNCIL:  (become effective only after separate Council action)

CALL TO ORDER:  Chairperson Boyd called the meeting to order at 5:30 p.m.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

There was none.

CERTIFICATE OF APPROPRIATENESS:

Agran recused himself from voting on these two agenda items since he is on the Board of Public Space One and is serving as volunteer general contractor for the projects.

225 North Gilbert Street – Local Historic Landmark (rear porch opening relocations).

Bristow noted this is the first of two houses that recently became local landmarks, both purchased by Public Space One.

Bristow noted that Public Space One must provide an accessible entrance for the public to both properties. A deck and ramp configuration for each house has already been approved. Bristow said especially with the corner house, a large run must be accommodated.

Bristow showed a view of the deck and ramp that was approved. She said for this property it was easy to follow the guidelines for a deck and have something that could work as a gathering space on the back of the house. The deck will be set in from each side and will provide stair access to the north and south and ramp access to the north between the two houses.

The current project before the Commission is the reorganization of the openings on the currently enclosed porch in order to access the ramp and deck in the most efficient way.

Bristow explained the porch currently has one entrance door that faces north. There is a solid enclosed bit of wall facing west, and one existing window and one missing window on the south. Given some of the details on the porch including base molding above the porch floor and a railing, and infill with some beadboard, Staff believe this infill happened sometime around the 1940s, maybe just before, making it an historic enclosure of the porch. The way the door was set in is not necessarily optimal. It does have a good head height to hit the frieze board on the top of the porch, but it did not fill the whole space. Bristow said on the south side the two windows would have filled the whole space of the enclosure and she assumed the west wall also had storm windows ganged together when the porch was originally enclosed.
The proposal in the application was drawn with one window each on the north and south side and relocating the door to the west wall with a window next to it so the existing exit of the house would go straight out to the deck. Staff talked to the applicant about this. Instead of treating the porch like walls with windows and doors centered in them, it seemed more appropriate, since it was historically enclosed, to treat it more like it was still an enclosed porch. Instead of putting just one single centered window in the south wall, it would retain the two paired windows. On the wall that now has a door (north), instead of having one single centered window it would have two paired windows like the south wall, and that would make space for the door straight from the existing interior door and then likely a pair of windows again on the west.

Bristow said with this arrangement, these windows don’t need to be trimmed out; they will butt against the corner column on the porch. They will be able to sit on top of the railing, which will act like a sill as it does on the existing window. The head will hit under the frieze, so it will be a less invasive move to take out what is probably modern material on the west and put in the windows and the door, and replace the missing south window and do the same thing on the north side.

Bristow said the applicant does intend to locate reclaimed materials. Staff talked to them about the possibility of using the Historic Preservation Fund in case there is a need to alter a reclaimed window and door, or to have something custom made if it doesn’t exist, because it would be best to match the existing window with all of the new windows and have an appropriate door.

Staff recommends approving this project with the windows as described, allowing the window and door product to be approved by Staff in the future.

Boyd asked for any clarifying questions, then opened the public hearing.

Thomas Agran, in his role as a Board member for Public Space One and the volunteer general contractor, said he was available for questions. He said this whole project has been a schooling in what it takes to make an historic house into a viable commercial property.

Kuenzli wondered if they would keep the shutters on the front.

Agran did not know.

Bristow said Staff would recommend the shutters be removed because they do not fit.

Kuenzli asked if they had plans to put on the porch again.

Agran said the front entrance is going to realign so it will have a better interface with the sidewalk. He did not know about plans for the porch currently.

Boyd closed the public hearing.

**MOTION:** Kuenzli moved to approve the Certificate of Appropriateness for the project at 225 North Gilbert Street as presented in the application with the following conditions: The plan is revised to show two windows matching the existing filling the space between column and wall on the north and south elevations and a door and at least two windows filling the space between columns on the west wall, and door product approved by Staff. DeGraw seconded the motion. The motion carried on a vote of 8-0 (Agran recused).
229 North Gilbert Street – Local Historic Landmark (rear porch opening relocations).

Bristow noted this local landmark has synthetic siding all over it, making it difficult to tell how the porch was enclosed. She said what's under the siding is not known and maybe the first time this porch was really enclosed was when the siding was put on. She said it was odd from the inside, as well.

Bristow said this project will have a much longer ramp because it is out of the ground further. The proposal is to move the door around the corner to the west side so it could go onto the new deck, with stairs to what will be their ADA accessible parking spot, and sidewalk connecting to the neighboring house. The deck also adjoins with the ramp. The existing window would move around the corner and take the existing location of the door. She said it will still be fairly open, like a porch. In the future, Staff hopes the siding will come off. The openings may be reconfigured at that time.

Staff added to this project the idea of removing the cellar door which is not needed for access to the basement. The basement can be accessed from stairs in the kitchen area. The cellar door will be covered by the deck, making it difficult to maintain and access. Animal activity would be hard to monitor. Staff suggests approving its removal. That would give the applicant the opportunity to determine whether they need to remove it or want to remove it. They could also leave it and let it remain under the deck. It would be completely covered.

Boyd asked for any clarifying questions, then opened the public hearing.

Agran was again available to answer questions. He said the long-term vision is to take all the siding off.

Burford asked if they would want to use the basement for storage.

Agran noted there is an internal staircase in the house going to the basement.

Burford asked if it was easy to get up and down.

Agran said it was surprisingly easy for a house from 1895. He also noted the basement is surprisingly small.

Burford thought it would be a good idea to keep the exterior access for storage of large items that would be difficult to take through the house.

Agran said the vision for the house is use as a gallery space and the second floor as studio rentals. He said in the other, smaller house, presses had already been moved into the basement. All the heavy equipment is in the other house. He said this basement would not be ideal for storing items.

Sellergren said if animals were a concern, maybe a metal door could be an option. She said exterior cellar doors were one of the things she found fascinating about historic properties.

Agran said he would share the comments with the Board of Directors.

Bristow explained that as long as the property will be for commercial use the ramp must exist, so the deck that covers the cellar door will always be there.
Boyd asked if Commission guidelines required keeping cellar doors.

Bristow said no. They are considered as an opening on a house and the Commission reviews their removal. In the past, the Commission has approved the replacement of a wood cellar door with a Bilco metal cellar door at the rear of the Clark House on Kirkwood. If it was in good condition, usable, and more of an architectural feature then the Commission would likely want to retain it, but Staff does not feel that this one is an item of concern.

Pitzen said in the last year he knew of an instance where a tunnel was put under a new porch floor to extend the old basement stairs out, and another one on Summit Street where a section of the porch goes up like a trap door.

Agran said if they decide to revisit the cellar door, they will put two headers in the deck flooring for a trap door.

Public Hearing was closed.

Boyd said he was inclined to give maximum flexibility.

DeGraw said she liked the door being there and believes they should consider keeping it.

Kuenzli agreed.

Boyd said the Commission needed to decide if they felt strongly enough to take it out of the motion or if they wanted to strongly encourage the applicant to consider it.

**MOTION:** Clore moved to approve the Certificate of Appropriateness of the project at 229 North Gilbert Street as presented in the application and Staff report with the option of leaving or removing external access to the basement. Burford seconded the motion. The motion carried on a vote of 8-0 (Agran recused).

Agran said he would sincerely will bring these comments to the board to talk about leaving maximum options open.

Boyd noted the last comment to be a point of personal order from the applicant.

Agran rejoined the meeting.

**REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF**

Certificate of No Material Effect – Chair and Staff Review.

1034 East College Street – East College Street Historic District (roof shingle replacement).

Bristow said this is a roof shingle replacement. She noted the owners wanted to replace all the windows, but after speaking with Staff they are replacing none of the windows. The owners were encouraged to cut back the plant material around the house so they would have less rot in the future. She said they did, and it looks great.

425 Clark Street – Clark Street Conservation District (soffit and fascia replacement).

Soffit and fascia were replaced.
Minor Review – Staff Review.

831 East College Street – College Green Historic District (roof shingle replacement on carriage house which is 215 South Governor Street).

The carriage house at 831 East College, also known as number 215 South Governor, is getting its roof shingles replaced with architectural asphalt shingles.

601 Oakland Avenue – Longfellow Historic District (rear porch and front stoop reconstruction and new rear deck construction).

Bristow said 601 Oakland is the house where the Commission approved putting a pair of French doors where the windows are on the back last month. They are now rebuilding the front stoop. The back porch is being rebuilt. There are original porch piers in both locations that are forming the basis for the rest of what they are doing. They will also be installing a simple rectangular deck with stairs. It’s more like a little platform that will be in the back corner. It will be set in from the side of the house.

1026 East Washington Street – College Hill Conservation District (metal handrail installation).

This will be a simple railing at the front steps.

225 North Gilbert Street – Local Historic Landmark (rear deck and ramp construction).

The deck and ramp for 225 and 229 North Gilbert Street were approved.

229 North Gilbert Street – Local Historic Landmark (ramp and landing deck construction).

424 Clark Street – Clark Street Conservation District (porch floor replacement).

Bristow said this is a multiphase project. This is a Prairie School House, originally built as “flats” that could be a real gem. It is covered in two layers of shingled asphalt siding. The porch roof is probably original except for having metal soffit. She said the little pipe columns are not original. She said there are porch piers that are original and match. This phase of the project is only replacing the porch floor. There is a wood floor that has been covered with a very, very thin layer of concrete. It is all broken and rotted out. They will replace that.

Intermediate Review – Chair and Staff Review.

416 South Governor Street – Governor-Lucas Street Conservation District (new driveway and curb cut).

Bristow said this driveway is all broken up. It will only be slightly widened, but it will receive an appropriate curb cut because it had none.

CONSIDERATION OF MINUTES FOR OCTOBER 10, 2019

MOTION: Burford moved to approve the minutes of the Historic Preservation Commission’s October 10, 2019 meeting. Clore seconded the motion. The motion carried on a vote of 9-0.

COMMISSION INFORMATION AND DISCUSSION:

Historic Preservation Awards Update.
Bristow said a meeting was held about the Historic Preservation Awards. The Commission’s subcommittee attended, as well as members of the Johnson County Historic Preservation Commission and members of Friends of Historic Preservation. It was a productive meeting. The awards date has been officially changed to May 7, 2020.

Bristow said the Commission and Friends of Historic Preservation should have a greater role in locating potential award winners. Commissioners who represent a district should review what’s going on in their district for projects that might be worthy for a variety of categories.

Bristow said she will send the Commissioners information outlining what she wants sent to her for nominations. She said they should not try to assign a specific category, just communicate any improvements that have been made. A determination about categories will come later. She said at-large Commissioners can take on the Conservation Districts and if somebody wants to drive around Manville Heights, Morningside or Lucas Farms to look for potential projects, please do.

The Commission subcommittee should review nominations in February so the Commission can approve the winners right away in early March, then letters can be sent out to the winners and get information back so the presentation can be produced.

Since May is Historic Preservation Month, the awards can be tied in with some other events and exhibits. It was decided to return to the idea of creating posters for the award winners. Bristow said long before her time, because she has never seen any of them, there were posters put up about the award winners in the Library and other places. Many people have mentioned how they liked seeing those posters. Having the posters up will give the Commission a presence in the community longer than the length of the awards ceremony.

**ADJOURNMENT**: Agran moved to adjourn the meeting. Seconded by Clore.

The meeting was adjourned at 6:10 p.m.

Minutes submitted by Judy Jones
# ATTENDANCE RECORD

## 2018-2019

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>AGRAN, THOMAS</td>
<td>6/30/20</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>O/E</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>BOYD, KEVIN</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
</tr>
<tr>
<td>BUILTA, ZACH</td>
<td>6/30/19</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>BURFORD, HELEN</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>CLORE, GOSIA</td>
<td>6/30/20</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>O/E</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>DEGRAU, SHARON</td>
<td>6/30/19</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>O/E</td>
<td>X</td>
</tr>
<tr>
<td>KARR, G. T.</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>KUENZLI, CECILE</td>
<td>6/30/19</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>O/E</td>
<td>X</td>
</tr>
<tr>
<td>KIPLE, LYNDI</td>
<td>6/30/22</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>PITZEN, QUENTIN</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>SELLERGREN, JORDAN</td>
<td>6/30/22</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>SHOPE, LEE</td>
<td>6/30/21</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>
January 7, 2020

ATTACHMENTS:
Description
Housing & Community Development Commission: October 17
MINUTES                              FINAL

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
OCTOBER 17, 2019 – 6:30 PM
SENIOR CENTER, ROOM 202

MEMBERS PRESENT: Megan Alter, Matt Drabek, Charlie Eastham, Vanessa Fixmer-Oraiz, John McKinstry, Peter Nkumu, Maria Padron

MEMBERS ABSENT: Peggy Aguilar, Lyn Dee Kealey

STAFF PRESENT: Kirk Lehmann, Erika Kubly, Darian Nagle-Gamm

OTHERS PRESENT:

RECOMMENDATIONS TO CITY COUNCIL:

CALL MEETING TO ORDER:

Fixmer-Oraiz called the meeting to order at 6:30 PM.

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

UPDATE ON THE IOWA CITY AREA TRANSIT STUDY:

Darian Nagle-Gamm, Transportation Director for the City of Iowa City came forward and acknowledged there's been some interest from this committee, and a lot of folks in the community over the last year regarding the upcoming transit study. They have commenced it since last month and are ready to share what they have been doing thus far.

First Nagle-Gamm introduced the study team. The City of Iowa City is leading the study, and the City of Coralville and University of Iowa Cambus are joining the study as well. So all three agencies are working together for a comprehensive review of their systems.

Nelson Nygaard is the consultant team that was awarded the contract, they are highly regarded in the transportation planning world and are a great group of experts to work with. Also on the team is the public and Nagle-Gamm talked about how important the public input and public outreach pieces are with this study. The stakeholder groups are everyone from this committee to advocacy groups, schools, the University, Kirkwood College, civic organizations, public health stakeholders, economic development folks, and those involved in sustainability. So there are people from many parts of the community who are interested in this study.

Nagle-Gamm noted they had worked with City Council to develop a vision prior to going into this study and they envision transit being a sustainable, reliable, equitable, and safe transportation option for the community that connects riders to opportunities, whether that's economic, social, or recreational opportunities, seven days a week. Nagle-Gamm noted the study is are looking closely on how to expand
service so there's coverage through the whole week. The City has a lofty goal of doubling ridership in the
next 10 years through policies and investments that seek to expand the levels of service provided and to
eliminate barriers to access. The study will help find out why some people aren't using transit, and what
they can do to help fill those gaps in service. Nagle-Gamm stated the underlying theme in the whole
transit study is how to increase the level of service in such a way that more folks in the City can take
advantage of this service and think of transit first.

Nagle-Gamm noted another thing they are evaluating as new buses are procured is conversion to electric
or other clean fuel vehicles. Electric vehicles are taking off in transit. Even outside of the study, they've
been looking at electric vehicles for the last six or seven months.

A question the City received a lot of is why reimagine public transportation? It's a great question,
especially in Iowa City, because the Iowa City metro area has the 17th highest ridership per capita in the
country. So of all the metro areas, including New York to San Francisco, Iowa City have the 17th highest,
and is doing very well per capita. This is a strong base to build from and there is a long transit tradition
here. Nagle-Gamm noted they can do better, they know they're not meeting everyone's needs. There are
a lot more people that can take advantage of the public transportation system if it worked better for them,
so that is the goal. So first, improve service to meet the needs of a greater number of residents and
visitors. Currently the system doesn't meet the needs of everyone and that's one reason why ridership
has been declining somewhat or remained relatively flat. The slight decline the City has experienced has
been nationwide over the last few years. Next, the City's transit system hasn't been reviewed since the
1980s and since that time the City has grown 50% in population, and most of that growth has been
outward. Thus, there is a point at which routes take longer and service levels start to degrade, so one
must start thinking of changing the whole system. Another goal is to provide a reliable, accessible,
affordable, equitable, high quality transportation option for those without regular access to a vehicle or for
those who want to leave their vehicle at home, which is happening more today. The City needs to provide
good service with a high enough quality that people can choose to leave their cars at home and take
transit instead. To make that choice easier we need to support the local economy by better connecting
people to work, shopping, education and recreational and social opportunities. That is, give people more
real options for getting around town or alternatives to a personal automobile. Nagle-Gamm stated another
reason the City is doing this study with Coralville and the University of Iowa is to better coordinate all
transit partners in the area to become a more interconnected metro area. This is an opportunity for all
transits to sit down together and figure out how to better connect the systems and make those trips
across a metro area more seamless for people.

Nagle-Gamm next discussed the City's Climate Action Plan and climate action initiatives. Part of what is
behind this transit study is to reduce greenhouse gas emissions that contribute to climate change,
especially because the City has a growing population. The smartest way to move the most people and to
improve people's mobility in the community is through municipal transit while also keeping up with the
population growth and helping to reduce those greenhouse gas emissions. And finally, is to better
leverage emerging technologies in terms of transportation, there are different fuel technologies, electric,
hydrogen fuel cell, there are ride sharing technologies, and there are all sorts of new and exciting ways
that people can access transportation. This study is trying to figure out how to leverage those
technologies to help make mobility in this community easier.

Nagle-Gamm noted the next step is how can the City achieve these goals. First, public outreach and
public input are important. This study will be useless without the feedback from the community, what the
community needs to be able to better serve themselves in terms of their daily transit transportation needs.
Or what does it take to get someone out of a car and get them on a public transportation option that might
be more affordable and certainly more sustainable.

In terms of the nuts and bolts, the committee will review all stops, routes, hours of operation schedules,
coverage areas, fares, and even evaluate a zero fare option. Ridership would need to increase to go to a
zero fare system, but that is something the consultants are looking at. Also how many more buses would
the City need and how many more drivers? If the City found a way to fund a zero fare system, there
would be dramatic increases in ridership. They are also reviewing all transit stop amenities, which is
something they've heard loud and clear from the community, they want more amenities, benches,
shelters, etc. They are also looking at improving trip and route planning, arrival information, all the things one would need to know in order to use transit, because it takes a little work to use transit, and there's a variety of new tools the City will evaluate to make trip planning easier. Those of course are smartphone based, so they also must find ways to serve the entire population. Finally they need to figure out how to use all these emerging technologies to best serve the population.

Eastham asked if Nagle-Gamm could talk about how the consulting firm will evaluate the public input and findings. Nagle-Gamm said they are not yet done with the full public input process. However, last month the consultant team was here and surveyed 1000 riders while they were on the bus, partly demographic information, partly where riders were going and where they came from, all to get a sense for how people move around the town. They also asked about service levels, like what riders need, what is lacking right now. The consultant team also collected ridership data with a team of folks here for a whole week to determine where riders are getting on and getting off, which is a large task. It takes a lot of effort to get this data and automatic systems that do this aren't great at it and are expensive. They hope to have the data from the team and public input sessions within the next week and will share it through the City's channels. They will publish a web based system to show different options for different aspects of a transit system that people would like to see more or less of if you have $20 to spend. Each option has a price tag relative to how much it costs in the real world. This information is going to give the City and consultants a sense of what the greatest priorities are. Some options given are Sunday service, later evening service, earlier service, more transit stop amenities, more ITS, or intelligent transportation system or more infrastructure development to make transit easier. So the combination of those data collection activities and the feedback from the first round of public meetings will help the consultants develop service scenarios. Then in January, Nagle-Gamm will have scenarios to share with the public and with everyone here. After that they will get more specific responses from the public, so that is the process.

Eastham asked if they are going to try to figure out if there are parts of the communities that are not providing input. Nagle-Gamm stated that is one thing they will look at, as soon as they have the survey data back and the demographic data, they will see who is responding and who they need to do a better job of reaching out to. Nagle-Gamm noted from the first survey to the first public meeting, there is time to get out into the community and reach out to those that they don't feel have been represented thus far.

Nkumu asked for more information on the zero fare option and noted he is trying to understand the main reason for this study, is it to find more revenues or to obtain more riders. Nagle-Gamm stated it is because they have a goal of doubling ridership over the next 10 years. Nationally and here, transit ridership has been leveling off. She thinks it's due to a variety of factors and transportation network companies. Gasoline is inexpensive, we're rebounding from the Great Recession, etc. But for those reasons, and because the City recognizes that transportation is one of the major contributors to greenhouse gas emissions, the City needs to plan for the future and create a system that more people can choose for their daily transportation and give them a real option besides a personal automobile. So the goal is to increase ridership by providing an option that meets the needs of more people in Iowa City.

Regarding zero fare, Nagle-Gamm stated it is something that communities across the country are starting to seriously evaluate. Fares don't make up a significant portion of the cost of transit, it's heavily subsidized because it's a public service and a public good. So the thought in many communities has been if this is a public service, let's remove a barrier to transit and remove that fare. Nagle-Gamm acknowledged they don't know at the end of the day what that will look like and how much that will cost but they do know exactly how many fares and how much money from fares they take in every year. The zero fare option is something they need to evaluate and see if that's something they could do. The consultant team said that they would expect ridership to be increase anywhere from 30% or 40% just from zero fare.

Fixmer-Oraiz noted that when evaluating City infrastructure 30 plus years going unexamined is a long time. Nagle-Gamm concurred noting it has been since the 1980's which is probably fairly standard for some smaller towns, standard college town. A lot of cities are in the same boat where they are seeing ridership's decline even if they have the best transit system in the world. All systems across the United States and really across the globe have been making do the best they can with the resources that they have. Also questioning if the City is able to put more resources towards transit, what more could they do?
McKinstry asked if there is computer modeling that the consultant can do. Nagle-Gamm confirmed they could. McKinstry noted he lives six blocks north of here, there are more people who walk from that area than ever before, but about half of them don't live in the neighborhood, they drive in from someplace else and park in the neighborhood and then walk downtown or to campus or whatever. Some even bicycle, they drive to town, park, unpack a bicycle off the rack, and off they go. Alter noted that Minneapolis just created something like a hub for where one can park their car, there are bike racks, there's the e-bike plugins in a bus shelter. So you have all these different options. Granted, Minneapolis is a larger, but it's the same kind of situations where the cars come from somewhere, but you're also not adding to more congestion. McKinstry noted Minneapolis has an extensive bike trail system in the heart of their city.

Nagle-Gamm stated they hope to have many of those similar options in the future too, with the expansion of bike facilities and the community, the bike share coming on, and adding a thorough evaluation of our transit system. So the City is, step by step, looking at all of these systems that haven't had as much focus as traditional automobile transportation has in a long time.

McKinstry noted this intersects with housing, for instance, the more high rises built near downtown, the more people who can walk and the fewer roads needed to build all the infrastructure to spread the City out to half acre lots for single family dwellings. He stated it is just so complex. Nagle-Gamm agreed it is complex and will show the project timeline next. She noted it is going to take the better part of the year to get through because it is complex, there is a lot of modeling and there is a lot of synthesizing the public's thoughts and what pieces of service do they need the most and how to lay that out. Nagle-Gamm admitted that's the reason why this has not been reviewed since the 1980s. She said it was her understanding this has been attempted internally before and it's nearly impossible while you're actually running operations. It's taxing when the City is running operations and has a consultant hired for it, but to try to do all this internally, it's a lot and it's going to take the better part of the year. Going over the rough timeline of what to expect is the project was kicked off in September, in November they're starting the public outreach campaign and people will see things come out through the City channels very soon.

Padron asked what it was they kicked off in September and when was the consultant hired. Nagle-Gamm said they hired the consulting firm in August, in September they came for one week and surveyed the transit riders on board and collected ridership data over one week. Padron is confused since they have been talking about this transit study for two years, she thought the data had already been collected. Nagle-Gamm noted it is a long process, first the Council had to go through a funding process then there was the process of selecting a consultant firm which includes writing the RFP (request for proposals) and it takes time to write an RFP to make sure they are getting everything they want to see from a consultant team. Then it takes a while for the proposals to come back in, they need to be reviewed and evaluated, an interview process and finally a final selection. Padron asked then if the consultant was just hired in September 2019 it will be a year of collecting data. Nagle-Gamm confirmed that was correct, last month the consultant team and the subcontractors were here, they collected 1000 surveys from riders on the bus and then they collected ridership data because that's the basis for a lot of information that they use to make route and stop recommendations. Now and through November, the consulting team is working on the existing conditions analysis, the state of the system today. They are also putting the final touches on the web survey, which is a design your own system tool where everyone can weigh in on what relative aspects of the transit system are most important.

Finally, Nagle-Gamm talked about the public input meetings coming up. Coralville will have one and Iowa City will have two, one of which will be on campus. So there'll be multiple opportunities for public input November through December. Then the consultants will synthesize the information they've received from the public, the City will work with them to develop different service scenarios based on what they've heard from the community, and they'll do the analysis for Iowa City, including the zero fare analysis. Cambus already has zero fare. If zero fare is not the direction determined possible, they'll look at other ways to make it easier for folks to get on the bus, such as mobile fares with a smartphone, or a variety of different things that are out there. All this background research will be done in January through March and then they will bring this information back to the public and they will have an opportunity to weigh in on these service scenarios. From there, the City will take that information and sort of come up with a preferred scenario. Nagle-Gamm expects to finalize the study around June which will start discussions about an implementation plan and discussions with Council about different funding options. The City asked the
consultant team to do a lot of legwork when it comes to costs for each of the scenarios, because it is important to know the price tags on each different type of service. Council will have a lot of decisions to make beginning this summer, and then from that point they can move forward with implementation.

Fixmer-Oraiz asked during summer 2020 when the analysis is done and the recommendations are out, can Nagle-Gamm talk about how other cities have done this because there will be a host of options so how quickly can any of this be implemented. Nagle-Gamm replied she researched that herself and found she had to call other communities who have done this because not many people have done this once in their careers, let alone multiple times. Houston famously did a complete overhaul of their system and one thing to expect is new routes. So the routes will likely not be the same as they are today and that involves a host of things to make that happen. Houston was able to do it quickly, they picked a date, got their recommendations, looked at their scenarios, and figured out how to swap out all their signs overnight. She noted other communities have phased improvements in. Additionally because the whole system is interconnected, the consultant team will have to recommend how to phase that in. Overall she does not have an exact answer but feels it could take a couple of years.

Fixmer-Oraiz wondered if the consultant or any other contenders in the RFP process gave an idea of length of time to implementation. Nagle-Gamm stated she has not posed the question to the consultant directly, most of the research she did was prior to the consultant coming on board, but if she were to inquire about it she bets they would give a good answer.

Eastham noted this scenario puts the decision making onto Council during the budget approval process, so assumes the City Manager has a plan on how to do any re-budgeting for 2020 for implementation as opposed to having to wait another year. Nagle-Gamm acknowledged they know some changes are coming, they don't know what all they will be, nor have a sense for the price tags yet. There is some thought being given during this budget cycle so they will be able to make some quick start changes and are accommodating for that.

Nagle-Gamm next shared information on the public meetings. There are three upcoming in the first round of public meetings, Coralville Public Library is kicking it off on November 12 in the evening, 6:30pm to 8:30pm. It will not be a formal presentation, more of an open house format, the consulting team wants to talk one-on-one with people. There'll be an opportunity to fill out the online survey, they will have some computers there and then also a lot of the information that they've collected through data collection and public input. The Iowa City session will be at the Public Library, in meeting room A, again 6:30pm to 8:30pm. The final one will be at the Iowa Memorial Union, room 347 on Thursday evening. Then in January, there will be another round with some service scenarios to respond to. She feels a lot of people are going to be interested in that meeting, although they want folks to come all and get engaged throughout the whole process, the more people get engaged, the better the results are going to be.

Nagle-Gamm showed the website where the information is housed about the study. On the website one could sign up for an email list and receive updates. There's also going to be information on the City's social media feeds and on the website as the process moves forward. Another way to get involved is attending the public meetings or by telling people about them, not just people who ride transit every day, everyone. The goal is to find out what can make it easier for someone to choose transit as an option. Nagle-Gamm encouraged committee members to tell friends, family and coworkers, about the meetings and pass the web survey link along noting the more feedback the better the results will be.

Padron asked about the bike sharing. Nagle-Gamm stated the City does not yet have the bike share up and running. They have a signed contract but again is another process they have worked on for the better part of the last year and over the last couple years the bike share technology in the bike share world has changed dramatically which slowed up not only Iowa City but many communities progress in getting bike share on board. They have not had a kickoff meeting yet, they just heard from the vendors. The vendor is Gotcha which is a dockless system and means you don't have to park the bikes into a dock at one specific location, there will be designated locations to park them at. The designated locations will be geo fenced which means an app will tell the user if they park this bike where it doesn't belong or in an unauthorized area and there will be some fine levied. The City doesn't have a launch date yet but is scheduling a meeting, hopefully within the next couple weeks and will know more then. Padron hopes
there will be a way to combine the new bus system with the bikes. Nagle-Gamm noted that is one of the items under review and the study will answer how to potentially integrate bike share with transit. She stated she had spoken with Cedar Rapids recently and they're on that same mission of trying to integrate their transit system. The bike share locations will be spatially connected to transit so one can hop off transit and then onto a bike, it is called micro mobility.

DISCUSS CDBG PROJECTS WITHOUT AGREEMENTS:

Lehmann noted next he would update the Commission on CDBG projects without agreements. Currently Old Brick is the only CDBG project that does not have a written agreement as of September 30. Brianna Wills, the director of Old Brick, provided an email Lehmann shared with the Commission. Lehmann noted the Commission awarded Old Brick $36,000, originally it was a little less, but there was more funding than expected, so they got bumped up to $36,000. It was awarded for the kitchen and accessibility improvements or whatever would fit into their needs based on what would be allowable from HUD because staff had concerns about whether it would be an eligible expense and they had not yet heard from HUD. Since then, HUD replied that accessibility improvements were not allowable without surveying those using the building. So the City has been communicating with HUD to figure out what could be eligible. Old Brick hosts nonprofits and meals for the homeless once a week so maybe they can apportion CDBG with the cost of improvements. The problem is the national objective, it has to principally benefit low and moderate income persons, and they have a lot of events which makes it nearly impossible to get the income surveys that are required to prove that is the case.

Lehmann noted this is the first deadline Old Brick has to meet, to keep the possible path forward staff would recommend keeping funding as they continue to work through it, the next deadline is March 15, by which if they don't get 50% of their funds spent, they would have to return to HCDC and at that point, the Commission would decide if it was still a viable project or if you wanted to reallocate the funds.

Lehmann added that Old Brick has gone ahead with the exterior work they needed to do, the storm drainage, which was their highest priority.

Eastham suggested asking Council if Old Brick could be given City funds for this project. Lehmann noted that would be a different agenda item.

Lehmann also noted that when talking with the director of Old Brick, their attitude is this would better serve the people that come through use the facilities so it would be beneficial for the facilities.

Lehman reviewed the application Old Brick submitted, for their projects they had $40,553 requested in HOME/CDBG which was a mixture of private and CDBG funds and included ADA improvements, kitchen improvements, stair improvements, and replacing bathrooms to make them ADA accessible. The total budget was $50,500 as they were expecting $10,000 in private funds.

Padron asked if Lehmann thinks HUD will approve this as an eligible expense. Lehmann replied he feels they would be able to use part of their funds if it's apportioned by time, he would probably recommend to them that they step up the amount of lunches they were hosting to increase their ratio of time that they use the kitchen for an eligible service.

McKinstry recommended the Commission do nothing at this point and see what progress can be made with HUD and revisit in March as per staff's recommendation. Lehmann feels they will have an answer before March.

Alter confirmed, noting as a group they still believe that this is important enough that it should be funded and may have to look for alternative funding through City Council.

Lehmann noted this can become a future agenda item if need be and that would be the time to discuss possible contingencies.
AID TO AGENCIES (A2A) QUESTIONS AND FOLLOW UP:

Fixmer-Oraiz opened the conversation up to the Commission to discuss if there as any questions or issues that jumped out.

Eastham stated he didn't see anything interesting in terms of the amount requested, but two agencies still have low participation rates by Hispanic and non-white, because of the nature of their service, but he feels it should be included in decision making.

Padron noted the coalition said they have a few agencies that have not participated with them and wondered if there were agencies that wanted to participate but were not asked. Lehmann heard Inside Out expressed they wanted to be more involved but that's the only one that he heard speak up about not being part of the agency coalition meetings.

McKinstry noted the Greater Iowa City Housing Fellowship hasn't been involved either.

Lehmann requested a breakdown of their funding request by agency as to how they internally determined their request but hasn't heard anything.

Fixmer-Oraiz noted this round of applications, perhaps because of conversations with agencies and because of the coalition, is the best round of applications. There was a lot of succinct descriptions, more meaningful discussions about funding sources for matching funds. She wanted to go on the record for saying she appreciates the work that everybody's put into these applications, and also the Commission for putting in the time.

Eastham noted Horizon and Pathways are two agencies with relatively low Hispanic and non-white participation. He would like to give them an opportunity to talk more about that. Drabek noted both agencies specialize in elderly care and disabled persons with disabilities.

Fixmer-Oraiz has a question with the free lunch program, they had some red items for their fund balance. The carryover balance from the previous year and their ending fund balance was also negative. Lehmann stated he hasn't talked them about it, when he was going through the applications his hunch is that it was more an error in boxes and misunderstanding possibly as to what the carryover funds meant. Or maybe they just don't have carryover funds and so they're trying to fit a square peg into a round hole. It is something the Commission can ask them about it.

Padron noted regarding the two agencies not serving enough diversity, she feels it is unfair to ask them about diversity when every year they receive no information from the Free Lunch Program on who they serve, so she doesn't think it can be held against one agency for not serving enough people when another agency doesn’t report at all. Lehmann stated they are trying to quantify some of these things asking agencies to address it in their narrative. So it is going to be a less subjective measure than for the ones that provide the data.

Fixmer-Oraiz said they added the question regarding if the agency promotes racial equity and positivity for marginalized populations within the LGBTQ, immigrants, refugees and those with disabilities. She stated they specifically added that question because of the Free Lunch Program. They state they do not discriminate, they serve whoever comes through their door.

Padron asked then what Horizons stated for that question. Lehmann stated “Horizons is committed to supporting and promoting equity and inclusivity, our services are available to all community members in need and we do not discriminate. We are resident partners with Nordstrom to provide opportunities for employees in Nordstrom, recovering from a short-term disability to work at Horizons with adjusted duties or necessary make adjustments to our services in order to create access to those who may need it. For example, two of our NTS vehicles are wheelchair accessible. Additionally, a partnership with Habitat allows us to address the racial wealth divide and housing through assisting refugees, minorities, LGBTQ individuals, etc. We also partner with Shelter House provide money management services to individuals experiencing homelessness. In summer 2019 Horizons partnered with a safe, equitable, and thriving
grant fund focused on decreasing violence in Cedar Rapids, to provide meals for at-risk youth engaged in a mural project. Last year some employees of Horizons were able to attend the white privilege symposium and implicit bias training. Horizons demonstrates its commitment to inclusion, their involvement in our community celebrations dedicated to supporting diversity like pride and Juneteenth as well as our participation and support community events like Gathering the Voices of Black Maternal health event, we continue to shape and plan our work through the Horizons inclusivity committee."

Padron feels that is enough if the statement is enough for the Free Lunch Program.

Fixmer-Oraiz said it’s great to have this question to get an understanding of the depth and what resources an agency has internally and are they training people and what is their commitment, but it's different because they are tracking it to show the outcome and say, okay, but what institutionally are you doing, to actually reach people of color? Padron understands but since they don’t have the data for every agency why punish one but not another.

Eastham is not thinking that Horizons or Pathways are not serving the right proportion of people of color, he just thinks the Commission has some responsibility to ask them in their view why their proportions are lower than other agencies and if they have some ideas for increasing participation or service programs.

Lehmann noted the new scoring sheet is not going to be perfect and he is already noticing tweaks he would make for the next one.

Eastham notes the Free Lunch Program has a policy they use, which is not to ask any questions from guest, would mean they would not know what race or ethnicity people are. That is a policy decision on their part, and we should make allowances for that policy decision even if it makes it impossible to gather specific demographic information. For him that distinguishes the Free Lunch Program from other agencies.

Drabek agrees in the case of the Free Lunch Program, it’s incredibly likely that most people served are very low income. But there may be other agencies that we think may have some chance of serving mostly higher income populations and could question them.

Alter agrees and notes this serves as a reminder of there may be more that an agency can do, just because they have a mainly white elderly population, which based on demographics and statistically speaking in Iowa, does that make sense, and yet, it can be noted that while it’s great an agency is serving that community can they talk about what kind of outreach they’ve done to reach other people who may be in need of your service, particularly people of color.

Lehmann will try to relay the intent of the question and see how they respond. His plan is with all the questions the Commission generates he will send out to the agency a week before the meeting so they can be prepared.

Eastham stated in his view it extremely important that this Commission talks about race in every element. So that's why he wants to ask Pathways and Horizons about race.

Alter is curious about some of the requested amounts, because after the conversations last time it was clear that agencies weren’t asking for what they need, just what they thought they could get. She wonders if those conversations influenced what they're asking for, that they felt now they can be a bit more honest about what we they need, because for several agencies the amount actually went up. Even though they sat in that Council meeting and heard it was a one time deal. Fixmer-Oraiz noted the Coalition had an estimate of what they thought and she thinks it is reflective in some of these applications because it is much more than they’ve seen previously years.

Patron is concerned if when these agencies got together and came up with a budget if they didn't include Inside Out Reentry Community that's $40,000 more. McKinstry noted that's Inside Out is not a legacy agency but rather a new agency. Padron would like to know if Inside Out was not invited to the Coalition or if they just didn't participate because they are not a legacy agency. She thought the Coalition was
open to all the agencies. Eastham notes it looks like Inside Out apparently is increasing their staff.

Lehmann noted Inside Out is now part of the legacy agencies because they have received funding in the past five years. Fixmer-Oraiz understands Padron’s concern and can reach out to the Coalition about their processes as she attends the meetings.

Lehmann noted if any Commissioner has a question on any application, send them to him so he can get the questions out to the agency a week prior to the next meeting.

Fixmer-Oraiz everybody was assigned to an agency and the expectation is meet with the agency and build a relationship. Lehmann stated the interest is not just for the liaison to have the relationship. The liaison will organize tours, but they should be limited to four Commissioners. He suggested getting tours completed prior to the November meeting. The Commission felt that would not be possible to get them all done in November so Lehmann suggested as many as possible and so long as they are done by the January meeting when they make the allocations with a goal of having information to make decisions.

Alter feels it would be an extra metric or criteria. If the visits and the Commission’s impressions are to impact decisions it should be a very transparent clear process. Drabek added it changes the nature of the visit as well, it would be better to develop a relationship with the agencies to be used for longevity.

Lehmann agreed and said the visits would be spanned throughout the year then. Fixmer-Oraiz noted the spirit of this was to really be able to have a liaison and build relationships.

McKinstry noted that all Commission members are going to have different kinds of relationships with the people involved at various agencies and there isn’t any way to erase that. He works on Habitat house and when he looks at those figures he may have biases, but will admit he has biases. Just by living in a community, we're going to have attachments to or impressions of agencies.

**UPDATE ON COUNCIL DIRECTION FOR LOW INCOME HOUSING TAX CREDIT (LIHTC) FUNDS:**

Lehmann noted the Commission made a recommendation last time about extending it to as many people as possible. This went to Council in a work session to let them know, and the initial intent was to prep the MOU, bring it to the Commission for approval, and take it back to Council. Council said the language is fine and they would adopt or add the intent of the HCDC discussion into the MOU and then just bring it back to Council. As such, staff drafted an MOU that has in a provision about that and they've added more reporting requirements to keep track of these things over time where they haven't had as much of that annual reporting after the fact. So the specific criteria they had put in was potentially given to for viable projects, providing the most units at the highest levels of affordability.

**DISCUSS ANNUAL CITY STEPS 2025 REVIEW PROCESS:**

Lehmann noted when they were doing the review process last year this was discussed and because the City is now updating the five year plan, it presents a chance to think through this. Historically, what we had done is Kubly or Lehmann would visit one or two community groups that were related to a topic that had come up. For example last year was racial equity and they met with the Center for Worker Justice and with the South District. A lot of what they hear isn't directly related to CBDG or HOME funds, most people just want a good place to live, affordable housing, to be able to get to where they need to, and to take care of their children. This year they've added in a yearly meeting with agencies to ask report what they hear on the ground. Lehmann opened it up for other outreach ideas the Commission has.

Eastham stated that trying to figure out what people in the community think about, what they want to happen in the community, and then including that in a document like City Steps is a perplexing, daunting undertaking. He thinks however it is one they have to continue to work at. To have a whole meeting here and have people come and talk about City Steps hasn’t worked particularly well. Going over and talking to groups about City Steps would work better if he had a better way of telling people what City Steps actually is. Fixmer-Oraiz agreed, it's almost an educational outreach before it's a feedback. They need to know what it is before they can give concise feedback.
Lehmann noted historically they've chosen a couple groups a year and go to those groups. Realistically, outreach takes a lot of time so that's where he was wondering if there may be a way to augment outreach because one of HCDC duties is to go out and talk about these sorts of things. Would it make sense for Commissioners to take 15 minutes with groups in which Commissioners are involved and let them know what's happening, give opportunity for feedback, and then the Commissioner could come back and report on what they've heard. Lehmann said staff participates in many events that relate to affordable housing, but usually those are things other people put on and he doesn't want to take over their meetings, so it's always a balance.

Fixmer-Oraiz stated a couple things come to mind. From a planning perspective, community outreach is always more intensive and we want to go to the people and make it fun and make it interesting. City Steps is none of those things. She noted they need to decide what would be a goal and go after that goal, because from planning methodologies, there's so many ways to approach it that aren't static. Fixmer-Oraiz thinks looking at a more comprehensive study is the way to go, she is happy to help with that because she owns a planning company. She would not charge for it as she thinks it is important, not just the process but what are the goals.

Lehmann noted it sounds like this is something to give some thought to first, possibly tap some people, bring it back when we've got a better idea of even where to begin with this.

Padron asked when the City conducted its meetings, who attended and did they collect data. Kubly said they track demographics, last year when they went to the Center for Worker Justice it is more of a spontaneous experience. When looking at these timeline reviews, the City is looking at priorities and throughout the five years, the priorities don't really change much. Generally people saying similar thing over and over, which suggests the City has found the right goals. However a benefit of these meeting is to educate people and connect them with things the City offers, or help someone with an issue, so it tends to have a more personal impact than an impact on the City Steps.

Fixmer-Oraiz said it would be good to get a group together to discuss and look at what City Steps is and create a strategy moving forward.

**CONSIDERATION OF MEETING MINUTES: SEPTEMBER 19, 2019:**

Padron moved to approve the minutes of September 19, 2019. Eastham seconded. A vote was taken and the motion passed 6-0. (Nkumu absent)

**HOUSING & COMMUNITY DEVELOPMENT INFORMATION:**

Lehmann noted the next meeting is scheduled for November 21 at 6:30pm in Senior Center room 202. He asked if the Commission would prefer a meeting in December, rather than November, to give more time to read applications. It would be December 19, same room, same time. That meeting would review and approve the Consolidated Plan, approve the FY21 CDBG and Emerging Agency application forms, and conduct the question and answer session with agencies. There would also be a monitoring update from four agencies. The Commission agreed to go with the December 19 meeting.

Next, FY21 Aid to Agencies, the meeting with the City Manager is on October 30 is at 2:00pm at Emma Harvart Hall.

At the Iowa APA, the City won an implementation award for the affordable housing action plan, it was an ambitious plan and was done in two and a half years, which was solid for planning standards.

There is a Crafting Powerful Messages Affordable Housing training on October 22, sponsored by the City and County and organized by the Affordable Housing Coalition.
Census 2020 is starting to ramp up, they’ve already done some outreach and some canvassing and that's going to continue. We encourage everyone to just let people know it is coming.

Eastham asked if the City is responsible for outreach for the Census. Lehmann said there’s a complete count committee that the City is a part of with different subcommittees, the Census Bureau doesn’t do a lot of outreach honestly, they provide some materials and recruit workers and other than that it’s pretty minimal. The bulk of surveys will be mailed to people in March and the census is for where you live on April 1. There are a lot of services that rely on an accurate census count and the City wants to be sure to get an accurate count. In addition to the City, the complete count committee has members from Johnson County, other cities in the county, as well as some University of Iowa representatives. Lehmann said they have materials in 12 languages which can be used for outreach now.

Reminder that November 12, 13, and 14 are the outreach meetings for the transit study.

The City is purchasing the second South District house at 2129 Taylor, it’s another duplex side by side. It’s in pretty good shape so it will be another affordable acquisition. Kubly said it will be $130,000 for both sides so they will be able to sell it affordably. The house was vacant so there’s no one who lived there previously. But preference would be for people who live on Taylor or Davis. And then the second preference is from the broader neighborhood.

Finally, Lehmann noted that Riverfront Crossings is at Planning & Zoning tonight, so based on some applications that we had for people to live in the rental units, we are recommending an asset cap because some people have low incomes, but they have high assets. The City wants to make sure that the people that are getting the units are the people that need them more. Also with complications with LIHTC funding, because the rents don’t exactly line up with HOME, the City is recommending, if there are LIHTC units that are affordable to the people that live there then that counts as an affordable unit, whether it meets the HOME definition exactly. In other words, it simplifies the process for LIHTC developers that are potentially providing affordable units in the area. So two potential changes are going through Council right now.

ADJOURNMENT:

Alter moved to adjourn. Eastham seconded the motion. A vote was taken and the motion passed 6-0 (Nkumu absent).
<table>
<thead>
<tr>
<th>Name</th>
<th>Terms Exp.</th>
<th>7/11</th>
<th>8/15</th>
<th>9/19</th>
<th>10/17</th>
<th>12/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aguilar, Peggy</td>
<td>6/30/22</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td></td>
</tr>
<tr>
<td>Alter, Megan</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Drabek, Matt</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Eastham, Charlie</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Fixmer-Oraiz, Vanessa</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Kealey, Lyn Dee Hook</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>O/E</td>
<td>O/E</td>
<td></td>
</tr>
<tr>
<td>McKinstry, John</td>
<td>6/30/20</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Nkumu, Peter</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Padron, Maria</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

- Resigned from Commission

**Key:**
- X = Present
- O = Absent
- O/E = Absent/Excused
- --- = Vacant
ATTACHMENTS:
Description
Library Board of Trustees: November 21
BOARD OF TRUSTEES
Minutes of the Regular Meeting
November 21, 2019

Members Present: Wesley Beary, John Beasley, Kellee Forkenbrock (via Zoom), Carol Kirsch, Robin Paetzold, Tom Rocklin (by phone), Hannah Shultz, Monique Washington.

Members Absent: Derek Johnk.

Staff Present: Elsworth Carman, Maeve Clark, Kara Logsden, Anne Mangano, Patty McCarthy, Elyse Miller, Brent Palmer, Jason Paulios, Angela Pilkington.

Guests Present: None.

Call Meeting to Order. President Beary called the meeting to order at 5:03 pm.

Public Discussion. None.

Items for Discussion/Action.
Policy Review: 601 Collection Development. This is a regularly scheduled policy review. Beasley asked about the terms “not archival and “comprehensive” in 601.22. Mangano explained our library collects materials for the general population and intellectual freedom is a cornerstone of our collection policy. Beasley also asked about restricting access to materials by age. Mangano said parents are responsible for "restricting" access; the library does not. Beasley felt the language in 601.36 about physically owning materials is confusing and suggested some changes. This language will be changed. A motion to approve the policy with the revisions made by staff and including the suggestions made by Beasley was made by Kirsch and seconded by Shultz. Motion carried 8/0.

Staff Reports.
Director’s Report. Carman said there was a highly engaged group of nearly 100 attendees at the Raising Anti-racist children program. We have nine RSVPs for the 12/3/19 PLJC Legislative Reception so far. The spring bookmobile schedule has been published. Angie provided an update on the AIM card. Carman noted that in addition to the planters, “watch your step,” signs have been added to help indicate the step outside the entrance. Discussion is still underway with consultants to determine if any other solutions are needed. Carman is interested to see what will happen to this area when there is snow and snow removal is required. Board members feel this needs to be addressed and finalized because these are critical safety issues. Carman will confer with City Administration again to see about a hopefully quicker resolution to this problem. Angie met with Iowa City Community School District (ICCSD), Coralville Public Library (CPL) and North Liberty Community Library (NLCL) and 12/16/19 is the official launch date for the AIM card. This coincides with winter break and will hopefully encourage students to use the new AIM card while their school libraries are

If you will need disability-related accommodations in order to participate in this meeting, please contact Elyse Miller, Iowa City Public Library, at 319-887-6003 or elyse-miller@icpl.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.
closed. 15,087 K-12 students records were imported from the school district over the weekend which represents about 7,000 new patrons.

Departmental Reports:
Adult Services. Happy retirement to Maeve.

Community & Access Services. None.

Development Office. Thanks to everyone who attended the Book Gala. Twenty more people attended the event than last year. McCarthy believes having authors at Prairie Lights was helpful. The annual appeal was distributed in the winter Window. McCarthy reports we are $10,000 ahead of last year’s donations and attributes $7,000 directly to the envelope in the Window newsletter. This included several new donors. The Arts & Crafts Bazaar is Saturday, December 7, 2019, from 10:00 am to 3:00 pm. McCarthy said $85,000 was raised from Community Foundation Gift Day.

Spotlight on the Collection. No comments.

Miscellaneous. Carman said the links may not always operate, so we will doublecheck with the City Clerk to figure out the best way to include the full text of the articles for archival purposes.

President’s Report. President Beary provided a written report.

Announcements from Members. Derek Johnk and his wife welcomed their new baby on Friday, November 15, 2019. Congratulations were expressed by all.

Committee Reports.
Friends Foundation Members. Kirsch said she and Paetzold both attended the meeting. Friends Foundation Board members will meet separately with Maureen Sullivan for the strategic planning process. A member resigned. The next meeting is in January.

Communications. None.

Consent Agenda.
A. Approve Regular Minutes of the Library Board of Trustees October 24, 2019 meeting.
B. Approve Disbursements for October, 2019.
   Paetzold asked about comparing expenditures vs comparing the budget. She would like the broad categories to be broken down more. A motion to approve the consent agenda was made by Beasley and seconded by Kirsch. Motion carried 7/0.

Set Agenda Order for December Meeting.
Policy reviews.

Adjournment. A motion to adjourn the meeting was made by Washington and seconded by Kirsch. Motion carried 7/0. President Beary closed the meeting at 6:00 pm.

Respectfully submitted,
Elyse Miller

If you will need disability-related accommodations in order to participate in this meeting, please contact Elyse Miller, Iowa City Public Library, at 319-887-6003 or elyse-miller@icpl.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.
<table>
<thead>
<tr>
<th>Name</th>
<th>Term Expiration</th>
<th>Meeting Date</th>
<th>01/24/19</th>
<th>2/28/19</th>
<th>3/28/19</th>
<th>4/25/19</th>
<th>5/23/19</th>
<th>6/27/19</th>
<th>7/25/19</th>
<th>8/22/19</th>
<th>9/26/19</th>
<th>10/24/19</th>
<th>11/21/19</th>
<th>12/19/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diane Baker</td>
<td>6/30/19</td>
<td>X</td>
<td>O</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Off Board</td>
</tr>
<tr>
<td>Wesley Beary</td>
<td>6/30/21</td>
<td>O/E</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>John Beasley</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>O</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Kellee Forkenbrock</td>
<td>6/30/23</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
</tr>
<tr>
<td>Janet Freeman</td>
<td>6/30/19</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Off Board</td>
</tr>
<tr>
<td>Derek Johnk</td>
<td>6/30/25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carol Kirsch</td>
<td>6/30/23</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Robin Paetzold</td>
<td>6/30/23</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Tom Rocklin</td>
<td>6/30/25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hannah Shultz</td>
<td>6/30/25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jay Semel</td>
<td>6/30/19</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Off Board</td>
</tr>
<tr>
<td>Monique Washington</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

**KEY:**
X = Present
O = Absent
O/E = Absent/Excused
NM = No meeting

Prepared By: Joe Welter, Sr. Civil Engineer
Reviewed By: Jason Havel, City Engineer
Ron Knoche, Public Works Director
Geoff Fruin, City Manager
Fiscal Impact: None
Recommendations: Staff: Approval
Commission: N/A
Attachments: Resolution

Executive Summary:
This agenda item is an annual update of the specifications used for all public improvement projects and construction within the City of Iowa City right-of-way. This update reflects revisions made to the SUDAS Standard Specifications (2020 Edition). The City of Iowa City Supplemental Specifications have been revised to address the newest edition of SUDAS as well as functional and technical changes needed.

Staff recommends adoption of the SUDAS Standard Specifications (2020 Edition), as revised by the SUDAS General Supplemental Specifications and the City of Iowa City Supplemental Specifications.

Background / Analysis:
In Resolution 18-139, dated May 15, 2018, the City of Iowa City adopted the use of the SUDAS Standard Specifications (2018 Edition), SUDAS General Supplemental Specifications, and the City of Iowa City Supplemental Specifications.

In Resolution 19-12, dated January 8, 2019, the City of Iowa City adopted the use of the SUDAS Standard Specifications (2019 Edition), SUDAS General Supplemental Specifications, and the City of Iowa City Supplemental Specifications (January 2019).

Recently, SUDAS released the 2020 Edition of the standard Specifications, and the City of Iowa City Supplemental Specifications have been revised to reflect the 2020 Edition. The revised City
of Iowa City Supplemental Specifications have been placed on file with the City Engineer’s Office, and will be made available for use in the construction of public improvements and construction within the public right-of-way within the City of Iowa City.

Throughout the year, SUDAS General Supplemental Specifications may be approved by the SUDAS Board of Directors to address issues that arise. These General Supplemental Specifications will be reviewed and may be incorporated into City projects following SUDAS approval. Annually, SUDAS General Supplemental Specifications approved throughout the year are incorporated into the SUDAS Standard Specifications the following year. Staff will evaluate the SUDAS General Supplemental Specifications and the new editions of the SUDAS Standard Specifications, at least annually, to determine if revisions are needed to the City of Iowa City Supplemental Specifications.

**ATTACHMENTS:**
Description
Resolution
Resolution No. ________


Whereas, the City adopted the SUDAS Standard Specifications (2018 Edition), General Supplemental Specifications, and City of Iowa City Supplemental Specifications in Resolution 18-139 (May 15, 2018) for use in all public improvement projects and construction within the right-of-way; and

Whereas, the City adopted the SUDAS Standard Specifications (2019 Edition), General Supplemental Specifications, and City of Iowa City Supplemental Specifications in Resolution 19-12 (January 8, 2019) for use in all public improvement projects and construction within the right-of-way; and

Whereas, SUDAS recently released an updated 2020 Edition of the Standard Specifications; and

Whereas, with the release of the 2020 Edition of SUDAS and due to functional and technical changes, modifications to the City of Iowa City Supplemental Specifications are necessary; and

Whereas, said City of Iowa City Supplemental Specifications have been placed on file with the City Engineer’s Office.

Now, therefore, be it resolved by the Council of the City of Iowa City, Iowa, that:

1. The SUDAS Standard Specifications (2020 Edition) and the City of Iowa City Supplemental Specifications (January 2020) are hereby approved and shall be used for all public improvement projects and construction within the public right-of-way.

2. The City of Iowa City Supplemental Specifications shall be kept on file in the City Engineer’s Office and shall be made available to the public for use in the construction of public improvements and construction within the public right-of-way.

Passed and approved this ________ day of ____________________, 2020

________________________________________
Mayor

Approved by

Attest: ___________________________     ___________________________
       City Clerk                     City Attorney’s Office
It was moved by ________________ and seconded by ________________ the Resolution be adopted, and upon roll call there were:

Ayes: Nays: Absent:

____   _____   ______ Bergus
____   _____   _____ Mims
____   _____   _____ Salih
____   _____   _____ Taylor
____   _____   _____ Teague
____   _____   _____ Thomas
____   _____   _____ Weiner
Resolution awarding contract and authorizing the City Engineer to sign and the City Clerk to attest a contract for construction of the Burlington and Madison Intersection Improvements Project (NHSX-001-5(120)--3H-52).

Prepared By: Jason Reichart, Sr. Civil Engineer
Reviewed By: Jason Havel, City Engineer
             Ron Knoche, Public Works Director
             Geoff Fruin, City Manager
Fiscal Impact: $1,561,739.50 available in the Burlington & Madison Intersection Improvements account # S3834
Recommendations: Staff: Approval
Commission: N/A
Attachments: Resolution

Executive Summary:
This agenda item awards the construction contract for the Burlington and Madison Intersection Improvements Project (NHSX-001-5(120)--3H-52).

This project was bid by the Iowa Department of Transportation (IDOT). Three (3) bids were received by the IDOT on December 17, 2019:

<table>
<thead>
<tr>
<th>Company</th>
<th>Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vieth Construction Corporation</td>
<td>$1,561,739.50</td>
</tr>
<tr>
<td>Boomerang Corp</td>
<td>$1,967,426.15</td>
</tr>
<tr>
<td>Metro Pavers, Inc.</td>
<td>Non-Responsive (Did not submit a Bid Bond)</td>
</tr>
<tr>
<td>Engineer’s Estimate</td>
<td>$1,400,000.00</td>
</tr>
</tbody>
</table>

Staff recommends awarding the construction contract for the Burlington and Madison Intersection Improvements Project (NHSX-001-5(120)--3H-52) to Vieth Construction Corporation of Cedar Falls, Iowa.

Background / Analysis:
The Burlington and Madison Intersection Improvements Project includes the widening of Burlington Street from Madison Street to Front Street to include continuous buffered bike lanes from Madison Street to Riverside Drive. The project also includes traffic signal and pedestrian...
signal improvements, ADA sidewalk improvements, and public utility improvements at the Burlington Street and Madison Street intersection.

Engineering and MPO staff met with the Bicycle Advisory Committee (BAC) on November 21, 2019 to discuss the proposed bicycle facilities on Burlington Street. The BAC requested bike boxes be incorporated into the project. The design engineer and City Staff are determining the best option to include the bike boxes within the project.

The project was bid through the IDOT on December 17, 2019, however, construction administration and inspection will be performed by the City.

The Burlington and Madison Intersection Improvements Project (NHSX-001-5(120)-3H-52) will be funded with STBG funds, 3R funds, and General Obligation Bonds. The project is expected to be completed by fall 2020.

**Project Timeline:**
- Award Date – January 7, 2020
- Construction Start – April 1, 2020
- Estimated Construction Completion – August 28, 2020

**ATTACHMENTS:**
- Description
- Resolution
Resolution No. ____________

Resolution awarding contract and authorizing the City Engineer to sign and the City Clerk to attestation a contract for construction of the Burlington and Madison Intersection Improvements Project (NHSX-001-5(120)--3H-52).

Whereas, Vieth Construction Corporation of Cedar Falls, Iowa, has submitted the lowest responsible bid of $1,561,739.50 for construction of the above-named project; and

Whereas, funds for this project are available in the Burlington & Madison Intersection Improvements account # S3834; and

Whereas, the City Engineer and City Manager are authorized to execute change orders according to the City’s Purchasing Policy as they may become necessary in the construction of the above-named project.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The contract for the construction of the above-named project is hereby awarded to Vieth Construction Corporation, subject to the condition that awardee secure adequate bond and insurance certificates.

2. The City Engineer is hereby authorized to sign the contract for construction of the above-named project and the Contractor’s Bond, subject to the condition that awardee secure adequate bond and insurance certificates.

Passed and approved this ________ day of _____________________, 2020

________________________________________
Mayor

Approved by

Attest:

City Clerk
City Attorney’s Office

It was moved by __________________ and seconded by ________________ the Resolution be adopted, and upon roll call there were:

Ayes:   Nays:   Absent:

____   ______  ______  Bergus
____   ______  ______  Mims
____   ______  ______  Salih
____   ______  ______  Taylor
____   ______  ______  Teague
____   ______  ______  Thomas
____   ______  ______  Weiner
Resolution approving a contract for the Annual Pavement Repairs 2019 Project.

Prepared By: Scott Sovers, Asst. City Engineer
Reviewed By: Jason Havel, City Engineer
Ron Knoche, Public Works Director
Geoff Fruin, City Manager

Fiscal Impact: Final contract amount is anticipated to be less than $175,000.
Funding for the project is available in the Water Divisions Operating Budget, account # 73730130

Recommendations: Staff: Approval
Commission: N/A

Attaches: Resolution

Executive Summary:
The previously bid pavement repair contract value will exceed $150,000. This resolution requests Council authorization for the contract to exceed $150,000, as required by the current Purchasing Policy.

Background / Analysis:
Each year there are, on average, approximately 60 water main breaks within the City. Street and or sidewalk pavement typically needs to be removed and replaced in order to repair the water main. With limited resources and the emergency nature of the pavement repairs, the City bids, through a competitive quotation process, an annual pavement repair project to establish unit prices for work to address damage resulting from water main breaks.

This year, the location, number and severity of water main breaks have increased the amount of necessary pavement repairs. Based on repairs that have been completed to date this year, the current contract amount will exceed $150,000. The final contract amount is anticipated to be less than $175,000. According to the City’s Purchasing Policy, contracts exceeding $150,000 require authorization from the City Council.

ATTACHMENTS:
Description
Resolution
Resolution No. __________

Resolution approving a contract for the Annual Pavement Repairs 2019 Project

Whereas, a request for unit prices related to annual pavement repairs (November 1, 2018 – October 31, 2019) associated with water main breaks was bid as an informal project (by competitive quotation) in October 2018; and

Whereas, two bids were received for the project; and

Whereas, All American Concrete, Inc. of West Liberty, Iowa submitted the lowest responsible bid and entered into a contract with the City for the Pavement Repair Project November 1, 2018 – October 31, 2019 on October 26, 2018; and

Whereas, due to an increased number and size of repairs, the contract amount will exceed $150,000; and

Whereas, the purchasing manual requires that if the cost of a contract entered into by competitive quotation exceeds $150,000 the contract must be approved by the City Council.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. Said contract for annual pavement repair is hereby approved by the City Council and may exceed $150,000 as determined necessary by the City Manager.

Passed and approved this _________ day of _____________________, 2020

________________________________________
Mayor

Approved by

________________________________________
City Clerk

________________________________________
City Attorney's Office

Attest: ________________________________

It was moved by __________________ and seconded by ________________ the Resolution be adopted, and upon roll call there were:

<table>
<thead>
<tr>
<th>Ayes</th>
<th>Nays</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Bergus</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Mims</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Salih</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Taylor</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Teague</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Thomas</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Weiner</td>
</tr>
</tbody>
</table>
Resolution accepting the work for the Miller Avenue Sidewalk and Retaining Wall Project.

Prepared By: Ben Clark, Sr. Civil Engineer
Reviewed By: Juli Seydell Johnson, Parks and Recreation Director
             Jason Havel, City Engineer
             Ron Knoche, Public Works Director
             Geoff Fruin, City Manager

Fiscal Impact: None
Recommendations: Staff: Approval
Commission: N/A
Attachments: Engineer's Report
             Resolution

Executive Summary:
This project has been completed by Triple B Construction Corp of Wilton, Iowa, in substantial accordance with the plans and specifications prepared by HBK Engineering LLC of Iowa City, Iowa. The Engineer’s Report and Performance and Payment Bonds are on file with the City Engineer.

- Project Estimated Cost: $95,500.00
- Project Bid Received: $88,873.50
- Project Actual Cost: $104,881.08

Change orders on the project included galvanized handrail instead of painted, as well as additional subdrain, utility relocation and erosion control.

Background / Analysis:
This project includes a 205 linear foot retaining wall, 6 foot wide sidewalk and ADA compliant sidewalk ramps along Miller Avenue at Benton Street. The area behind the new wall, in the park, was restored with native grasses and forbs. It will take three or more years of periodic mowing and maintenance for the native species to become fully established. The areas in the parkway and at the corner of Miller Ave and Benton Street will have turf grass in order to allow proper site distances for all modes of transportation.
ATTACHMENTS:
Description
Engineer's Report
Resolution
November 12, 2019

City Clerk
Iowa City, Iowa

Re: Miller Ave Sidewalk and Retaining Wall Project

Dear City Clerk:

I hereby certify that the construction of the Miller Ave Sidewalk and Retaining Wall Project has been completed by Triple B Construction Corp of Wilton, Iowa, in substantial accordance with the plans and specifications prepared by HBK Engineering LLC of Iowa City, Iowa.

The project was bid as a unit price contract and the final contract price is $104,881.08

There was a total of three (3) change or extra work orders for the project as described below:

1. Substitute hot-dip galvanization for handrail paint. $ 4,867.50
2. Additional subdrain behind retaining wall and unforeseen buried electric utility relocation. $ 3,617.20
3. Additional subdrain collector pipe to storm sewer intake and additional erosion control work. $ 4,214.38

I recommend that the above-referenced improvements be accepted by the City of Iowa City.

Sincerely,

Jason Havel, P.E.
City Engineer
Resolution No. ______________

Resolution accepting the work for the Miller Avenue Sidewalk and Retaining Wall Project

Whereas, the Engineering Division has recommended that the work for construction of the Miller Avenue Sidewalk and Retaining Wall Project, as included in a contract between the City of Iowa City and Triple B Construction Corp of Wilton, Iowa, dated March 12, 2019, be accepted; and

Whereas, the Engineer's Report has been filed in the City Clerk's office; and

Whereas, funds for this project are available in the Sidewalk Infill account #S3828; and

Whereas, the final contract price is $104,881.08

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that said improvements are hereby accepted by the City of Iowa City, Iowa.

Passed and approved this ______ day of _____________________, 2019

________________________________________
Mayor

Approved by

Attest: ___________________________   ________________________
City Clerk      City Attorney's Office

It was moved by ________________ and seconded by ________________ the Resolution be adopted, and upon roll call there were:

<table>
<thead>
<tr>
<th>Ayes:</th>
<th>Nays:</th>
<th>Absent:</th>
</tr>
</thead>
<tbody>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Bergus</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Mims</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Salih</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Taylor</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Teague</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Thomas</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>_____ Weiner</td>
</tr>
</tbody>
</table>
Resolution accepting the work for the 2019 Drain Tile Project.

Prepared By: Ben Clark, Sr. Civil Engineer
Reviewed By: Jason Havel, City Engineer
             Ron Knoche, Public Works Director
             Geoff Fruin, City Manager
Fiscal Impact: None
Recommendations: Staff: Approval
                 Commission: N/A
Attachments: Engineer's Report
            Resolution

Executive Summary:
This project has been completed by Calacci Construction Company, Inc. of Iowa City, Iowa, in substantial accordance with the plans and specifications prepared by the City of Iowa City. The Engineer’s Report and Performance and Payment bonds are on file with the City Engineer.

Project Estimated Cost: $ 78,000.00
Project Bid Received: $ 78,476.40
Project Final Cost: $ 104,832.06

Background / Analysis:
Sump pump discharge can create a public nuisance where the water flows across public sidewalks, drives, and streets in-route to the storm sewer. The City of Iowa City offers a program which, when feasible, provides a sump pump discharge connection point to the public storm sewer system via drain tile in the public right-of-way. Homeowners are responsible for making the connection from their home to the connection point.

The 2019 Drain Tile Project installed 1,290 linear feet of drain tile and provided 26 connection points along Foxana Drive, Ealing Drive, Mayfield Road, Kenwood Drive, Shamrock Drive, Chestnut Court, Hampton Court and Glastonbury Street. Three of these locations were added to the project, subsequent to the award, based on favorable bid prices and available budget.

ATTACHMENTS:
Description
ENGINEER'S REPORT

December 27, 2019

City Clerk
Iowa City, Iowa

Re: 2019 Drain Tile Project

Dear City Clerk:

I hereby certify that construction of the 2019 Drain Tile Project has been completed by Calacci Construction Company, Inc. of Iowa City, Iowa, in substantial accordance with the plans and specifications prepared by the City of Iowa City.

The project was bid as a unit price contract and the final contract price is $104,832.06.

There was one (1) change or extra work order for the project as described below:

<table>
<thead>
<tr>
<th>Change Order Description</th>
<th>Net Contract Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Class C to Class M PCC Upcharge for Sidewalks.</td>
<td>$1,344.00</td>
</tr>
</tbody>
</table>

I recommend that the above-referenced improvements be accepted by the City of Iowa City.

Sincerely,

Jason Havel, P.E.
City Engineer
Resolution accepting the work for the 2019 Drain Tile Project

Whereas, the Engineering Division has recommended that the work for construction of the 2019 Drain Tile Project, as included in a contract between the City of Iowa City and Calacci Construction Company, Inc. of Iowa City, Iowa, dated August 16, 2019, be accepted; and

Whereas, the Engineer’s Report and the performance, payment and maintenance bond have been filed in the City Engineer’s office; and

Whereas, funds for this project are available in the Annual Storm Water Improvements account # M3631; and

Whereas, the final contract price is $104,832.06.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that said improvements are hereby accepted by the City of Iowa City, Iowa.

Passed and approved this ________ day of __________________, 2020

________________________________________
Mayor

Approved by

Attest: ___________________________   ________________________
    City Clerk      City Attorney’s Office

It was moved by ____________ and seconded by ______________ the Resolution be adopted, and upon roll call there were:

Ayes:   Nays:   Absent:

______  ______   _____ Bergus
______  ______   _____ Mims
______  ______   _____ Sallih
______  ______   _____ Taylor
______  ______   _____ Teague
______  ______   _____ Thomas
______  ______   _____ Weiner
Resolution accepting the dedication of easements, partially accepting the public improvements and certain sidewalks for the Foster Road extension between Dubuque Street and Prairie du Chien Road, and declaring the improvements open for public access and use.

Prepared By: Josh Slattery, Sr. Civil Engineer
Reviewed By: Jason Havel, City Engineer
Ron Knoche, Public Works Director
Geoff Fruin, City Manager
Fiscal Impact: None
Recommendations: Staff: Approval
Commission: N/A
Attachments: Engineer's Report
Resolution
Partial Release Agreement

Executive Summary:
Pursuant to a subdivider's agreement and a TIF agreement, Foster Road Developers installed the Foster Road extension between N. Dubuque Street and Prairie du Chien Road, a City-owned right-of-way. These public improvements were necessary for the development of the Forest Hill Estates subdivision, which includes the Vintage Cooperative Senior Living, and creates an important arterial connection between two parts of the City.

In order to facilitate construction of certain improvements beyond the boundaries of the subdivision, the Developer obtained off-site underground utility easements to be dedicated to the City upon completion of the improvements.

Due to the end of the construction and planting seasons, the developer could not complete the punchlist developed by Public Works. However, given the arterial nature of the street, Staff recommends opening the public improvements to the public at this time, subject to a partial release agreement. The Developer has provided an escrow and executed a partial release agreement to ensure that these items are done in a timely manner this Spring.

Background / Analysis:
The construction of the storm sewer, sanitary sewer, water main, and paving, including the street,
trail and sidewalks, except those adjacent to Lot 5, communication line conduit, and street tree public improvements for Foster Road extension between Dubuque Street and Prairie du Chien Road have been completed in substantial compliance with the plans and specifications on file with the Engineering Division of the City of Iowa City.

The remaining punchlist items (attached to the partial release agreement) include such things as certain grading, pavement repairs, and the raising of a manhole cover that has settled, which are all weather-dependent work. Staff recommends opening these improvements to the public, however, given that the City already owns the right-of-way (it was not dedicated to the City in conjunction with the Forest Hill Estates final plat approval) and this roadway serves as an important arterial street serving the entire community.

It is in the public interest to accept the dedication of the off-site underground utility easements.

**ATTACHMENTS:**

Description
Engineer's Report
Resolution
Partial Release Agreement
December 5, 2019

Honorable Mayor and City Council
Iowa City, Iowa

Re: Foster Road Extension Between Dubuque Street and Prairie du Chien Road

Dear Honorable Mayor and Councilpersons:

I hereby certify that the construction of the sanitary sewer, storm sewer, water main, street paving, certain sidewalk, communication line conduit, and street tree improvements for the Foster Road extension between Dubuque Street and Prairie du Chien Road have been completed in substantial accordance with the plans and specifications on file with the Engineering Division of the City of Iowa City. The required maintenance bonds are on file in the City Clerk’s Office for the sanitary sewer, storm sewer, and water main improvements constructed by Maxwell Construction, Inc. of Iowa City, Iowa and for the paving improvements constructed by Streb Construction Co., Inc. of Coralville, Iowa.

I recommend that the above-referenced improvements be accepted by the City of Iowa City.

Sincerely,

Jason Havel, P.E.
City Engineer
Resolution No. _____________

Resolution accepting the dedication of easements, partially accepting the public improvements and certain sidewalks for the Foster Road extension between Dubuque Street and Prairie du Chien Road, and declaring the improvements open for public access and use.

Whereas, in conjunction with approval of the Forest Hill Estates final plat, Foster Road Developers, LLC (“Developer”) agreed to install certain public improvements within said subdivision, as described in detail in the Subdivider’s Agreement recorded in Book 5795, Page 540-578; and

Whereas, pursuant to the Agreement for Private Development by and among the City and Foster Road Developers, L.L.C., et al, a memorandum of which is recorded in Book 5817, Page 51-59, Developer agreed to install public improvements beyond the boundaries of said subdivision for the length of Foster Road from Dubuque Street to Prairie du Chien; and

Whereas, to facilitate construction of certain improvements beyond the boundaries of the subdivision, the Developer obtained off-site underground utility easements from Steven and Kitty Highly, and Peter and Patricia Van Gerpen, to be dedicated to the City upon completion of the improvements; and

Whereas, it is in the public interest to accept the dedication of said easements; and

Whereas, with certain exceptions to be detailed in a partial release agreement, the Engineering Division has certified that the following improvements have been completed in accordance with the plans and specifications approved by the Engineering Division for both of the above-described obligations:

Sanitary sewer, storm sewer, and water main improvements for the Foster Road extension between Dubuque Street and Prairie du Chien Road, as constructed by Maxwell Construction, Inc. of Iowa City, Iowa.

Paving improvements for the Foster Road extension between Dubuque Street and Prairie du Chien Road, as constructed by Streb Construction Co., Inc. of Coralville, Iowa, including the street, trail and sidewalks, except those adjacent to Lot 5.

Communication line conduit and fixtures for the Foster Road extension between Dubuque Street and Prairie du Chien Road, as constructed by Slabach Construction Co. of Kalona, Iowa.

Street Trees for the Foster Road extension between Dubuque Street and Prairie du Chien Road, as constructed by Suburban Landscape Associates of North Liberty, Iowa

Whereas, due to weather constraints on construction, certain final punchlist items cannot be completed at this time;
Whereas, the City finds it in the best interest of the public, however, to open the improvements for public use at this time, release the obligation for constructing such from an encumbrance on the property and instead accept an escrow to insure final completion of the punchlist items; and

Whereas, an escrow has been deposited with the City and the maintenance bonds have been filed in the City Clerk’s office; and

Whereas, the City of Iowa City has notified those contractors listed of the date on which it will consider acceptance of the aforementioned public improvements; and

Whereas, the traffic control signs and pavement markings have been installed.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The above-described improvements are hereby accepted by the City of Iowa City, Iowa, except as set forth in and subject to the attached partial release agreement;

2. All dedications and public improvements previously set aside as not being open for public access are hereby formally declared open for public access and use;

3. Acceptance of underground utility easements in forms approved by the City Attorney’s Office is hereby approved and authorized; and

4. Upon direction of the City Attorney, the Mayor is authorized to sign and the City Clerk to attest any and all documentation necessary to effectuate the acceptance of said easements, execution of said partial release agreement, and to record the same at Developer’s expense.

Passed and approved this _________ day of _____________________, 20_____

________________________________________
Mayor

Approved by

Attest:___________________________   ______________ __________
City Clerk      City Attorney’s Office

It was moved by __________________ and seconded by ________________ the Resolution be adopted, and upon roll call there were:

Ayes:   Nays:   Absent:

____    ______  _______ Bergus
____    ______  ______  Mims
____    ______  ______  Salih
____    ______  ______  Taylor
____    ______  ______  Teague
____    ______  ______  Thomas
____    ______  ______  Weiner
PARTIAL RELEASE AGREEMENT CONCERNING
FOSTER ROAD EXTENSION
FOREST HILL ESTATES
IOWA CITY, IOWA

This Partial Release Agreement is made between the City of Iowa City, Iowa, a municipal corporation (hereinafter "the City") and Foster Road Developers, LLC as Owner and/or Subdivider of Forest Hill Estates (hereinafter "Developer").

IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. That by reason of the Subdivider's Agreement for Forest Hill Estates, Iowa City, Iowa, approved by the Iowa City City Council on May 29, 2018 and recorded in the Johnson County Recorder's Office on June 12, 2018, among the filings in Book 5795, Pages 540-578, and the Agreement for Private Development by and among the City and Foster Road Developers, L.L.C., et al, a memorandum of which is recorded in Book 5817, Page 51-59, Developer agreed to install public improvements (hereinafter "Public Improvements") as a benefit to the subdivision.

2. The parties acknowledge that these obligations are deemed a covenant running with the land and with title to the land.

3. The City acknowledges that installation of the Public Improvements is substantially completed for purposes of satisfying the obligations set forth in the Subdivider's Agreement, but that final release of the Public Improvements by the City is not yet appropriate. For this reason, the Subdivider's Agreement constitutes a lien and cloud on the property described above.

4. That on December 23, 2019, Developer placed a $19,030.00 cash payment in escrow with the City for said subdivision. The parties further acknowledge that this escrow is being retained by the City pending completion of the attached punch list items necessary to finally complete the Public Improvements, as certified by the City Engineer and issuance of a final release by the City for the Public Improvements.

5. In consideration of the City's release of its lien on the property, Developer agrees that the lien on the property in Forest Hill Estates, Iowa City, Iowa shall be transferred to and shall immediately attach to the escrow for this property, and that this lien shall remain attached to the escrow until such time as the conditions for total release set forth in the above-described
subdivider’s agreement have been satisfied. At such time, the City will issue a final release to the Owner for recordation. If the Owner does not discharge its obligations for the Public Improvements as outlined in the above-referenced agreements and as stated herein, the City shall be entitled to draw on the escrow as outlined in the terms of such escrow and the above-referenced agreements. However, this remedy shall not be exclusive of any other remedy provided in law or equity.

6. Owner agrees that said escrow will be retained until all work on the Public Improvements is completed and the Public Improvements is finally released by the City as provided above.

7. In consideration thereof, the City does hereby release Forest Hill Estates, Iowa City, Iowa from any lien or cloud now placed on the title to the above property for the purposes stated in Paragraphs 1 through 6 above, and arising out of the agreements referenced in Paragraph 1 above.

8. This Partial Release Agreement shall not be construed as a release of owner’s obligations to install the Public Improvements and the site work incident thereto, which obligations shall remain the Owner’s responsibility until the improvements to the Public Improvements have been completed and finally released by the City. Nor shall this Partial Release Agreement in any way alter, amend or modify the Subdivider's Agreement recorded in the Johnson County Recorder's Office as provided in Paragraph 1 above, except as provided in this agreement.

Dated this __________ day of ________________, 2020.

CITY OF IOWA CITY, IOWA    Foster Road Developers, LLC.

By: ______________________________    By: ______________________________
Mayor                                  Member

Attest: ______________________________
City Clerk

STATE OF IOWA )
)ss:
JOHNSON COUNTY )

This instrument was acknowledged before me on this __________ day of ________________, 2020, by _______ and _________ as Mayor and City Clerk, respectively, of said municipal corporation on behalf of said municipal corporation by authority of City council of said municipal corporation; and that the _________ and _________ acknowledged that execution of said instrument to be the voluntary act and deed of said municipal corporation and by them voluntarily executed.
STATE OF IOWA  )
   )ss:
JOHNSON COUNTY  )

This instrument was acknowledged before me on this ___ day of _________________, 2020, by
_________________________________ (name(s) of person(s)) as ____________________
(type of authority, e.g., officer, trustee, etc.) of Foster Road Developers, L. L.C.

________________________________________
Notary Public in and for the State of Iowa
PUNCH LIST ITEMS

1. Raise storm sewer manhole R-60 to be flush with the surface pavement using Mr. Manhole method. Replace the lid to include the Iowa City casting.
2. Repair crack in the curb adjacent to intake along Prairie du Chien immediately south of intersection radius of Foster Road.
3. Establish grass cover over all non-paved areas of site.
4. Adjust valve boxes and tracer wire boxes.
5. Complete grading around hydrants.
Resolution authorizing the procurement of one (1) Pierce Enforcer Fire Truck.

Prepared By: Dan Striegel, Equipment Superintendent
Reviewed By: Ron Knoche, Public Works Director
John Grier, Fire Chief
Dennis Bockenstedt, Finance Director
Geoff Fruin, City Manager

Fiscal Impact: $660,974.00; funds for this purchase are available in CIP Project #Z4406
Recommendations: Staff: Approval
Commission: N/A
Attachments: Resolution

Executive Summary:
At the January 7, 2020 City Council meeting, consideration will be given to a resolution authorizing the purchase, for replacement and upgrade, of one (1) Pierce Enforcer Fire Truck.

H-GAC cooperative contract #FS12-19 will be utilized for the procurement of the fire truck from Reliant Fire Apparatus, Inc. in Slinger, WI. Contract price for the fire truck, including contract and chassis prepayment discounts, and delivery of the completed unit to Iowa City is $660,974.00 as per H-GAC Pricing Worksheet dated December 23, 2019. Current fire truck #351 will be sold when this new truck is placed in service.

Funds for this purchase are available in CIP Project # Z4406.

Background / Analysis:
The Fire Department utilizes seven fire trucks (pumper trucks), two aerial trucks and one heavy rescue truck in their apparatus fleet for Fire and Rescue Operations. This new fire truck will be replacing a 2003 model year truck currently in the fleet that has reached its life expectancy and is scheduled for replacement. Over the last eight months, City staff met with factory representatives from Rosenbauer, Seagrave and Pierce to research truck design and options available. The Pierce truck was selected due to proven quality and past experience; and commonality between fire apparatus within the City fleet is highly beneficial for both Fire Department and Equipment personnel.

ATTACHMENTS:
Description
Resolution
Resolution No. ______________

Resolution authorizing the procurement of one (1) Pierce Enforcer Fire Truck.

Whereas, one (1) of the Iowa City Fire Department’s fire trucks is budgeted for replacement in the 2020 Capital Improvement Plan; and

Whereas, H-GAC cooperative contract number FS12-19 will be utilized for the procurement of the fire truck; and

Whereas, the total purchase price of the fire truck with contract and chassis prepayment discounts is $660,974.00; and

Whereas, the amount exceeds the City Manager’s spending authority of $150,000.00, thus requiring City Council approval; and

Whereas, funds for this purchase are available in CIP Project number Z4406; and

Whereas, approval of this procurement is in the public interest.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The proposed procurement as described above is approved.
2. The City Manager is authorized to take the steps necessary to make the purchase and approve change orders that may develop during the build process.

Passed and approved this _________ day of _____________________, 2020

Mayor

Approved by

Attest: ___________________________   ___________________________
City Clerk      City Attorney’s Office

It was moved by __________________ and seconded by ________________ the Resolution be adopted, and upon roll call there were:

Ayes:   Nays:   Absent:
_____   _____   _____ Bergus
_____   _____   _____ Mims
_____   _____   _____ Salih
_____   _____   _____ Taylor
_____   _____   _____ Teague
_____   _____   _____ Thomas
_____   _____   _____ Weiner
Resolution approving and authorizing the City Manager to sign a Settlement Agreement and General Release by and between the City of Iowa City, Joseph J. Henderson & Son, Inc. and Amiad USA Inc. regarding the automatic self-cleaning water filters supplied by Amiad for the Wastewater Treatment Facilities Consolidation Project.

Prepared By: Eleanor Dilkes, City Attorney
Reviewed By: Ron Knoche, Public Works Director
Geoff Fruin, City Manager
Fiscal Impact: Replacement cost of filters ($120,000) and potential for non-recovery in litigation.
Recommendations: Staff: Approval
Commission: N/A
Attachments: Resolution

Executive Summary:
Joseph J. Henderson, Inc. ("JJH") was the general contractor for the City's Wastewater Treatment Facilities Consolidation Project. JJH contracted with Amiad USA Inc. ("Amiad") to supply self-cleaning water filters. The water filters have not performed as specified; the self-cleaning mechanisms failed and the screens collapsed and are no longer operable. After numerous attempts to remedy the problems, Amiad has agreed to supply replacement filters with a larger diameter opening in exchange for a release of liability.

Background / Analysis:
Effluent water is used within the plant for a variety of uses including irrigation, chlorine solution makeup, scum and foam sprays at the various process units, hose bibs for cleaning, belt filter press and rotary drum thickener wash water, grit flushing water, digester cooling, pump seal water, and other miscellaneous small uses. The effluent water must be filtered prior to use within the plant in order to prevent equipment from becoming plugged and requiring addition maintenance.

Automatic self-cleaning filters were installed as part of the Wastewater Treatment Facilities Consolidation Project in order to reduce maintenance by Staff. The originally supplied 100-micron screens experienced significant biofouling that limited the ability of the filters to self-clean did not perform as required. The recommended course of action is to replace them with a 500-micron screen which will meet the needs of the facility.
ATTACHMENTS:
Description
Resolution
Resolution No. ______________

Resolution approving and authorizing the City Manager to sign a Settlement Agreement and General Release by and between the City of Iowa City, Joseph J. Henderson & Son, Inc. and Amiad USA Inc. regarding the automatic self-cleaning water filters supplied by Amiad for the Wastewater Treatment Facilities Consolidation Project.

Whereas, it is in the best interests of the City of Iowa City to enter into a settlement agreement and general release agreement with Joseph J. Henderson & Son, Inc, the general contractor, and Amiad USA Inc., the supplier of self-cleaning water filters, for the Wastewater Treatment Facilities Consolidation Project whereby Amiad will supply replacement filters with a larger diameter opening in exchange for a release of liability.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa that:

Upon approval by the City Attorney, the City Manager is hereby authorized to execute a settlement agreement and general release whereby Amiad will supply replacement filters with a larger diameter opening in exchange for a release of liability.

Passed and approved this _________ day of _____________________, 2020.

________________________________________
Mayor

Approved by

ATTEST: ________________________________   ______________________________
City Clerk      City Attorney's Office
ATTACHMENTS:
Description
Richard Stapleton: Langenberg Ave
Dear Members of the city council and Iowa City Police Department,

I am writing because of my concerns regarding traffic on Langenberg Ave. My wife and I have lived here for a few years. We have talked to and written many people regarding traffic on Langenberg Ave. and we haven't received a very positive response. Today, once again, I almost witnessed an accident when a car was passing another car in front of my home, which almost resulted in a neighbor getting hit.

People treat Langenberg as if it is an arterial. It isn't! It is a neighborhood filled with people walking their pets, people riding bikes, and children playing in their front yards. It is one of the most unsafe neighborhoods that I have ever lived in due to the speed of the traffic. Since living here, I have been hit once from a car speeding around the corner on Langenberg and Covered Wagon Dr. There have been several times when people have passed me as I was turning into my driveway almost resulting in me turning into their car. There have been many times when I've almost been rear-ended when stopping to check my mail at the corner of Covered Wagon and Langenberg because people are driving fast and not paying attention.

Some of the unacceptable responses I've received from the city regarding this issue:
1) You can petition the neighbors and we will conduct a traffic study.

My answer to this: I should not have to petition my neighbors for an issue of neighborhood safety. We live in daily fear of either ourselves or a member of our family getting hurt due to unsafe traffic.

2) It will get better once McCollister is extended to Sycamore.

This doesn't take care of the current issue. People are treating Langenberg as an arterial and speeding through it as if it was a highway. Furthermore, I hardly ever see police in the neighborhood catching people speeding. This is even more concerning given the fact that the city is making plans to develop everything south of Langenberg Ave.

3) Tell me a city where this isn't a problem.

I've lived in many cities where we didn't have this problem including Denver, Colorado where children were playing football in the middle of the street without fear of getting hit by cars speeding by.

Please do something about this issue.

Sincerely,
Richard Stapleton
1153 Langenberg Ave.
Iowa City, IA 52240
(641) 233-8959
Item Number: 7.b.

ATTACHMENTS:
Description
Angie Jordan: It Takes a Village Report
Good Evening,

Please find a report (created by a resident volunteer, so there's a good chance the grammar and organization are a bit non-traditional; feedback is always welcome) that captures the two community meetings and data collected around a topic that we take very seriously and know you all do too! We hope that this information is shared with your networks and to committees and groups that might find it useful.

Our South District Neighborhood Association is constantly looking for opportunities to share our voices to folks who want to listen and perhaps assist and empower us to create the change we seek.

Thank you all for your time and collaborative energy! Again, please share this with others who may benefit from the information collected and/or want to be part of the many solutions presented.

I am grateful to live in a community that encourages coming together

Sincerely,
Angie Jordan

--

The South District Neighborhood Association
Broadway Neighborhood Center
2105 Broadway Street
Iowa City, IA 52240

*Please check social media and/or email for any updates to scheduled meeting changes*

Facebook page: South District Neighborhood Association (Iowa City, IA)
Southdistrictneighborhood@gmail.com
NEXTDOOR.COM—Wetherby/Grant Wood/Pepper Wood/South Pointe Neighborhoods

*Please share info about this association with others who live, work and play in the South District

*If you would like to be removed from this email, please respond with SUBJECT: Please remove my email from this list
It Takes a Village Meetings & Data Collection
Report prepared by Angie Jordan, South District Neighborhood Association Coordinator

These meetings came about after a couple South District businesses reached out to the South District Neighborhood Association wanting to better engage with area youth who were making some negative choices while in their establishments. Rather than calling the police, the businesses wanted to learn other options to engage certain behaviors.

The South District Neighborhood Association coordinated an effort for many voices to come together in an open, neighborhood discussion exploring different perspectives and gathering data on strengths, challenges, ideas and resources to better illuminate next steps the neighborhood—residents, schools, businesses, churches, nonprofits, City of Iowa City, Johnson County and others—as a whole could take together in supporting some of the youth and families in the South District Neighborhood.

Since there were many interested in attending around this topic two meeting dates were set to accommodate schedules and to reach as many folks before the holiday season. Each session we emphasised that we wanted people to feel safe and able to share things with each other. We encouraged negativity to be checked at the door so people felt safe to share their thoughts openly and honestly.

GOALS of the Meetings:
1. Come together to identify & discuss ways to positively wrap support around neighborhood youth & families as a team.
2. Data Collection—perspective, opinions, ideas, thoughts

There were a few unexpected, positive outcomes from just meeting together:
1. Area residents, businesses, nonprofits, etc. got on the same page about what some challenges and issues each face that they may not be fully aware or understand.
2. Area residents, businesses, nonprofits, etc. met in two area business meeting spaces that are open for future meeting sites to the community (both businesses are new to their locations)
3. Area residents, businesses, nonprofits, etc. were able to share resources, news and ideas that were specific to their networks/circles.
4. Parents/Residents got to meet other residents in the area
5. City Council, Iowa City Community School Board Member, JoCo Board of Supervisor and other Iowa City area leadership had a direct opportunity to engage at the neighborhood level challenges residents and area businesses were facing together.
6. Residents had a direct opportunity to provide their opinions and suggestions to situations that directly impact their youth/other residents
7. News Channel 7 KWWL picked up and shared our story to the greater community in how we are positively coming together to collaborate and problem-solve as a neighborhood, as a community.
INDEX

Meeting Agenda .........................................................................................................................3

December 4th Meeting Notes (discussion) ..................................................................................4 - 5

December 18th Meeting Notes (discussion) ................................................................................6 - 10

Data Collection (index cards) from both meeting ....................................................................11
  Yellow: Strengths of youth, families and/or the neighborhood ..............................................12 - 14
  Blue: Challenges you face (or who you represent) .................................................................15 - 17
  Pink: Ideas you have in supporting neighborhood youth/families ........................................18 - 20
  Green: Specific resources, assets, services/programming, etc. ............................................21 - 22
  Parking Lot ............................................................................................................................23

Acknowledgements & Next Steps ............................................................................................24
It Takes a Village: Meeting Agenda
December 4th & 18th, 2019
3:30pm - 5pm

Goals of today’s meeting:
3. Come together to identify & discuss ways to positively wrap support around neighborhood youth & families as a team.
4. Data Collection—perspective, opinions, ideas, thoughts

When you come in please get started on the index card ideas!

I. **Introductions**— **5-10 minutes**—3:30pm - 3:40pm
   - Name, Who you represent, What was your favorite childhood pastime/hobby?

II. **Idea Share**— **10-15 minutes**—3:40pm - 4pm
   - Please fill out as many of the index cards with a word, phrase, or sentence, and place them on the corresponding color poster board
     1. Yellow = Strengths of youth, families and/or the neighborhood
     2. Blue = Challenges you face (or who you represent)
     3. Pink = Ideas you have in supporting neighborhood youth/families
     4. Green = Specific resources, assets, services/programming, etc. you bring to the table

   ***Parking Lot = White Poster Board:*** for ideas or thoughts that you want to share or details, questions, etc. you want to have group remember to discuss. Please also include people who are not present that should be

III. **Discussion**— **30-45 minutes**—4pm - 4:45pm
   - Review and discuss yellow, blue, pink and green cards and see where this takes us!

IV. **Wrap-Up**— **15 minutes**—4:45pm - 5pm
   - December 18th meeting: 3:30pm - 5pm at Crowded Closet—>more data collection
   - Will compile data and email out for review and recommendations on next steps
   - Who is not here that is part of this conversation?

   **Southdistrictneighborhood@gmail.com**
It Takes a Village: Meeting Notes
December 4th, 2019
3:30pm - 5pm
Planet 3 Extreme Trampoline Airpark--851 HWY 6, Suite 102, Iowa City
(verbally shared, written data will be compiled after both meetings)

ATTENDANCE:
1. Daisy Torres (Iowa City Police Dept. Community Outreach Assistant)
2. Anne Berken (Planet 3 Extreme Trampoline Airpark Manager)
3. Erin Altheide (Juvenile Court Services)
4. RaQuishla Harrington (Underrepresented Populations City of Iowa City Recreation Dept.)
5. Audrey Wiedemeyer (Executive Director @ The Bike Library)
6. Ally Hanten Ebert (United Action for Youth Family/Youth Program Director)
7. Charlie Eastham (Iowa City Community School District School Board Member)
8. Brent Little (Planet 3 employee)
9. Matt Eidahl (City of Iowa City Recreation Department; Mercer Park/Scanlon gym Director)
10. Royceann Porter (JoCo County Supervisor)
11. Joanna Paulson (Stuff Etc. Consignment Store employee, South District resident-Crosspark & community volunteer)
12. Jordan Paulson (Stuff Etc. Consignment Store Manager, South District resident-Crosspark ave.)
13. Brian Visser (City of Iowa City Public Library Youth Services)
14. Steven Rackis (South District resident-Tofting circle-and Housing Authority)
15. Jason Jordan (South District resident--Apple Ct.- and City of Iowa City Firefighter)
16. Angie Jordan (South District resident--Apple Ct.--community volunteer and SD Neighborhood Association representative)
17. Travis Breese (KWWL reporter)

- Strengths of youth, families and/or the neighborhood
  - Resilient
  - Awareness
  - Family
  - Laughter
  - Passionate
  - Look out for each other
  - Being a good neighbor
  - NCJC, UAY, Faith Academy/Parkview, Mercer Park
  - Businesses
  - Community
  - Creative
  - Loyal
  - Multilingual
  - Active
  - Excited
  - Connect
  - Mobile
  - Resourceful
  - Sweet
  - Problem solvers
  - Team work
- Challenges
  - Transportation
  - Income Barriers
  - Lack of cultural awareness
  - Misperceptions
  - Inconsistent expectations
  - School districting separating community
  - Waivers need to be translated and signed the same day by parents
  - Language barriers
  - Youth sometimes "bunch" together and there are many

- Ideas/Resources
  - P3
    - Annual Block parties where businesses come together, Food Trucks, Battle of the Bands, Bounce w/Badges → Scholarships
    - Community Appreciation Night (Mondays)
    - Promotion of Family Nights $35 (Mondays)
    - Volunteer Opportunities
    - Gift card incentives and rewards (what Henri Harper did)
    - Use party rooms for other activities during the day and or when they aren't books (Girl Scouts)
    - Bilingual cashiers and employees
  - UAY
    - Prevention and intervention training offered to business employees on how to engage and interact with youth
    - Grant for local agencies to have a stash of passes for recognizing positive behaviors (in SD schools PBIS)
    - Interact with the Iowa City Community School District (ICCSD) Student Family Advocates (SFA) especially with the waivers so kids could volunteer and help out at P3 in exchange for jump time!
  - SDNA
    - Help promote events/activities/news with resident email list, social media and door-to-door
  - Bike Library
    - Continue to grow and strengthen youth and adult bike riding programs (WERide, neighborhood rides, etc.)
  - Others
    - Employment Opportunities
Continually connecting families and youth to a larger network of resources (i.e. JoCo Social services page) that are beyond the scope of businesses, organizations and residents

**It Takes a Village: Meeting Notes**
December 18th, 2019
3:30pm - 5pm
Crowded Closet Thrift Store—851 HWY 6, Suite 102, Iowa City
(verbally shared, written data will be compiled after both meetings)

**ATTENDANCE:**
1. **Christine Maust Beachy** (Crowded Closet Volunteer Coordinator)
2. **Carey Miller** (Crowded Closet Executive Director)
3. **Alisa Ketchum** (Crowded Closet Staff)
4. **Adam Schmerbach** (Iowa City Police Dept. Neighborhood Resource Officer)
5. **Angie Pilkingon** (Iowa City Public Library Youth Programs Coordinator)
6. **Gabe Martin** (Iowa Valley Habitat for Humanity)
7. **Charlie Eastham** (Iowa City Community School District School Board Member)
8. **Bruce Teague** (City Council Member & Founder/Administrator Caring Hands & More)
9. **Janice Weiner** (City Council Member)
10. **Steve Rackis** (South District Resident-Tofting Cr-& Housing Authority)
11. **Frederick Newell** (Dream City Executive Director)
12. **Tatiana Washington** (South District resident & parent-Taylor Dr) + her son →
13. **E. a 1st grader at Alexander Elementary School**
14. **Damien Gilchrist** (former South District Neighborhood youth and returning citizen)
15. **Eric Harris** (South District resident & parent-Sandusky Dr and returning citizen)
16. **Megan Alter** (South District resident-Aspen circle-ACT Test Development Manager)
17. **Jason Jordan** (South District resident-Apple Ct.- and Iowa City Fire Dept.)
18. **Jordan Paulson** (Stuff Etc. Consignment Iowa City manager & South District resident—Crosspark Ave.)
19. **Angle Jordan** (South District resident-Apple Ct.—& South District Neighborhood Association representative)

- Strengths of youth, families and/or the neighborhood
  - Perspective
  - Resilient
  - Community
  - Diversity
  - Independent
  - Energetic
  - Curious
  - Availability
  - Pride
  - Theatrical
  - Creative
  - Positive intergenerational interaction
  - Musical
  - Confident
  - Busy
  - Families
  - Tight Knit families and friends
Challenges
  - Communication
    - With families with kids
    - Communicating thoughts and ideas to the “right” people who will listen and you feel comfortable talking to (as an adult who wants to get involved)
  - The people you associate with might not be a positive influence
  - Parental involvement may be low due to the lack of the amount of time they have between work, family, etc.
  - Misconceptions about the SD neighborhood and some area youth/families
  - Many other activities to choose from in the greater IC area
  - Unattended minors/supervision
  - Transportation
    - Also during “bad” weather
  - Going down town can be a challenge
  - Nonprofits can get competitive with each other when trying to obtain resources/funding
  - Businesses: No place to report crime other than calling 911
  - Parents: might not be aware that their youth are behaving in certain ways—no communication
  - Taking time to interact with youth in stores to build community
  - Consistent, impactful community-building opportunities are not always available in the modern age
  - Lack of after school hours locations for kids to be kids that also have a variety of hours
  - School district involvement
  - Teachers that reflect who the children are so they can directly relate to each other
  - We need more free pre-school and affordable childcare
  - Teens wanting to be independent
  - Engagement—business liability
  - Some may have a perception that police engagement is negative
  - Some police may not want to work in SD area because they haven’t ever worked in SD and have only heard “stories”—lack of engagement and ignorance on who SD people/families really are
  - Police/Juvenile Court/Four Oaks Youth Diversion programs need to be expanded to include more ways to determine levels of support
  - Increase the knowledge to residents/families about services in the area and residents/families reaching out to discover services/resources
  - Literacy
  - Space for the Book Mobile at events
  - Visual appearance of rentals and businesses
  - Landlord engagement (local and out of state not keeping up with residential property)
There isn’t a reflection of diversity for kids to see someone who looks like them or can relate to where they are coming from
  - Where are the Minority Leadership positions?
- Drugs (in general) can destroy and affect families; accessibility
- Social Media—Generational Gap
- Trust and earning goes both ways

### Ideas/Resources
- Really helping—not just saying it, but stepping up and actually doing it because if you say you’re going to do it and then don’t it makes it worse
- Understanding we are all going to make mistakes with youth, but being able to talk about it and ask for help or guidance
- Finding relatable role models for the kids who can actually empathize with their situations
- Restorative Justice Programs
  - Hireability for people (and young people) with a “background” not checking the background until after the interview
- Have more youth and family voices at “the table” go to them to get their ideas and opinions, thoughts, concerns, instead of expecting them to come to us
- Neighborhood Phone Tree businesses might be able to utilize or residents could help with if there is an issue so that parents can be contacted immediately but someone they know instead of the police
- Ride-Share—not here in Iowa City (yet?) Hop, Skip, Drive specifically for youth transportation
- Biking Library programs
- Little Free Library engaged stewards and high volume of LFL structures to bring more books to people who aren’t able to get to the library or book stores. During the summer months the SD neighborhood association does Bike to Books, helps stewards maintain their libraries and restocks books. More programing around LFLs during the summer months to increase awareness, positive neighborhood exploration, and community building with people who love to read
- Have a Youth Diversion Program that has differentiating levels of support and includes parents
- More opportunities for parents to get together
- Have opportunities for folks who don’t have families to come together or programs/activities that would engage them too
- Support folks who want to age at home—Seniors
- Neighborhood Clean up crew task force
- Engage people to use the IC gov express portal to inform City Dept.s of issues neighborhood issues
- Incentivize literacy (Pay to As program that encourages youth and families to read more)
- Elementary schools that reach out to families of diversity (like Alexander Elementary) in creative, consistent ways
- Music Programs
○ Consistent Sports Leagues that utilize the space and parks within the immediate neighborhood (volleyball, football, soccer, field hockey, disc golf 3:3 basketball tournaments
  ■ Encouraging families and residents to participate

○ Habitat for Humanity→ increase clean-ups and volunteer (residents, businesses, churches, nonprofits, etc. to engage in these efforts)

○ South District Neighborhood Association→ continue advocating for residents, create a welcome wagon that has residents engaging new residents; sustaining neighborhood traditions: Thanksgiving Feast, Neighborhood Cleanups, National Night Out, Monthly Association meetings, Craft Circle

○ A performing arts space in the neighborhood (Old Chocolate Factory?)
  ■ For artists to rent space
  ■ So youth can come together and rehearse for the annual elementary orchestra performances that we currently have low representation at because of transportation issues to get to the high schools
  ■ Teach programs to individuals in the area and also bring artists to our side of town

○ Visible Community Art—Fund the rest of the Broadway Street MURAL that the association has already done the bulk of fundraising for, but needs remaining funds for supplies!

○ Further develop and support business district in on the South side of Iowa City so local businesses thrive, and people come to the SD from other areas and see how awesome it and the people are

○ Affordable/Free programming that is local/within the neighborhood/easily accessible to all types of people with a diversity of times and programs to be offered
  ■ Year Round food pantry in neighborhood
  ■ Youth and family programs provide food (meals) year round not just summer time

○ Promote activities/news/etc. Often, not just once and in different ways—social media, signage, newsletters, word of mouth, flyers in businesses, at church, etc. SHARE INFORMATION REGULARLY so people/organizations can be on the same page

○ Free Bussing with more routes

○ Free magnet tiles for kids

○ Iowa City Public Library
  ■ Ability to educate and interact
  ■ No youth fines with hopes to expand to adults in future
  ■ Free Wi-fi, computers, resume assistance, set up emails
  ■ Open 10am - 9pm
  ■ Tech support
  ■ Digital media Lab
  ■ Books, DVDS
  ■ Summer Reading programs
  ■ Book Mobile
  ■ Teen space and programing
  ■ Baby/toddler programing
- Youth programing
  - Crowded Closet: Volunteer opportunities
    - Job Openings/Hiring
    - Volunteer opportunities
      - Senior High Youth
      - Service Groups that volunteer together with each other (sometimes the
groups know each other, sometimes it's the first time engaging each other
      - Youth/Young adult book donations to South District Little Free Libraries
during the spring-summer months
  - South District Neighborhood Association
    - Door-to-door resident engagement—after hours (weekends, evenings, summers,
etc.)
    - Social media and growing resident and interested people/parties email list
    - Finding people who want to help and giving them consistent opportunities to
engage; connecting residents who need specific help with the appropriate
resources in the community
    - Resident Advocacy in general
    - Monthly Association meetings, access to Program to Improve Neighborhoods
(PIN) Grant City funding
    - A desire to collaborate with surrounding businesses, churches and nonprofits
  - Caring Hands & More Multi-Generational Center has space for celebratory events
  - Iowa City Community School District has buildings and facilities (summer snack site)
  - Habitat for Humanity
    - Financial literacy classes (16 years and up)
    - Volunteer opportunities Saturdays, Thursdays and Fridays (building)
    - Home Ownership Classes
    - Home Repair program
    - Fall Clean up in South District
    - Has a desire to engage the community—Neighborhood Revitalization Project
  - ACT
    - Corporate Giving—nonprofits ($5,000)
  - Dream City
    - Mentoring and Performing Arts academy; youth services; Father's Group
Data Collection

Index cards were distributed with corresponding colors and topics. The goal was to engage individuals as soon as they arrived at the meeting because some were unable to stay the entire duration, while others may prefer to gather their thoughts before verbally sharing and discussing their raw ideas. We intentionally had the writing time before the verbal discussion sharing to give those who may think better with it being calm, quiet and still before opening the floor to discussion and multiple ideas and voices going at the same time.

Some of these will be repetitive of the topics discussed verbally at the meetings in the minutes, however, it has been encouraged by some South District Residents to engage individuals in different forms as people may be more comfortable sharing in different modes. We also think it is important to recognize people process information, learn and express differently, so it is important to us as the South District Neighborhood Association to reflect this knowledge in our data collection efforts.

Each spacing of bullet points indicates a new index card. Instead of grouping them together, we wanted to present the raw data collected as it was collected in case anyone wants to analyze it and recognize how many people said the same things...
Yellow: Strengths of youth, families and/or the neighborhood (29 cards)

Each spacing of bullet points indicates a new index card. Instead of grouping them together, we wanted to present the raw data collected as it was collected in case anyone wants to analyze it and recognize how many people said the same things

- Active association and activities;
- Many stakeholder partners who care about the South District
- Diversity is a great strength
- Many families
- Good Schools

- Resilient
- Independent

- Resilient
- Resourceful
- Fun
- Talented
- Great Ideas

- Perspective

- Young energy
- Positive Interactions with older volunteers and staff

- Energy
- Sense of Community

- Family
- Friends
- Kids
- People who you work with
- Positive People

- Curious
- Confident
- Diverse

- Availability
- Time
- Access

- Community-Family-Pride

- Great community-South District

- Artist
- Creative
- Musical
- Theatrical
- Energetic

- Enthusiasm
- Finding their place in this community

- Resilient
- Energy

- Family
- Community
- Future
- Opportunity
- Livelihood

- Diversity, Parks, Trails

- Inquisitive
- Energetic
- Purposeful
- Claiming their place in the world

- Active
- Excited
- Very Sweet
- Fun and full of laughter

- The look out for each other

- Children themselves are close w/each other→ get them to do positive things w/group
- They live in a proactive community that cares about them

- All local member kids keep close tabs on each other→ has become their safe spot→ families want positive thing to do together; tons of support in the area

- Resilient
- Community
- Family
- Resourceful

- People in the neighborhood care about the community and people in it

- Curiosity
- Adventurous nature
- Siblings--some are incredibly responsible and primary care taker when parent isn’t around
- Multilingual
- Family bonds are tight
- Resourceful
- Generous
- In the neighborhood: arts, sculptures, trails, great sidewalks, bike lanes
- People w/an abundance to share and want to share
- Businesses and nonprofits that want to engage residents and each other
- Churches, schools, parks/splash pads (2)!

- Happy
- Expressive
- Resilient
- Energy
- Devoted
- Parkview Church
- UAY
- South Side Neighborhood Association
- Businesses
- Neighborhood Centers of Johnson County
- Mercer Park Rec Center

- Resilience
- Creative
- Problem solving
- Connected

- Creative
- Energetic
- Passionate
- Loyal
- Funny

- High level of independence
- Resourceful
- Mobile
Blue: Challenges you face or who you represent (30 cards)

Each spacing of bullet points indicates a new index card. Instead of grouping them together, we wanted to present the raw data collected as it was collected in case anyone wants to analyze it and recognize how many people said the same things

- Lack of time
- Connections
- Same page
- Misconception
- Communication
- Limited resources
- Knowledge

- Building community on the South Side, inclusion, involvement
- Trust between citizens and police
- Exposure to drugs and liquor stores
- Determine how the school district can have a role
- Lack of supervision
- Lack of paces to tell/report when issue other than getting in touch with police
- Theft of items in neighborhoods (AKA Bikes)
- Landscape/building appearance

- Transportation
- Engaging the kids
- Making their voices matter
- Motivation

- I need a way to feed and cloth kids—polar vortex was scary last year
- Expectations—behavior and services
  - Behavior: think we are tuffy/uptight but at the same time kids/teens like to push boundaries for behavior
  - Service: lack of services on our part or not known what we can do and offer

- Transportation
- Kids coming and going without supervision causing disruptions
- Defiance

- Friends
- The Streets
- Drugs
• Everything Bad

• Some people (and youth) coming to the neighborhood from other towns/cities and getting arrested or making poor decisions that reflect poorly on the neighborhood it happens in but it’s not a reflection of all the people who live, work and play here year round

• Unattended minors
  o disruptive to shop
  o safety

• Misconceptions
• Rambunctious
• Volunteer ride networks

• Our organization (Habitat for Humanity) doesn’t have many obvious opportunities to work w/youth under 16 years old, but we are interested in ideas!

• Not enough to do/ not enough structure
• Not enough communication w/parents

• Lack of transportation
• Lack of financial resources (lack of staff, limited program opportunities)
• Community that sees of youth as a problem

• Communication
• Perception

• Not Following rules
• Hanging out
• Bully local kids
• No family supervision for under 12

• Community challenge: How are nonprofits, businesses, schools, churches, residents, etc. supposed to stay on the same page? How is data being collected? Is it being collected? How is information being shared regularly and consistently so that there is knowledge, ideas sharing, and not a duplication of services or events happening on the same days?

• Misperception
• Misinformation
• Life in the South District who lives in the south district

• Coordination
• Persistence

• Unknown permanent location (The Bike Library)
• $$$ money for staff and getting more staff to do programs
• Kids bike that go to outreach programs means we don’t have any for our shop (The Bike Library)
• We have kids that come in wanting to jump but are too young or have no money (Planet 3)
• Jump passes
• Transportation
• We have had kids run in and up on to the floor

• Not having a lot of rapport w/youth right now
• Finding the right way to approach the families so they don’t become defensive
• Consistency

• Property Damage
• Disruption of business

• Safety
• School Districting and redistricting separating neighborhoods
• Limited resources
• Limited transportation
• Limited activities

• Limited amount of time/resources
• Space that not ideal for certain activities

• finding/connecting with reason/opportunity
• Trust/communication

• Adult responsibilities
• Poverty
• Representations

• Misconceptions of neighborhood and people
• Disconnection to people who want to get involved
• Disconnection to people who may need support
• Outsiders wanting to “help” how THEY see fit

• Community/neighborhood leaders who aren’t acknowledged or recognized because they don’t have a degree or certain status
Pink: Ideas you have in supporting neighborhood youth/families (29 cards)
Each spacing of bullet points indicates a new index card. Instead of grouping them together, we wanted to present the raw data collected as it was collected in case anyone wants to analyze it and recognize how many people said the same things

- You led discussion
- Activities to help neighbors
- snow/ice clearing
- Yard and gutter cleaning
- Music classes to groups in the neighborhood
- Neighborhood advocacy-get involved in raising voices
- 5th Ward Saints North
- More community events geared at their interests
- Ask the kid what they want
- Build relationships amongst all community members
- More organizations working together to make a difference
- Find a way to have youth and family voices at the table
- Accept youth and families as they are
- Block Party a yearly thing
- Gift Drive
- Ride network
- Really HELP!!!!
- Can goods, giveaways, cloths
- Things for kids to do
- One on one with kids
- Weekend--Summer Programs
- Southside Youth Group not affiliated w/church or school
- Volunteerism!
- Free program for all ages--expanding our outreach either with staff or Bookmobile (ICPL)
- Centralize many ways to get information out
- Youth centered + library branch
- Sycamore or where Stuff Etc. used to be --near there
- Activity Center
- Activities @ Park--Party in the Park
- Transportation to accommodate all the vents throughout the community
- Hop, Skip Drive specifically for families to use (transportation service not in our community currently)
• Schools reaching out to families
• Someone you can understand
• Sports League
• Bussing
• Paid study hall
• Group (community) For Parents
• Support for the Support
• Safe place
• Mental Illness Support
• Women to Women Groups
• More family centered Activities to cater to all members
• Block Party
• Mentors/Dream Team
• Goal Setting w/families
• Being a good neighbor
• Being active in neighborhood association
• Showing that the community cares
• Possible community times where maybe price could be less to have a safe place for kids (Planet 3 Airpark)
• Kids doing well in school could get incentive (Planet 3 pass)
• Continue and strengthen WERide and Bike Club
• Youth (teen) apprenticeship program (in the bike shop)
• Mobile repair unit run by teens
• Get parents on bikes and trained
• Would be cool if bikes were what the kids actually wanted (picked out themselves) and not just what we have available (The Bike Library)
• Youth programs that allow for younger siblings to come too (for the older kids who are the caretakers)
• Connecting them in programs that exist for their children to spend some safe, productive time in
• Checking to see if it’s some underlying factors that making them act out
• Getting resources available to families in different languages because sometimes it just lack of access
• Discounts (Planet 3)
• Make more affordable (P3)
• Family Night (P3)
• Job opportunities (P3)
• Volunteering (P3)
- Community days
- Find available programming/funding
- Community pocket park on Broadway St. and Crosspark Ave (Faith Academy is interested in collaborating with the City to create an accessible neighborhood park that would be available to many families with little kids, place for soccer practice and a place for community gatherings on that block)
- Block parents—Welcoming Center, Children of Promise Mentoring Program (for kids reentering from detention)
- Offer a variety of programs and activities
- More positive adults who are willing and able to spend time w/youth
- Continue being consistent in events, programs, and activities so they can be promoted and shared annually and be part of the neighborhood identity
- Go door-to-door to collect and share information share information at community events that are regular
- Help outsiders help with neighborhood efforts
Green: Resources, assets, services/programming, etc. (21 cards)
Each spacing of bullet points indicates a new index card. Instead of grouping them together, we wanted to present the raw data collected as it was collected in case anyone wants to analyze it and recognize how many people said the same things

- Time and commitment to neighborhood
- ICCSD facilities
- ICCSD school staff
- Youth biking programming
- Helmet, bikes, safety gear
- Volunteers
- A place for kids to come and play safely (Planet 3)
- Can help w/some connections for those that have language barriers
- Introduce them to other adults that care about them
- Block Party (P3)
- Family Night
- Fundraising
- Safe environment for area kids
- Staff mentor
- Lock-ins
- IC recreation
- Schools
- Neighborhood Centers
- Dream City
- Churches
- Non-profit groups
- Volunteers
- Community outreach
- ICPL Children’s room—variety of things to do
- Teen Center—Variety of things to do
- Fines free on Children and Young adult materials
- Targeted youth services—prevention and intervention
- Knitting supplies and craft circle coordination in the neighborhood—Banjo Knits Project
- Willingness to go door-to-door
- Enjoyment of meeting new people
- Safe places for kids to hangout/play
- As a resident I know my neighborhood amenities and love to connect people to them
- Juvenile Justice Youth Development resources
- United Action for Youth
- Functional Family Therapy

- Habitat for Humanity
  - Restore: discounted used and new home goods (no clothing): appliances, furniture, tools and hardware, plumbing, lighting, lumber, flooring, etc.
  - Financial literacy and homeownership classes—free and open to public (16yr+)
  - Homeownership Program
  - Helping HAnds: repairs for low-income homeowners
  - Advocacy for affordable housing issues
  - Match their interests—growing, sports, music, hands-on (building/construction/woodwork, etc.)
  - Women Construction class
  - Indoor construction space

- Connected
- Youth Programming
- Family programming

- Ability to educate/interact

- Places where families can come shop and serve together (Crowded Closet)

- Work w/local groups

- Put my best foot forward is all I can really do; help out as much as I can
- Try to help people to stop judging people from their past or in general

- Outreach
- Free programming—all ages babies - adults (ICPL)

- Dream City
- Party—Celebratory Events (Caring Hands and More)
- Place to Go
- Pay to A—Boost Reading scores

- School buildings and facilities
Parking Lot—thoughts, questions, ideas or details to consider in the future

—UAY training business and area staff on how to engage youth (deescalation)
—Who else should be at these meetings: Hyvee, Big 10 Rental, other Youth organizations, more churches, more residents, school staff, et.
Acknowledgement & Next Steps

The South District Neighborhood Association is grateful to all those that were able to attend these two meetings and provide feedback, discussion, ideas, questions and a spirit of collaboration; Personally, it was refreshing to be in a room each time with so many people who genuinely cared and were brave enough to step up and say something or write something that had the sole intention to lift our youth and families in the South District. Also, we extend our appreciation to Planet 3 Extreme Trampoline Airpark and Crowded Closet for not only opening up their doors to host (and feed) us at these meetings, but also for asking how to best engage the neighborhood.

We realize not everyone who wanted to come were able to (or may found out afterwards), and we invite them to submit feedback and or look for upcoming ways to connect and be a part of this conversation. A personal challenge I have faced is how overwhelming it can be to outreach to all those who are or might be interested. So, as a representative of our neighborhood association, I mainly focus outreach efforts to those in the neighborhood with hopes that there is a ripple effect of communication that extends to many, many others outside of our resident circle that want and are able to be part of the conversation (as well as listen to what we have to say).

Next steps are to share this information with any one who wants to listen really starting with: Iowa City Council, Iowa City Community School District School Board, Johnson County Board of Supervisors and other City Departments who have expressed interest in this data. This information will also be shared with the agencies and individuals that attended the meetings with hopes that they too will share the information amongst their networks, and perhaps some of the ideas can come to fruition!

Some events and collaborations are already starting to be planned and formed post our meetings; however, we hope more interested parties will come to the table with ways they can help these identified challenges, ideas and build off the strengths of the South District youth, families and neighborhood.

For more information, please contact Angie Jordan at Southdistrictneighborhood@gmail.com or attend our next upcoming South District Neighborhood Association meeting January 8th (Topic: Housing) at Broadway Neighborhood Center—2105 Broadway Street; or February 5th (Topic: Youth Services) location: TBD. Both meetings are from 6pm - 7:30pm with childcare provided. Also find us on Facebook at South District Neighborhood Association (Iowa City, IA) to see what we are all about!
ATTACHMENTS:

Description
Jill Tentinger: School Zone Speed Limit [Staff Response Included]
Hello Ms. Tentinger – Thank you for your correspondence. The Police Department has indicated that they will increase enforcement near Weber Elementary as resources allow. By way of background, the intent of the school speed zones is to lower the speed limit and make the environment safer for the bulk of kids walking to/from school and for bus traffic during normal school hours - rather than to capture all school activities. Because enforcement of school zones is resource intensive, its common in many communities to simply post school zones for peak AM/PM hours to help with enforcement. Several years ago the City contemplated shortening the times to peak hours but a conscience decision was made to continue to cover the entire school day. That said, the concern is that further lengthening the times will make it more difficult to enforce and therefor may actually reduce compliance from motorists.

Again, thank you for your correspondence... Please don’t hessite to contact me directly should you have questions or comments.

Best regards,

Kent Ralston, AICP
Executive Director | Metropolitan Planning Organization of Johnson County
Transportation Planner | City of Iowa City
410 E. Washington St. Iowa City, IA 52240
319.356.5253

---

I am wondering if you have ever considered extending the school zone speed limit time frame? Currently, the 20 mph zone is only in effect until 5:00 pm. Did you know that the after school program (BASP) is open until 5:45? Last night when I picked my kids up at Weber Elementary, there were cars flying by the school entrance going at least 45 mph (normal speed limit on Rohret is 35 / 20 in the school zone).

The school zone time frame starts at 7:00 am which is when the morning program starts. So I feel it only makes sense to extend the evening time to 5:45 or 6:00 pm because there are still kiddos at school and people speeding by makes turning out of school very dangerous.

Regardless of the posted speed limit, speeding is a constant issue near Weber Elementary. I have asked multiple times for a patrol car to observe in the mornings. I think there has only been an officer present on two mornings so far this school year.

I would appreciate your consideration on this matter!
Thanks!!

Jill Tentinger

319.631.5152
jill.tentinger@gmail.com
ATTACHMENTS:

Description
Vanessa Fixmer-Oraiz, HCDC Chair: Request for Joint Meeting with Council [See IP7 of 1/2/20]
Date: January 2, 2020
To: City Council Members
From: Vanessa Fixmer-Oraiz, Chair HCDC
Re: Request for Joint Meeting

Dear Council Members,

I am writing this letter as a narrative companion to the memo staff sent regarding our request for a joint meeting. As you know, the HCDC has been working with staff and agency representatives on re-evaluating and adjusting the Aid to Agencies funding process over the course of the last year and a half. We are striving for three goals:

1. To adequately and consistently fund our human resource agencies.
2. To provide a clear, transparent, and fair application and selection process.
3. To align City Council’s goals in the City Steps consolidated plan with the funded services our human resource agencies provide.

In the recent memo sent by staff you will note that there have been a range of budget requests from the Agency Impact Coalition (AIC). Please note that these must be taken within context. This past summer and fall, I attended two meetings held by the City Manager and his staff, and AIC representatives. During the course of these discussions a variety of factors were discussed, such as the larger timeline and budget the City works within and the budgeting process for each department. The AIC representatives were able to voice challenges that specific agencies are facing, such as a growing at-risk population and disinvestment from state and federal funding sources. While these meetings were enlightening and informative, one issue has loomed large and remains: how much funding is enough? The AIC includes several agencies, and they have worked hard to ensure that each agency is accurately representing what they need. Much like any budgeting process, this negotiation period requires a bit of back and forth between agencies and communication with City staff and the commission. Hence, the HCDC supports the final budget number that the AIC requested at our last December 19th meeting: $675,000.

I would also like to remark on the person-to-person relationships that the commission has been fortunate to build with our human resource agencies. Several times this year we have experienced people in the room talking about valuing our agencies beyond the numbers and budgetary figures we encounter every year. These people, our people, are providing essential services by saving lives, creating more dignity in our town, and making Iowa City (and Johnson County) the vibrant, equitable, and diverse place we all want it to be. And for this we are filled with gratitude.

I am deeply appreciative of the work that City staff and City Council members have invested in improving the Aid to Agencies process and funding source, and the commission looks forward to discussing this further at your earliest convenience.

Sincerely,

[Signature]
Establishment of 'Two-Hour Parking for Park Use Only' restriction at Cardigan Park and Upper City Park.

Prepared By: Emily Bothell; Sr. Associate Transportation Planner
Reviewed By: Kent Ralston; Transportation Planner
             Tracy Hightshoe; Neighborhood and Development Services Director
             Zac Hall; Superintendent of Parks
Fiscal Impact: No impact.
Recommendations: Staff: Approval
                 Commission: N/A
Attachments: None.

Executive Summary:
As directed by Title 9, Chapter 1, Section 3A of the City Code, this is to advise the City Council of the following action:

Pursuant to Section 9-1-3A (10); Establish 'Two-Hour Parking For Park Use Only' parking prohibition on Cardigan Lane and Charlotte Lane near Cardigan Park and on City Park Roads in Upper City Park.

Background / Analysis:
This action is being taken to restrict parking for periods longer than two-hours and for reasons other than park use. This action is requested by the Parks & Recreation Department.
Ordinance conditionally rezoning approximately 35.29 acres of land located north of American Legion Road and east of Eastbrook Street from County Residential (R) zone to Interim Development - Single Family Residential (ID-RS) zone. (REZ19-09) (Second Consideration)

**ATTACHMENTS:**

- Description
- PZ Staff Report w Attachments
- P&Z Minutes
- Ordinance & CZA
To: Planning & Zoning Commission  
Prepared by: Ray Heitner, Associate Planner

Item: ANN19-01/REZ19-09  
Date: October 17, 2019  
Updated: November 7, 2019

GENERAL INFORMATION:

Applicant: Allen Homes, Inc.  
PO Box 3474  
Iowa City, IA 52244  
319-350-8238  
allenhomesinc@gmail.com

Contact Person: Same as Applicant

Property Owner: Hieronymous Family Partnership, LLC  
3322 Muscatine Avenue  
Iowa City, IA 52240

Requested Action: Annexation & Rezoning

Purpose: Annexation of 35.29 acres of land currently in unincorporated Johnson County and rezoning it from the County Residential (R) zone to Interim Development – Single-Family Residential (ID-RS).

Location: East of Eastbrook Street and north of American Legion Road

Location Map:
Size: 35.29 acres

Existing Land Use and Zoning: Farmland, County Residential (R)

Surrounding Land Use and Zoning:
North: P-1 – Neighborhood Public (Parkland)
South: R – County Residential (Farmland and Religious Space)
East: RS-5 - Low Density Single-Family Residential (Residential)
West: P-1 – Neighborhood Public (Parkland)
              RM -12 - Low Density Multi-Family Residential (Residential)

Comprehensive Plan: Iowa City/Johnson County Fringe Area Agreement

District Plan: Southeast District Plan – Low/Medium Single-Family Residential and Duplex; Medium/High Density Single-Family Residential and Townhouse

Neighborhood Open Space District: SE3

File Date: July 25, 2019

45 Day Limitation Period: N/A since associated with an annexation

BACKGROUND INFORMATION:

The applicant, Allen Homes, Inc., with the consent of the owners, Hieronymous Family Partnership LLC., is requesting annexation and rezoning of 35.29 acres of property located east of Eastbrook Street and north of American Legion Road. The applicant has requested that the property be rezoned from County Residential (R) to Interim Development Single-Family (ID-RS) for the entire 35.29 acres.

This area is located adjacent to Iowa City’s current boundary and within Fringe Area B of Johnson County’s Fringe Area Agreement with Iowa City. The Southeast District Plan shows this area within the City’s growth area with a future land use of low/medium single-family residential and duplex housing at a density of 2-8 dwelling units per acre. A western portion of the property (shown below in Figure 1.0) is shown as having medium/high density single-family residential and townhouse housing at a density of 8-13 dwelling units per acre.
The applicant has chosen to not use the “Good Neighbor Policy” for this annexation and rezoning. A subsequent rezoning will be necessary before the property is platted and developed, at which time, staff would encourage the developer to hold a “Good Neighbor” meeting.

**ANALYSIS:**

**Annexation:** The Comprehensive Plan has established a growth policy to guide decisions regarding annexations. The annexation policy states that annexations are to occur primarily through voluntary petitions filed by the property owners. Further, voluntary annexation requests are to be reviewed under the following three criteria. The Comprehensive Plan states that voluntary annexation requests should be viewed positively when the following conditions exist.

1. **The area under consideration falls within the adopted long-range planning boundary.**
   A general growth area limit is illustrated in the Comprehensive Plan and on the City’s Zoning Map. The subject property is located within the City’s long-range growth boundary. The boundary is located about 1 mile east of the subject property.

2. **Development in the area proposed for annexation will fulfill an identified need without imposing an undue burden on the City.** The Comprehensive Plan encourages growth that is contiguous and connected to existing neighborhoods to reduce the costs of providing infrastructure and City services. The subject property is bordered by the city limits on the west, north, and east sides. Therefore, the subject property is contiguous to current...
development and meets the goal of contiguous growth.

The Southeast District Plan pays specific attention to the subject area, calling it out as an area that has been bypassed by past development in favor of leapfrog development to the north and east. Within the subject area, the Southeast District Plan calls for single-family and duplex residential development at low to medium densities, with some room for medium/high density single-family residential and townhouse style development on the property’s west end. Development of this area will provide more efficiency for city services and supply needed connections to existing surrounding development.

The proposed annexation will help to accomplish the City’s larger goal of fulfilling the need for expanded housing options to accommodate the City’s growing population. Because of this need, staff is recommending that as a condition of the rezoning, the developer satisfy the Comprehensive Plan’s amended Annexation Policy, as stated in Resolution 18-211. The amended policy requires annexation of land for residential use of 10 or more dwelling units satisfy the City’s goal of creating and maintaining a supply of affordable housing by providing affordable units equal to 10% of the total units in the annexed area, with an assurance of long-term affordability.

3. Control of the development is in the City’s best interest. The property is within the Growth Area. It is appropriate that the proposed property be located within the city so that residents of future development may be served by Fire, Police, water, and sanitary sewer service. Annexation will allow the City to provide these services and control zoning so that the subject area remains compatible with the Comprehensive Plan.

For the reasons stated above, staff finds that the proposed annexation complies with the annexation policy.

Zoning: The subject property is currently zoned County (R) Residential. This zone allows for single-family residential dwellings to be built in the subject area. Because of the subject area’s location in Iowa City’s Fringe Area within the growth boundary, all development in this area must be constructed to City standards and it is unlikely that development would occur prior to annexation.

The applicant is requesting rezoning of the subject property to Interim Development Single-Family (ID-RS) for all 35.29 acres of the property. The purpose of the Interim Development zone is to provide areas of managed growth in which agricultural and non-urban land uses can continue until the City is able to provide services to support development. Under this zoning, the only use that is permitted by right is agriculture. The applicant is currently exploring options for subdividing and developing the property. Because the proposed layout of the property is still undetermined, interim zoning is appropriate for this property.

Sanitary Sewer and Water: The developer will be required to pay a water main extension fee of $456.75 per acre before public improvements are constructed. The subject property is located outside of the sewer tap-on fee district, and will not be required to pay sanitary sewer tap-on fees. There is a stormwater detention easement over the northwestern portion of the property. It is anticipated that any future development will mostly be located outside of this easement area.

Environmentally Sensitive Areas: The subject property does not contain any
environmentally sensitive features. The northern and western portions of the property are located in the 100 and 500-year flood plains.

**Access and Street Design:** To match existing right-of-way located to the west and east of the subject property, staff is recommending that as a condition of the rezoning, the developer dedicate 17 feet of additional right-of-way to the City when the property is platted for future development. As the City performs road improvements to American Legion Road over the next several years, staff is recommending another condition to allow for the conveyance of a temporary construction easement to the City along the north side of American Legion Road.

Since the proposed rezoning is only for Interim Development Single-Family residential (ID-RS), the applicant does not yet have a design for street access and interior street connectivity on the subject property. These designs will become available for analysis upon subsequent rezoning and platting of the property.

**NEXT STEPS:**

Pending recommendation of approval of the proposed annexation and rezoning from the Planning and Zoning Commission, the City Council will hold a public hearing. Before the public hearing, utility companies and non-consenting parties will be sent the application via certified mail. Pending approval of the annexation by the City Council, the application for annexation will be sent to the Secretary of State’s Office for final approval and acknowledgement.

**STAFF RECOMMENDATION:**

Staff recommends approval of ANN19-01 and REZ19-09, a voluntary annexation of approximately 35.29 acres and a rezoning from County Residential (R) to Interim Development – Single-Family Residential (ID-RS) with the following conditions:

1. The developer satisfies the Comprehensive Plan’s Annexation Policy, as stated in Resolution 18-211.
2. The dedication of 17 feet of additional public right-of-way along American Legion Road to be dedicated to the City at the time of final platting.
3. Conveyance of a temporary construction easement to the City along the north side of American Legion Road.

**ATTACHMENTS:**

1. Aerial Map
2. Zoning Map
3. Location Map
4. Applicants Statement
5. Temporary Construction Easement Map

Approved by: __________________________

Danielle Sitzman, AICP
Department of Neighborhood and Development Services
An application submitted by Allen Homes, Inc. for the annexation of 35.29 acres of property located East of Eastbrook St and North of American Legion Rd and rezoning of the subject property from County Residential (R) to Interim Development - Single-Family Residential (ID-RS).
An application submitted by Allen Homes, Inc. for the annexation of 35.29 acres of property located East of Eastbrook St and North of American Legion Rd and rezoning of the subject property from County Residential (R) to Interim Development - Single-Family Residential (ID-RS).
Applicant Statement:

The property is proposed to be annexed and zoned as part of Iowa City, in order to meet the continuing demand for residential housing. The property is adjacent to Iowa City corporate limits, and within the growth area. With the pending American Legion Road reconstruction project, urban infrastructure will be in place to serve this and surrounding properties.
MEMBERS PRESENT: Larry Baker, Carolyn Dyer, Mike Hensch, Phoebe Martin, Max Parsons, Mark Signs, Billie Townsend

MEMBERS ABSENT:

STAFF PRESENT: Sarah Hektoen, Jesi Lile, Anne Russett

OTHERS PRESENT: John Yapp, Nicole Neal West, Siobhan Harman, Paul Esker, Steve Gordon, Mike Pugh, Cordell Braverman, Ousainou Keita, Gina Landau, Adam Jablaski

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 7-0, the Commission recommends approval of ANN19-01 and REZ19-09, a voluntary annexation of approximately 35.29 acres and a rezoning from County Residential (R) to Interim Development – Single-Family Residential (ID-RS) with the following conditions:

1. The developer satisfies the Comprehensive Plan’s Annexation Policy, as stated in Resolution 18-211.
2. The dedication of 17 feet of additional public right-of-way along American Legion Road to be dedicated to the City at the time of final platting.
3. Conveyance of a temporary construction easement to the City along the north side of American Legion Road.

CALL TO ORDER:

Hensch called the meeting to order at 7:00 PM.

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

CASE NOS. ANN19-01 AND REZ19-09:
Applicant: Allen Homes, Inc.
Location: North of American Legion Road and east of Eastbrook Street

An application submitted by Allen Homes, Inc. for an annexation and rezoning from County Residential (R) to Interim Development – Single-Family Residential (ID-RS) for approximately 35.29 acres of land currently in unincorporated Johnson County and located north of American Legion Road and east of Eastbrook Street.

Russett began the staff report showing a location map of the property, the property is currently in the County zoned residential, it is surrounded by the City. To the north it is zoned P (where there is a City park), to the east there is single family, to the west is multifamily and to the south
is more single family. The property is located in the Fringe Area B, which is inside the City’s growth boundary, and the proposed rezoning is to Interim Development Single-Family Residential. That zone allows very low density single-family, it also allows plant related agricultural uses such as row crops and some other non-residential uses (allowed provisionally or through special exception). Russett noted an additional rezoning will be required before any platting or development of this site takes place.

The applicant did not hold a good neighbor meeting, but staff will recommend a good neighbor meeting be held upon the next rezoning. Staff has forwarded this application to the Johnson County Board of Supervisors and the Scott Township Trustees and neither have expressed concerns regarding the annexation or the rezoning.

The project site is located in the Southeast District Plan area, which again is within the City’s growth boundary. In terms of intended future land use Russett noted the majority of this site is intended for low to medium single family residential and duplex housing at a density of 2-8 dwelling units per acre. A small western portion of the site allows for medium to high density single-family residential and townhouse housing at a density of 8-13 dwelling units per acre.

Staff uses three criteria to review annexation requests. The area under consideration falls within the adopted long-range planning boundary. (1) A general growth area limit is illustrated in the Comprehensive Plan and on the City’s Zoning Map; (2) Development in the area proposed for annexation will fulfill an identified need without imposing an undue burden on the City and; (3) Control of the development is in the City’s best interest. Regarding the first criteria, the subject property is located within the City’s long-range growth boundary and surrounded by City property. In terms of the second criteria, the Comprehensive Plan encourages growth that is contiguous and connected to existing neighborhoods. The subject property is bordered by the city limits on the west, north, and east sides. The property is specifically highlighted in the Southeast District Plan as an example of leapfrog development to the north and east. The proposed annexation will allow for implementation of the City’s affordable housing policy upon development of the site. Therefore, staff is recommending the satisfaction of this requirement as a condition of the rezoning. For the third criteria, that control of the development is in the City’s best interest, this annexation will allow for contiguous provision of City services such as Fire, Police, water, and sanitary sewer service. The City has an interest in administrating zoning in this area to make sure that the objectives of the Comprehensive Plan are met.

Russett reiterated the requested rezoning is to ID-RS, Interim Development Single-Family. Agricultural and nonurban uses can be continued within this zoning until the property is developed. Because the applicant is still exploring options on how to develop and subdivide the property this interim zoning designation is appropriate. In terms of sanitary sewer and water, the developer will be required to pay a water main extension fee of $456.75 per acre before development. The subject property is located outside of the sewer tap-on fee district, and will not be required to pay sanitary sewer tap-on fees. The subject property is located within 100 and 500-year flood plains. In terms of access and street design, to match existing right-of-way located to the west and east of the subject property, staff is recommending that as a condition of the rezoning, the developer dedicate 17 feet of additional right-of-way to the City when the property is platted for future development. As the City performs road improvements to American Legion Road over the next several years, staff is recommending the developer pay 12.5% improvement costs to the American Legion Road frontage. Staff is also recommending another
condition to allow for the conveyance of a temporary construction easement to the City along the north side of American Legion Road for the reconstruction of American Legion Road. The improvements will extend from Scott Boulevard on the west side all the way to Taft Avenue on the east side. The City is looking at installing a roundabout at the intersection of Scott Boulevard and American Legion Road, the improvements will also include buffered bike lanes, a 10-foot sidewalk along the north side of American Legion Road and a 5-foot sidewalk along the south side as well as a grade-separated crossing at Hoover Elementary School. In terms of the City’s timeline, the City is currently trying to acquire property in this area and may bid this project in spring 2020 but it may be pushed to fall 2020 or winter 2021.

The role of the Commission in this rezoning and annexation is to determine if it satisfies the conditions as stated in the Comprehensive Plan, whether the proposed annexation and rezoning falls within the growth boundary, whether if development in the area proposed will fill an identified need, and whether control of development in the City’s best interest.

In terms of next steps, after the Planning and Zoning Commission makes a recommendation, the City Council will hold a public hearing. Before the public hearing, utility companies and non-consenting parties will be sent the application via certified mail. Pending approval of the annexation by the City Council, the application for annexation will be sent to the Secretary of State’s Office for final approval and acknowledgement.

Staff recommends approval of ANN19-01 and REZ19-09, a voluntary annexation of approximately 35.29 acres and a rezoning from County Residential (R) to Interim Development – Single-Family Residential (ID-RS) with the following conditions:

1. The developer satisfies the Comprehensive Plan’s Annexation Policy, as stated in Resolution 18-211.
2. The dedication of 17 feet of additional public right-of-way along American Legion Road to be dedicated to the City.
3. Conveyance of a temporary construction easement to the City along the north side of American Legion Road.

Hensch sought confirmation that, since this was an ID rezoning, this property would definitely come back before the Commission prior to development. Russett confirmed the Commission would see it again when it is rezoned for development.

With regard to the improvements to American Legion Road, Hensch noted it is in the five-year road plan. Russett confirmed that is correct and the latest the project would be bid is winter 2021.

Hensch noted to the west is a water detention area to combat flooding and asked if this property was outside of that flooding area. Russett said a portion of that water retention area is in the project site so that area will have to remain an outlot and not be developed.

Baker asked when this application comes back before the Commission on the next rezoning it is possible the entire project could be developed at the higher density that is allowable in the western portion. Russett stated that is not possible. When the applicant requests the rezoning, they may just request one zone district but it is possible to request two zone districts, having the
western portion at a higher density.

Hensch opened the public hearing.

John Yapp (930 4th Avenue) is representing Allen Homes, the applicant, he wanted to speak about the temporary construction easement that staff has recommended. Yapp said he talked with staff about (and it’s not reflected in the report) if his project moves faster than the American Legion Road project they would grade that area where the temporary construction easement is to meet both their purposes and the City’s purposes. This would potentially reduce, or eliminate, the size of that temporary construction easement and this was something staff was agreeable to and would put in the conditional zoning agreement.

Hensch asked if the area was currently being row cropped. Yapp confirmed it was. Hensch asked it was being farmed by the owner or leased. Yapp replied it was leased. Hensch asked what the CSR was for the property. Yapp is unsure of the CSR.

Hensch asked about the flooding area. Yapp said there was a floodway easement approximately where the 100-year flood plain is. Hench noted that in the 1993 flood that whole area was under water.

Hensch closed the public hearing.

Parsons moved to recommend approval of ANN19-01 and REZ19-09, a voluntary annexation of approximately 35.29 acres and a rezoning from County Residential (R) to Interim Development – Single-Family Residential (ID-RS) with the following conditions:

1. The developer satisfies the Comprehensive Plan’s Annexation Policy, as stated in Resolution 18-211.
2. The dedication of 17 feet of additional public right-of-way along American Legion Road to be dedicated to the City.
3. Conveyance of a temporary construction easement to the City along the north side of American Legion Road.

Townsend seconded the motion.

Baker asked about the next steps and what was meant by “non-consenting parties” to the annexation. Russett noted that is not applicable in this case, it is only required if there are any non-consenting landowners that don’t want to be annexed. In this case all of the parties are consenting.

Parsons feels this application makes sense for the overall development along American Legion road. Signs agreed.

Baker went on record to say he feels it will end up being higher density than what is discussed here, but that can be reviewed at the next stage of rezoning.

A vote was taken and the motion passed 7-0
Ordinance No. ___________

Ordinance conditionally rezoning approximately 35.29 acres of land located north of American Legion Road and east of Eastbrook Street from County Residential (R) zone to Interim Development - Single-Family Residential (ID-RS) zone. (REZ19-09)

Whereas, the applicant, Allen Homes, Inc., has requested a rezoning of property located at Eastbrook Street and American Legion Road from County Residential (R) to Interim Development Single-Family Residential (ID-RM); and

Whereas, the Comprehensive Plan, specifically the Southeast District Plan, indicates that the subject area is appropriate for residential development; and

Whereas, the applicant is still investigating options for property development; and

Whereas, interim zoning allows for managed growth until utilities are identified and the land is platted; and

Whereas, the Planning and Zoning Commission has determined that, with reasonable conditions regarding satisfaction of these public needs through the provision of affordable housing, the dedication of 17-feet of right-of-way and a temporary construction easement along the American Legion Road frontage, the requested zoning is consistent with the Comprehensive Plan; and

Now, therefore, be it ordained by the City Council of the City of Iowa City, Iowa that:

Section 1 Approval. Subject to the Conditional Zoning Agreement attached hereto and incorporated herein, property described below is hereby reclassified from its current zoning designation of County Residential (R) zone to Interim Development Single-Family Residential (ID-RS) zone:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the West Quarter Corner of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°26'40"E, along the South Line of the Northwest Quarter of said Section 18, a distance of 461.91 feet, to the Southeast Corner of Eastbrook Flats Addition, in accordance with the Plat thereof Recorded in Plat Book 58 at Page 20 of the Records of the Johnson County Recorder's Office; Thence N00°33'49"E, along the East Line of said Eastbrook Flats Addition, 509.80 feet, to the Northeast Corner thereof, and a Point on the South Line of Parcel 1 of "Ralston Creek South Property Acquisition", in accordance with the Plat thereof Recorded in Plat Book 19, at Page 84 of the Records of the Johnson County Recorder's Office; Thence S89°26'59"E, along said South Line, 373.32 feet, to the Southeast Corner thereof; Thence N01°31'04"W, along the East Line of said Parcel 1, a distance of 756.10 feet; Thence N20°10'51"E, along said East Line, 209.78 feet; Thence N50°29'32"E, along said East Line, 690.91 feet, to the Northeast Corner thereof; Thence N89°45'05"E, 177.85 feet, to a Point on the West Line of Windsor West - Part Three,
Ordinance No. __________
Page 2

accordance with the Plat thereof Recorded in Plat Book 58, at Page 235 of the Records of the Johnson County Recorder's Office; Thence S00°50'20"E, along said West Line, and the West Line of Windsor West - Part One, in accordance with the Plat thereof Recorded in Plat Book 50 at Page 266 of the Records of the Johnson County Recorder's Office, 1910.78 feet, to the Southwest Corner of said Windsor West - Part One, and a Point on the South Line of the Northwest Quarter of said Section 18; Thence N89°26'40"W, along said South Line, 1169.60 feet, to the Point of Beginning. Said Annexation Parcel contains 35.29 Acres, and is subject to easements and restrictions of record.

Section II. Zoning Map. The Building Inspector is hereby authorized and directed to change the zoning map of the City of Iowa City, Iowa, to conform to this amendment upon the final passage, approval and publication of this ordinance by law.

Section III. Conditional Zoning Agreement. The mayor is hereby authorized and directed to sign, and the City Clerk attest, the Conditional Zoning Agreement between the property owner(s) and the City, following passage and approval of this Ordinance.

Section IV. Certification And Recording. Upon passage and approval of the Ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section V. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section VI. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section VII. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved this __________ day of ________________________, 20__.

__________________________________________
Mayor

Approved by: ________________________________
City Attorney's Office

Attest: ____________________________________
City Clerk

12-12-19
It was moved by ____________ and seconded by ______________ that the Ordinance as read be adopted, and upon roll call there were:

AYES: NAYS: ABSENT:

Bergus  
Mims  
Salih  
Taylor  
Teague  
Thomas  
Weiner  

First Consideration 12/17/2019
Vote for passage: AYES: Mims, Salih, Taylor, Teague, Thomas, Throgmorton, Cole. NAYS: None. ABSENT: None

Second Consideration
Vote for passage:

Date published
Conditional Zoning Agreement

This agreement is made between the City of Iowa City, Iowa, a municipal corporation (hereinafter "City"), Summit Ridge, LLC and Hieronymus Family Partnership, LLP (hereinafter collectively referred to as "Owners"), and Allen Homes, Inc. (hereinafter "Applicant").

Whereas, Owners are the collective legal title holders of approximately 35.29 acres of property located at the northeast corner of Eastbrook Street and American Legion Road; and

Whereas, Owners and Applicant have requested the rezoning of said property from County Residential (R) zone to Interim Development Single-Family Residential (ID-RS) zone; and

Whereas, this rezoning creates public needs for affordable housing and the enhancement of American Legion Road; and

Whereas, the Planning and Zoning Commission has determined that, with reasonable conditions regarding satisfaction of these public needs through the provision of affordable housing, the dedication of 17-feet of right-of-way and a temporary construction easement along the American Legion Road frontage, the requested zoning is consistent with the Comprehensive Plan; and

Whereas, Iowa Code §414.5 (2019) provides that the City of Iowa City may impose reasonable conditions on granting a rezoning request, over and above existing regulations, in order to satisfy public needs caused by the requested change; and

Whereas, upon annexation of this land into the City of Iowa City, Owners agreed to support the City’s goal of creating and maintaining the supply of affordable housing by providing affordable units equal to 10% of the total units in the annexed area with an assurance of long-term affordability for a term of 20 years

Whereas, the Owners and Applicant agree to develop this property in accordance with the terms and conditions of this Conditional Zoning Agreement.

Now, therefore, in consideration of the mutual promises contained herein, the parties agree as follows:

1. Summit Ridge, LLC and Hieronymus Family Partnership, LLP are the collective legal title holders of the property legally described as:

   A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

   Commencing at the West Quarter Corner of Section 18, Township 79 North, Range 5 West, of the Fifth Principal Meridian, Johnson County, Iowa; Thence S89°26'40"E, along the South Line of the Northwest Quarter of said Section 18, a distance of 461.91 feet, to the Southeast Corner of Eastbrook Flats Addition, in accordance with the Plat thereof Recorded in Plat Book 58 at Page 20 of the Records of the Johnson County Recorder's
Office; Thence N00°33'49"E, along the East Line of said Eastbrook Flats Addition, 509.80 feet, to the Northeast Corner thereof, and a Point on the South Line of Parcel 1 of "Ralston Creek South Property Acquisition", in accordance with the Plat thereof Recorded in Plat Book 19, at Page 84 of the Records of the Johnson County Recorder’s Office; Thence S89°26'59"E, along said South Line, 373.32 feet, to the Southeast Corner thereof; Thence N01°31'04"W, along the East Line of said Parcel 1, a distance of 756.10 feet; Thence N20°10'51"E, along said East Line, 209.78 feet; Thence N50°29'32"E, along said East Line, 690.91 feet, to the Northeast Corner thereof; Thence N89°45'05"E, 177.85 feet, to a Point on the West Line of Windsor West - Part Three, in accordance with the Plat thereof Recorded in Plat Book 58, at Page 235 of the Records of the Johnson County Recorder's Office; Thence S00°50'20"E, along said West Line, and the West Line of Windsor West - Part One, in accordance with the Plat thereof Recorded in Plat Book 59 at Page 266 of the Records of the Johnson County Recorder's Office, 1910.78 feet, to the Southwest Corner of said Windsor West - Part One, and a Point on the South Line of the Northwest Quarter of said Section 18; Thence N89°26'40"W, along said South Line, 1169.60 feet, to the Point of Beginning. Said Annexation Parcel contains 35.29 Acres, and is subject to easements and restrictions of record.

2. Owners and Applicant acknowledge that the City wishes to ensure conformance to the principles of the Comprehensive Plan. Further, the parties acknowledge that Iowa Code §414.5 (2019) provides that the City of Iowa City may impose reasonable conditions on granting a rezoning request, over and above the existing regulations, in order to satisfy public needs caused by the requested change.

3. In consideration of the City's rezoning the subject property, Owners and Applicant agree that development of the subject property will conform to all other requirements of the Zoning Code, as well as the following conditions:

a. Within seven days of execution of this agreement, Owners shall dedicate to the City, with no compensation to the Owners:

i. that certain real estate described as "proposed right-of-way acquisition" and "existing roadway easement to be acquired as right-of-way" on Exhibits 3-F and 4-F, attached hereto and incorporated herein by this reference, for right-of-way along American Legion Road. Such dedication shall be in the form of a warranty deed;

ii. a temporary construction easement for the area as shown on Exhibits 3-T and 4-T, attached hereto and incorporated herein by this reference, in a form of agreement approved by the City Attorney, to accommodate the American Legion Road public improvement project; and

b. Prior to issuance of a building permit, Owners shall execute an affordable housing agreement committing to one or more of the following methods to satisfy the Annexation Policy:

i. rent or sell 10% of the total units constructed on the above-described real estate to income-eligible families for a period of 20 years from the date certificates of occupancy are issued for each such affordable unit, to be administered in accordance with Iowa City Code of Ordinance 14-2G-8, or a similar state or federal affordable housing program; or
ii. convey 10% of the total units to the City or an affordable housing provider for such affordable housing purposes; or

iii. the payment of a fee-in-lieu thereof to the City’s affordable housing fund, in an amount established by Resolution 18-213, approved on July 17, 2018, or, if said resolution has been rescinded at the time Owners apply for a building permit, as otherwise established by Council resolution.

4. The conditions contained herein are reasonable conditions to impose on the land under Iowa Code §414.5 (2019), and that said conditions satisfy public needs that are caused by the requested zoning change.

5. This Conditional Zoning Agreement shall be deemed to be a covenant running with the land and with title to the land, and shall remain in full force and effect as a covenant with title to the land, unless or until released of record by the City of Iowa City. The parties further acknowledge that this agreement shall inure to the benefit of and bind all successors, representatives, and assigns of the parties. In the event the subject property is transferred, sold, redeveloped, or subdivided, all development will conform with the terms of this Conditional Zoning Agreement.

6. Nothing in this Conditional Zoning Agreement shall be construed to relieve the Owners or Applicant from complying with all other applicable local, state, and federal regulations.

7. This Conditional Zoning Agreement shall be incorporated by reference into the ordinance rezoning the subject property, and that upon adoption and publication of the ordinance, this agreement shall be recorded in the Johnson County Recorder’s Office at the Applicant’s expense.

Dated this __ day of ______________________, 20__.  

City of Iowa City

Jim Throgmorton, Mayor

Attest:

Kellie Fruehling, City Clerk

Approved by:

City Attorney’s Office

 Summit Ridge LLC

By: Jesse Allen, Member/Manager

Hieronymus Family Partnership LLP

By: Allen Hieronymus, Managing Partner

Allen Homes, Inc.

By: Jesse Allen, Member/Manager

City of Iowa City Acknowledgement:

State of Iowa

) ss.
Johnson County

This instrument was acknowledged before me on _____________, 20__ by Jim Throgmorton and Kellie Fruehling as Mayor and City Clerk, respectively, of the City of Iowa City.

Notary Public in and for the State of Iowa

(Stamp or Seal)

Title (and Rank)
Summit Ridge LLC Acknowledgement:

State of **Iowa**
County of **Johnson**

This record was acknowledged before me on **November 20**, 2019 by **Jesse Allen** (Name(s) of individual(s) as **Member/Manager** (type of authority, such as officer or trustee) of Summit Ridge LLC.

**C.P.**
Notary Public in and for the State of Iowa
(Stamp or Seal)
Title (and Rank)
My commission expires: **10/05/2020**

Hieronymus Family Partnership LLP Acknowledgement:

State of **Iowa**
County of **Johnson**

This record was acknowledged before me on **December 12**, 2019 by **John Hieronymus** (Name(s) of individual(s) as **Managing Partner** (type of authority, such as officer or trustee) of Hieronymus Family Partnership, LLP.

**MIRANDA HOLLOWAY**
Notary Public in and for the State of Iowa
(Stamp or Seal)
Title (and Rank)
My commission expires: **08/10/2022**

Allen Homes, Inc. Acknowledgement:

State of **Iowa**
County of **Johnson**

This record was acknowledged before me on **November 20**, 2019 by **Jesse Allen** (Name(s) of individual(s) as **President** (type of authority, such as officer or trustee) of Allen Homes, Inc.

**E.P.**
Notary Public in and for the State of Iowa
(Stamp or Seal)
ACQUISITION PLAT

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF IOWA CITY
AMERICAN LEGION ROAD
PARCEL 3

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 79 N., RANG 5 W. OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18, THENCE SOUTH 89° 26' 30" EAST, 481.99 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING, THENCE NORTH 00° 32' 41" EAST, 69.22 FEET ALONG THE EAST LINE OF AUDITORS PARCEL 2013/54; THENCE NORTH 89° 26' 30" WEST, 389.65 FEET; THENCE SOUTH 01° 32' 47" EAST, 67.41 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89° 26' 30" WEST, 392.03 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 24,935 SQUARE FEET OR 0.57 ACRES MORE OR LESS, INCLUDING 18,306 SQUARE FEET OR 0.42 ACRES MORE OR LESS OF EXISTING ROAD EASEMENT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) ALSPCS SOUTH ZONE, US SURVEY FOOT.

FIELD SURVEY COMPLETED: NOVEMBER 2018

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

WESELY F. SHIMP, P.L.S.
License Number: 24243
My license renewal date is DECEMBER 31, 2020.

SURVEY FOR:

CITY OF IOWA CITY
410 E WASHINGTON STREET
IOWA CITY, IOWA 52240
PHONE: (319) 359-6000

FOTH PROJECT NO. 183003-00 DATE: 9/23/2019

Foth Infrastructure & Environment, LLC
3600 North Ridge Drive, Suite A
Cedar Rapids, IA 52402-2511
Phone: 319-353-0800 Fax: 319-353-9331

SHEET
1 OF 1
ACQUISITION PLAT

EXHIBIT 4-F

RIGHT-OF-WAY BEING CONVEYED TO THE CITY OF IOWA CITY
AMERICAN LEGION ROAD
PARCEL 4

PROPERTY OWNER:
HERIONUMS FAMILY
PARTNERSHIP, LLP
3322 MUSCATINE AVENUE
IOWA CITY, IA 52240
BOOK 4890, PAGE 537-540

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18, THENCE SOUTH 89° 26' 50" EAST 854.04 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 18 TO THE POINT OF BEGINNING, THENCE NORTH 01° 32' 47" WEST, 67.41 FEET, THENCE NORTH 89° 30' 27" EAST, 778.00 FEET TO THE WEST LINE OF WINDSOR WEST PART ONE SUBDIVISION; THENCE SOUTH 50° 50' 06" EAST, 81.65 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE NORTH 89° 26' 50" WEST, 778.36 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 57,048 SQUARE FEET OR 1.33 ACRES MORE OR LESS, INCLUDING 44,722 SQUARE FEET OR 1.03 ACRES MORE OR LESS OF EXISTING ROAD EASEMENT, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCCS SOUTH ZONE, US SURVEY FOOT.

SURVEY NOTE: ROAD CENTERLINE ESTABLISHED USING 1927 DOT ROAD PLANS (F-289-B) AND 1988 DOT ROAD PLAN (S-99-B)

FIELD SURVEY COMPLETED: NOVEMBER 2018

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LEGALLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

WESLEY F. SHIMP
24243

My license renewal date is DECEMBER 31, 2020.

Plates or sheets covered by this seal:

 SURVEY FOR:
CITY OF IOWA CITY
410 E WASHINGTON STREET
IOWA CITY, IOWA 52240
PHONE: (319) 335-5000

FOTH PROJECT NO. 181003-00 DATE: 9/23/2019

FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
2460 RIVER RIDGE DRIVE NE, SUITE A
CEDAR RAPIDS, IA 52402-2410
PHONE: 319-335-6550 FAX: 319-393-9031
TEMPORARY EASEMENT

LEGEND

- FOUND SECTION CORNER MONUMENT
- SET SECTION CORNER MONUMENT
- FOUND 5'X REROD YELLOW CAP #6155 (UNLESS NOTED)
- SET 12' REROD WHT ORANGE CAP #24243 (UNLESS NOTED)
- MEASURED DIMENSION
- RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- R/W RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- P/L PROPERTY LINE

TEMPORARY CONSTRUCTION EASEMENT
TEMPORARY EASEMENT

PROPERTY OWNER:
HERIONYS FAMILY
PARTNERSHIP, LLP
3322 MUSCATINE AVENUE
IOWA CITY, IA 52240
BOOK 4690, PAGES 537-540

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18, THENE SOUTH 89° 26' 37" EAST 554.04 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENE NORTH 01° 32' 47" WEST, 20.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AMERICAN LEGION ROAD SE; THENCE CONTINUING NORTH 01° 32' 47" WEST, 17.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 32' 47" WEST, 35.01 FEET; THENCE NORTH 78° 05' 13" EAST, 166.64 FEET; THENCE SOUTH 84° 33' 00" EAST, 538.50 FEET; THENCE NORTH 89° 33' 27" EAST, 78.23 FEET TO THE WEST LINE OF LOT 6 OF WINDSOR WEST PARCEL ONE; THENCE SOUTH 00° 06' 01" EAST, 10.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89° 30' 27" WEST, 778.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29,381 SQUARE FEET OR 0.67 ACRES MORE OR LESS, INCLUDING THE PERMANENT EASEMENT CONTAINING 300 SQUARE FEET OR 0.007 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPACE SOUTH ZONE, US SURVEY FOOT.

Foth Infrastructure & Environment, LLC
3320 River Ridge Drive NE, Suite A
Cedar Rapids, IA 52405-2625
Phone: 319-365-9500 Fax: 319-365-9621

Foth Project No. 18003-00 Date: 4/17/2019

FOOTH PROJECT NO. 18003-00 DATE: 4/17/2019

FIELD SURVEY COMPLETED: NOVEMBER 2018
January 7, 2020

Ordinance amending Title 14, Zoning related to utility-scale, ground-mounted solar energy systems. (ZCA19-05) (Pass & Adopt)

ATTACHMENTS:
Description
PZ Staff Report
P&Z minutes
Ordinance
Date: November 7, 2019
To: Planning and Zoning Commission
From: Ray Heitner, Associate Planner
Re: Amendment to Title 14, Zoning of the Iowa City Code Related to Utility-Scale Ground-Mounted Solar Energy Systems in Public Zones (ZCA19-05)

Background on Proposed Amendments
The City and MidAmerican Energy are exploring options for locating ground-mounted photovoltaic solar energy panels on City property located near the City Water Treatment Plant. The City Zoning Ordinance does not currently contain any regulatory information regarding larger-scale solar energy systems. Absent of a comprehensive solar ordinance, these uses are currently considered basic utilities, and are permitted as a provisional use or special exception in industrial and commercial zones. As the water treatment plant property is located in a Neighborhood Public (P-1) zone, a modification to the zoning code is necessary to permit this use. To avoid negative impacts that might arise with allowing all basic utilities to locate in Public zones, staff is proposing an amendment to the current zoning ordinance that would create a new use for utility-scale ground-mounted solar energy systems. This new use would be allowed in the zones that are shown in Table 1.0.

Table 1.0 – Utility-Scale Ground-Mounted Solar Use Mechanism by Zone

<table>
<thead>
<tr>
<th></th>
<th>Public Zones</th>
<th>Industrial Zones</th>
<th>Commercial Zones</th>
<th>Research Park Zones</th>
<th>Interim Development Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provisional Use</td>
<td>P-1, P-2</td>
<td>ID-1, I-1, I-2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Exception</td>
<td></td>
<td></td>
<td>All Zones, ID-C</td>
<td>RDP, ORP, ID-C, ID-RP</td>
<td></td>
</tr>
</tbody>
</table>

Background on Utility-Scale Solar Energy Systems
Utility-scale ground-mounted solar energy systems are comprised of photovoltaic solar panels that convert solar energy into electricity. This electricity is typically collected and distributed by a utility company, which then uses the electricity to power a network of uses both on and off the solar energy system site. The solar panels are usually mounted to the ground, and range in height between 10 and 15 feet. Since utility-scale solar energy systems are used to power a larger, off-site, network of properties, these systems can occupy vast tracts of land for one or more generations (typically between

---

30 and 40 years). Attachment #1 shows a few photo examples of typical utility-scale ground-mounted solar energy systems.

Solar photovoltaics are the fastest-growing energy source in the world due to the decreasing cost per kilowatt-hour (60% since 2010), according to the U.S. Department of Energy. Utility-scale solar installations are the most cost-effective solar photovoltaic option. Transitioning from coal plants to solar decreases carbon dioxide emissions and eliminates sulfur, nitrous oxides, and mercury emissions. The resulting growing demand for solar energy from companies and governments alike have accelerated the energy industry’s efforts to bring facilities online as quickly as possible. By collaborating with MidAmerica Energy, the City is looking to address high priority energy efficiency actions from the 2018 Climate Action Plan.

**Current Regulations**

City Code currently views utility-scale ground-mounted solar energy systems as a basic utility use. These systems are currently allowed as a provisional use in ID-1, I-1, and I-2 zones and via special exception in commercial and research park zones. Table 2.0 shows the conditions under which utility-scale ground-mounted solar are currently allowed.

Table 2.0 – Current Specific Approval Criteria for Basic Utilities Not Enclosed within a Building

<table>
<thead>
<tr>
<th>Zones:</th>
<th>Use Mechanism</th>
<th>Specific Approval Criteria:</th>
</tr>
</thead>
</table>
| • ID-1 • I-1 • I-2 | • Provisional | • Located 200’ from residential zones.  
• Screened from public ROW.  
• City may require the use be enclosed by a fence. |
| • All Commercial Zones • RDP • ORP • ID-C • ID-RP | • Special Exception | • Screened from public view and any adjacent residential.  
• Evidence of compatibility with surrounding uses and structures.  
• Additional design elements may be required.  
• Plus, special exception approval criteria for basic utility uses. |
| • P-1 • P-2 | • Not allowed | • N/A |

---


Solar uses in residential zones of the city are currently regulated as an accessory use to principal structures. The proposed text amendment would not change how roof-mounted or non-utility-scale solar uses are regulated as an accessory structure.

**Proposed Code Amendments**

The proposed code amendments are threefold. They include, crafting a definition for utility-scale ground-mounted solar energy systems (amending 14-9A-1), allowing utility-scale ground-mounted solar energy systems as a provisional use in Public zones (amending 14-2F-2C), and outlining additional use-specific approval criteria (amending 14-4B-4D). Furthermore, the proposed text amendments will still allow utility-scale ground-mounted solar energy systems as a provisional use in Industrial zones, and via special exception in Commercial and Research Park zones. However, with the proposed amendments, utility-scale ground-mounted solar energy system uses in these zones will also be subject to the additional approval criteria. Facilities that choose to locate in zones that require a special exception will need to also adhere to the special exception approval criteria required of basic utilities. In addition, facilities that locate in Public zones are subject to additional agreements with public land owners and may have additional requirements. Table 3.0 summarizes staff’s proposed changes.

**Table 3.0 – Proposed Specific Approval Criteria for Utility-Scale Ground-Mounted Solar Energy Systems**

<table>
<thead>
<tr>
<th>Zones:</th>
<th>Use Mechanism</th>
<th>Specific Approval Criteria:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• ID-1</td>
<td>• Provisional</td>
<td>• Located at least 200’ from any residential zone.</td>
</tr>
<tr>
<td>• I-1</td>
<td></td>
<td>• Screened from public view and view of any residential zone.</td>
</tr>
<tr>
<td>• I-2</td>
<td></td>
<td>Exemptions from the S3 screening standard can be made for systems located in Public zones that are used in part for educational purposes.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Setback at least 20’ from all property lines, or minimum setback requirement for base zone.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Enclosed by 6’ – 8’ fence. Additional height for (3) horizontal strands of barbed wire fencing may be added.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 15’ max height.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Full cutoff compliant lighting.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Nonreflective surfaces required.</td>
</tr>
<tr>
<td>• All Commercial Zones</td>
<td>• Special Exception</td>
<td>• Located at least 200’ from any residential zone.</td>
</tr>
<tr>
<td>• RDP</td>
<td></td>
<td>• Screened from public view and view of any residential zone.</td>
</tr>
<tr>
<td>• ORP</td>
<td></td>
<td>Exemptions from the S3 screening standard can be made for systems located in Public zones that are used in part for educational purposes.</td>
</tr>
<tr>
<td>• ID-RP</td>
<td></td>
<td>• Setback at least 20’ from all property lines, or minimum setback requirement for base zone.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Enclosed by 6’ – 8’ fence. Additional height for (3) horizontal strands of barbed wire fencing may be added.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 15’ max height.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Full cutoff compliant lighting.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Nonreflective surfaces required.</td>
</tr>
</tbody>
</table>
Exemptions from the S3 screening standard can be made for systems located in Public zones that are used in part for educational purposes.

- Setback at least 20’ from all property lines, or minimum setback requirement for base zone.
- Enclosed by 6’ – 8’ fence. Additional height for (3) horizontal strands of barbed wire fencing may be added.
- 15’ max height.
- Full cutoff compliant lighting.
- Nonreflective surfaces required.
- Plus, special exception approval criteria for basic utility uses.

<table>
<thead>
<tr>
<th>P-1</th>
<th>P-2</th>
<th>Provisional</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Located at least 200’ from any residential zone.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Screened from public view and view of any residential zone. Exemptions from the S3 screening standard can be made for systems located in Public zones that are used in part for educational purposes.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback at least 20’ from all property lines, or minimum setback requirement for base zone.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Enclosed by 6’ – 8’ fence. Additional height for (3) horizontal strands of barbed wire fencing may be added.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15’ max height.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Full cutoff compliant lighting.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Nonreflective surfaces required.</td>
</tr>
</tbody>
</table>

The specific approval criteria outlined in Table 3.0 and listed in the amendment to 14-4B-4D in the attached draft text amendment (See Attachment #2) are generally compiled from the American Planning Association model ordinance and several municipal ordinances pertaining to utility-scale solar regulation.
Staff is recommending a 200’ separation distance between any utility-scale ground-mounted solar energy system facility and any residential zone. This recommendation is a carry-over provision from the basic utilities section of the current city code. Without these proposed code amendments, any utility-scale solar energy system would be required to abide by this 200’ setback distance from residential zones as a basic utility. Since the physical characteristics of a utility-scale solar facility resembles those of a basic utility, staff feels that this separation requirement also makes sense as we attempt to create a new land use for utility-scale ground-mounted solar energy systems.

In addition to the residential zone separation requirement, staff is recommending a minimum setback distance of 20’ from all property lines, or the setback distance that is normally applied in the underlying base zone, whichever is greater. The proposed setback language is consistent with language staff reviewed in model solar ordinances.

Each model solar ordinance staff reviewed contained criteria requiring some sort of security fencing around the ground-mounted solar arrays that are used in utility-scale solar energy systems. An industry standard for security fencing typically involves a 6'-8' high fence, topped with 2-3 strands of barbed wire. Most solar companies are willing to provide these security measures to help protect their equipment. At this time, staff is recommending that a 6'-8' high fence be provided for the safety of the public, and to help protect the facility. Staff is looking to allow up to three strands of barbed wire on top of security fencing. Barbed wire strands will not be counted toward fencing height requirements. Model ordinances also gave a range in height of 10’-15’ for utility-scale solar facilities. Staff is choosing to cap the maximum height for utility-scale solar energy systems facilities at 15’.

Additional approval criteria are proposed to limit any light pollution and glare that might be caused by a solar array field. These criteria were borrowed from the American Planning Association’s model ordinance for utility-scale solar energy facilities. With respect to omitted glare, solar arrays are designed to absorb as much solar energy as possible, therefore negative impacts from omitted glare are less likely. However, staff will continue to monitor the recommended additional approval criteria regarding light and glare to see if additional measures will be necessary in the future.

**Rationale for Text Amendments**

Staff recommends amending the City Code to allow for utility-scale ground-mounted solar energy systems in Public zones as an entry into possibly expanding the City’s solar energy policies. These amendments will not have any effect on how smaller scale, residential and accessory solar facilities are permitted, as these facilities will continue to be permitted as accessory structures to the principal use and structure. As utility-scale ground-mounted solar energy systems are vast in size (generally more than 1-acre of land), they typically constitute the primary use on a parcel. Therefore, the City cannot use the same codification it uses for smaller scale, accessory solar.

---

Staff believes that the proposed text amendments will create opportunities for public entities to consider incorporating solar facilities into their property to help offset traditional energy use and aide in the City’s efforts to meet greenhouse gas emission reduction targets.

**Comments from MidAmerican**
Staff provided the draft text amendment to MidAmerican for their review and comment. MidAmerican’s comments are provided in Attachment #3. Staff incorporated some, but not all of MidAmerican’s suggested edits. Specifically, staff did not incorporate the following suggested edits (highlighted):

Utility-scale ground-mounted solar energy systems must be screened from public view and view of any adjacent residential zones to at least the S3 standard. A utility-scale ground-mounted solar energy system may be exempt from S3 screening requirements if the system is located in a Public zone and is used in part for educational purposes.

To the extent any required screening does not minimize glare, the exterior surfaces of utility-scale ground-mounted solar energy system panels shall have a finish to minimize glare and solar arrays shall be designed and installed to minimize glare, without materially reducing energy production of the system, to a degree that no after image would impact vehicular traffic and any adjacent building.

**Next Steps**
Pending recommendation of approval from the Planning and Zoning Commission, the City Council must hold a public hearing to consider the proposed text amendments.

**Recommendation**
Staff recommends that the Planning and Zoning Commission approve the proposed text amendments to include utility-scale ground-mounted solar energy systems as an allowable provisional use in Interim Development Industrial (ID-1), General Industrial (I-1), Heavy Industrial (I-2), Neighborhood Public (P-1), and Institutional Public (P-2) zones, and via special exception in all Commercial zones as well as Interim Development Research Park (ID-RP), Research Development Park (RDP), and Office Research Park (ORP) zones.

**Attachments:**
1. Photo Examples of Utility-Scale Solar Energy Systems and Solar Arrays
2. Draft Text Amendment
3. Draft Text Amendment with MidAmerican Comments

Approved by: ____________
Danielle Sitzman, AICP
Department of Neighborhood and Development Services
Amend Table 2C-1: Principal Uses Allowed in Commercial Zones, as follows:

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>CO-1</th>
<th>CN-1</th>
<th>CH-1</th>
<th>CI-1</th>
<th>CC-2</th>
<th>CB-2</th>
<th>CB-5</th>
<th>CB-10</th>
<th>MU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional and civic uses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility-scale ground-mounted solar energy systems</td>
<td></td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
</tr>
</tbody>
</table>

Amend Table 2D-1: Principal Uses Allowed in Industrial and Research Zones, as follows:

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>I-1</th>
<th>I-2</th>
<th>RDP</th>
<th>ORP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional and civic uses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility-scale ground-mounted solar energy systems</td>
<td></td>
<td>PR</td>
<td>PR</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

Amend Table 2E-1: Principal Uses Allowed in Interim Development Zones, as follows:

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>ID-RS</th>
<th>ID-RM</th>
<th>ID-C</th>
<th>ID-I</th>
<th>ID-RP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional and civic uses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility-scale ground-mounted solar energy systems</td>
<td></td>
<td>S</td>
<td>PR</td>
<td>S</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Amend 14-2F-2C, Provisional Uses, as follows:

1. Privately-owned communication transmission facilities. (Ord. 09-4358, 10-20-2009)
2. Utility-scale ground-mounted solar energy system.

Amend 14-4A-6A, Basic Utility Uses, as follows:

1. Characteristics: "Basic utilities" are infrastructure services that need to be located in or near the area where the service is provided. Basic utility uses generally do not have a large number of employees at the site. Services may be publicly or privately provided.

2. Examples: Utility substation facilities, such as electric substations, gas regulator stations, telecommunications switching and relay facilities; water and sewer lift stations, water towers, and reservoirs.

3. Accessory Uses: Parking; control, monitoring, data or transmission equipment.

4. Exceptions:
   a. Services where employees or the general public are generally present are classified as community service or office uses.
   b. Utility offices where employees or customers are generally present are classified as office uses.
   c. Bus barns are classified as warehouse and freight movement.
   d. Communications towers, including radio, television, and wireless communications infrastructure, are classified as communication transmission facilities.
   e. Utility-scale ground-mounted solar energy systems are not considered a basic utility use.

Amend 14-4B-4D, Institutional and Civic Uses, as follows:

18. Utility-Scale Ground-Mounted Solar Energy Systems:
   a. Any utility-scale ground-mounted solar energy systems may not be located closer than 200’ from any residential zone.
   b. Utility-scale ground-mounted solar energy systems must be screened from public view and from view of any adjacent residential zones to at least the S3 standard. A utility-scale ground-mounted solar energy system may be exempt from S3 screening requirements if the system is located in a Public zone and is used in part for educational purposes.
   c. Utility-scale ground-mounted solar energy systems may not be closer than 20’ from all property lines, or according to the minimum setback requirements in the underlying base zone, whichever is greater.
d. Utility-scale ground-mounted solar energy systems shall be enclosed by security fencing. Fencing must be between 6' and 8' in height. Up to three (3) individual horizontal strands of barbed wire may be placed atop the fence. Barbed wire strands will not be included in the overall fence height measurement.

e. The maximum height of utility-scale ground-mounted solar energy systems shall be no greater than 15’.

f. Any on-site lighting provided for the operational phase of the utility-scale ground-mounted solar energy system shall be equipped with full cutoff fixtures, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.

g. Exterior surfaces of utility-scale ground-mounted solar energy system panels shall have a nonreflective finish to minimize glare and solar arrays shall be designed and installed to minimize glare to a degree that no after image would occur towards vehicular traffic and any adjacent building.

h. Any utility-scale ground-mounted solar energy system that intends to locate in a commercial (CO-1, CN-1, CH-1, CI-1, CC-2, CB-2, CB-5, CB-10), research (RDP), office park (ORP), or interim development zone (ID-C, ID-RP,) must also satisfy the approval criteria for a special exception for a basic utility set forth in Section 14-4D-1b-(2).

Amend 14-9A-1, Definitions, as follows:

Solar Energy System: A device, array of devices, or structural design feature, the purpose of which is to provide for generation of electricity, the collection, storage and distribution of solar energy.

Utility-Scale Ground-Mounted Solar Energy System: A solar energy system that is structurally mounted on the ground and is not roof mounted, and the system’s footprint is at least 1 acre in size. Utility-scale ground-mounted solar energy systems may be used for both on-site and off-site consumption of energy.
**DRAFT Text Amendments – Utility-Scale Ground-Mounted Solar Energy Systems – Attachment #3**

**Amend Table 2C-1: Principal Uses Allowed in Commercial Zones, as follows:**

Table 2C-1: Principal Uses Allowed in Commercial Zones

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>CO-1</th>
<th>CN-1</th>
<th>CH-1</th>
<th>CI-1</th>
<th>CC-2</th>
<th>CB-2</th>
<th>CB-5</th>
<th>CB-10</th>
<th>MU</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Institutional and civic uses:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Utility-scale ground-mounted solar energy systems</strong></td>
<td></td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Amend Table 2D-1: Principal Uses Allowed in Industrial and Research Zones, as follows:**

Table 2D-1: Principal Uses Allowed in Industrial and Research Zones

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>I-1</th>
<th>I-2</th>
<th>RDP</th>
<th>ORP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Institutional and civic uses:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Utility-scale ground-mounted solar energy systems</strong></td>
<td></td>
<td>PR</td>
<td>PR</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

**Amend Table 2E-1: Principal Uses Allowed in Interim Development Zones, as follows:**

Table 2E-1: Principal Uses Allowed in Interim Development Zones

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>ID-RS</th>
<th>ID-RM</th>
<th>ID-C</th>
<th>ID-I</th>
<th>ID-RP</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Institutional and civic uses:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Utility-scale ground-mounted solar energy systems</strong></td>
<td></td>
<td></td>
<td></td>
<td>S</td>
<td>PR</td>
<td>S</td>
</tr>
</tbody>
</table>
Amend 14-2F-2C, Provisional Uses, as follows:
1. Privately-owned communication transmission facilities. (Ord. 09-4358, 10-20-2009)
2. Utility-scale ground-mounted solar energy system.

Amend 14-4A-6A, Basic Utility Uses, as follows:
1. Characteristics: "Basic utilities" are infrastructure services that need to be located in or near the area where the service is provided. Basic utility uses generally do not have a large number of employees at the site. Services may be publicly or privately provided.
2. Examples: Utility substation facilities, such as electric substations, gas regulator stations, telecommunications switching and relay facilities; water and sewer lift stations, water towers, and reservoirs.
3. Accessory Uses: Parking; control, monitoring, data or transmission equipment.
4. Exceptions:
   a. Services where employees or the general public are generally present are classified as community service or office uses.
   b. Utility offices where employees or customers are generally present are classified as office uses.
   c. Bus barns are classified as warehouse and freight movement.
   d. Communications towers, including radio, television, and wireless communications infrastructure, are classified as communication transmission facilities.
   e. Utility-scale ground-mounted solar energy systems are not considered a basic utility use.

Amend 14-4B-4D, Institutional and Civic Uses, as follows:
18. Utility-Scale Ground-Mounted Solar Energy Systems:
   a. Any utility-scale ground-mounted solar energy systems may not be located closer than 200’ from any residential zone.
   b. Utility-scale ground-mounted solar energy systems must be screened from public view and from view of any adjacent residential zones to at least the S3 standard. A utility-scale ground-mounted solar energy system may be exempt from S3 screening requirements if the system is located in a Public zone and is used in part for educational purposes.
   c. Utility-scale ground-mounted solar energy systems may not be closer than 20’ from all property lines, or according to the minimum setback requirements in the underlying base zone, whichever is greater.
d. Utility-scale ground-mounted solar energy systems shall be enclosed by security fencing. Fencing must be between 6’ and 8’ in height. Up to three (3) individual horizontal strands of barbed wire may be placed atop the fence. Barbed wire strands will not be included in the overall fence height measurement.

e. The maximum height of utility-scale ground-mounted solar energy systems shall be no greater than 15’.

f. Any on-site lighting provided for the operational phase of the utility-scale ground-mounted solar energy system shall be equipped with full cutoff fixtures, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.

g. To the extent any required screening does not minimize glare, the exterior surfaces of utility-scale ground-mounted solar energy system panels shall have a nonreflective finish to minimize glare and solar arrays shall be designed and installed to limit minimizing glare without materially reducing energy production of the system, to a degree that no after image would occur towards impacting vehicular traffic and any adjacent building.

h. Any utility-scale ground-mounted solar energy system that intends to locate in a commercial (CO-1, CN-1, CH-1, CI-1, CC-2, CB-2, CB-5, CB-10), research (RDP), office park (ORP), or interim development zone (ID-C, ID-RP,) must also satisfy the approval criteria for a special exception for a basic utility set forth in Section 14-4B-4D-(2).

Amend 14-9A-1, Definitions, as follows:

Solar Energy System: A device, array of devices, or structural design feature, the purpose of which is to provide for generation of electricity, the collection, storage and distribution of solar energy for space heating, daylight for interior lighting, or water heating.

Utility-Scale Ground-Mounted Solar Energy System: A solar energy system that is structurally mounted on the ground and is not roof mounted, and is at least the system’s footprint is at least 1 acre in size. Utility-scale ground-mounted solar energy systems may be used for both on-site and off-site consumption of energy.
Hensch opened the public hearing.

Gina Landau (MMS Consultants) stated the proposal is to build one single family home on this lot. She will address the outlot that was discussed for preservation, she understands the desire for that but can confirm that people who move to the county and want to build homes in the county want to keep those trees, they move there because they like the trees. They like the ravines, they like all of that. So, that fact as well as the fact that the County’s Sensitive Areas Ordinance ties them really tightly to everything. In the County right now they are only allowed to clear 25% trees to build a home but that is about to go to 15% with the Unified Development Ordinance that is planned to be approved in December or January. So there’s really not a reason to worry about preservation because the Sensitive Areas Ordinance in the County already handled that. Landau addressed Mr. Baker’s comment about the Fringe Area Agreement. She believes that the one with Iowa City has been expired since 2006. Hekteon stated there is a valid Fringe Area Agreement in place right now, it is an automatic renewal. Landau understands it automatically renews but it hasn't been updated with two of the current County updates. Russett acknowledged it has been a long time since it's been updated, they are working on updating it right now and recognize it's out of date.

Hensch closed the public hearing.

Parsons moved to recommend approval of CZ19-02 an application submitted by Charles Ockenfels for a rezoning of approximately 2.43 acres of property located in unincorporated Johnson County from County Agriculture (A) to County Residential (R) with encouragement that the rest of the property be preserved.

Signs seconded the motion.

No discussion so Hensch called the question.

A vote was taken and the motion passed 6-1 (Baker dissenting).

**CASE NO. ZCA19-05:**

Discussion of Amendments to Title 14, Zoning of the Iowa City Code related to utility-scale, ground-mounted solar energy systems.

Russett gave some background noting the City and MidAmerican energy are currently exploring options for installing a solar facility near the water plant. Currently the Zoning Code doesn't have a comprehensive solar ordinance. How the City regulates solar right now is to consider large scale solar as a basic utility use, and basic utility uses are allowed in industrial and commercial zones, they are not allowed in public zones. The proposed amendment is to create a new use for utility scale ground mounted solar energy systems to add some additional approval criteria for those uses, and to allow those uses as a provisional use in public zones. The City allows basic utilities as a provisional use in the industrial zones via special exception and the commercial zones and they are not allowed in our public zones. Staff is proposing is to continue to allow just
utility scale solar uses as a provisional use in industrial zones and via special exception in the commercial zones, and then add utility scale solar as a provisional use in public zones.

Staff is also proposing some specific approval criteria for these utility scale uses. Some of these were carried over from the approval criteria the City requires for basic utility uses. Additional criteria were added based on the review of other jurisdictions solar ordinances. In terms of the criteria, staff is proposing that the solar and energy facility would be located at least 200 feet from any residential zone, it is screened from public view and view of any residential zone, and they are proposing an exemption from this screening requirement if the solar facility has some educational purpose and it's located in a public zone. Staff anticipates that some public entities will want to have some sort of educational component to future solar facilities, this could include signage and explanation of the benefits of solar energy. In those instances it's important to actually see the solar facility and not screen it. Staff is also recommending a setback of at least 20 feet from all property lines or the minimum setback that would be required in the bass zone if it's larger than 20 feet. They are recommending a criteria that the solar facility would be enclosed by a six to eight foot fence and are allowing additional height for barbed wire fencing. Staff is recommending the solar facility height be maxed out at 15 feet and that any lighting be full cutoff compliant lighting and that the solar panels use non-reflective surfaces to minimize glare.

Regarding the solar facilities that would require a special exception process, all of those provisional use criteria would be carried forward to the zones where special exception would be required but then there would be some additional requirements that the Board of Adjustment would have to review. The two additional criteria are that they use is be compatible with surrounding structures and that the Board of Adjustment could consider additional design elements for uses in highly visible areas. Russett noted these two criteria are carried forward from the current code.

Staff are also proposing two definitions, one for a solar energy system, and then a definition for utility scale ground mounted solar energy system. The important note here is they are recommending the utility scale ground mounted start at a facility that's at least one acre in size.

The rationale for our text amendments is they feel this is kind of the first start and entry into the City possibly expanding the solar provisions in the solar regulations, and in the future may consider adopting a more comprehensive ordinance. These amendments also will not affect how smaller scale accessory solar facilities are permitted on residential or commercial uses and it will also create opportunities for public entities to consider solar on site. Finally it will help to achieve the City’s climate action goals.

After the Planning Commission's recommendation this will go to City Council for public hearing and consideration of the amendments.

Staff is recommending approval of the text amendments to Title 14, Zoning of the Iowa City Code related to utility-scale, ground-mounted solar energy systems.
Hensch asked if this regulation is only for PV fields that are one acre or more and they have to be ground mounted units. Russett confirmed that was correct. Hensch asked if one is created in an area zoned P1 or P2 does that have to go before the Board of Adjustment. Russett stated they are recommending it be a provisional use so it would not have to go to the Board of Adjustment in the P zones.

Martin asked if the screening requirement is also only for these large spaces. Russett confirmed that was correct, for one acre or more areas.

Hensch commented the one thing he finds a little disturbing is the three strands of barbed wire the top like it's a government secret or something, he can't really see how this is much of an attractive nuisance. If you have a six-foot fence or eight-foot fence it seems cosmetically to look bad and he doesn't agree with that.

Signs agreed and asked what is the rationale for screening from public view? Russett stated it is a provision that they carried forward from the current regulations for basic utilities. The concern was that especially if it's close to residential or public right-of-way people might not like to look at these and think they're not aesthetically pleasing. They are talking about S3 screening.

Baker asked what full cutoff compliant lighting is. Russett said another way to refer to it is as dark skies compliant so all the light shines down and it avoids spillage.

Signs asked about S3 screening. Hensch explained it's all the perimeter bushes and plants, there is S1, S2 and S3 with S3 being the highest level. Russett added the S3 is between five and six feet of screening height.

Signs wondered if there was any mention of any thought about roof mounted systems. For example in the east side industrial park there's literally acres of roof out there, would this prohibit that. Hensch asked if there was a regulation with the utilities that only a certain percentage of a building power can be contributed by PV so that would prevent that from happening. Signs asks because he knows there are communities across the country where public utilities lease rooftops to put on large solar arrays to contribute to the to the net worth.

Hekteon stated this will not change how those are regulated. This is amendment is allowing ground mounted large-scale solar arrays in the public zone and also establishing more criteria for its use in other zones. It is not changing roof mounted regulations at this time.

Russett wonders if the question is if the roof mounted facility is more than an acre, and if you have a building that has a roof that is that large, would that be still accessory or not? Hensch noted an acre rooftop is like 60 feet by 660 feet and it's going to be tough to find a building to accomplish that. Russett said that is something to be considered for the future.

Townsend stated she is pleased to see some things happening with conserving energy now. She asked how these regulations differ from the wind energy that we're seeing going up around Iowa. Russett replied from a zoning standpoint some of the concerns related to wind are
different than the concerns related to solar. Some people really don't like seeing the windmills and there's some concern about the visual impact of them, there's concerns about birds and if they're in a migratory bird path. Townsend added with all the talk about climate change, Iowa City would be a nice place to be in the forefront so why hide it.

Hensch opened the public hearing.

Adam Jablaski (MidAmerican Energy) is from the office in Urbandale, Iowa. He appreciates the City putting this together, they do think it's a very workable ordinance and addresses some of the City's residents' concerns. He wanted to add one comment, in the 18G section it says no after image, after images are when you stare at a light and close your eyes you see the after image of that light. So he recommends the City either say minimize the after image or completely remove it because of the glare. The glare can cause any after image and the glare minimization is already addressed in here, saying no to anything is a high standard to hit.

Hensch asked about the question about solar panels on rooftops of commercial or industrial. Jablaski stated he is not a system planning expert for a MidAmerica but can follow up.

Hensch closed the public hearing.

Parsons moved to recommend approval of ZCA 19-05, Amendments to Title 14, Zoning of the Iowa City Code related to utility-scale, ground-mounted solar energy systems with the note about changing the draft code language regarding glare.

Townsend seconded the motion.

Dyer asked if this is installed at the Treatment Plant will it interfere with the walking trails. Russett said it might temporarily during the construction phase but most of them will still be open even during construction.

A vote was taken and the motion passed 7-0.

CONSIDERATION OF MEETING MINUTES: OCTOBER 17, 2019

Parsons moved to approve the meeting minutes of October 17, 2019.

Signs seconded.

A vote was taken and the motion passed 7-0.

PLANNING AND ZONING INFORMATION:

Russett noted on Monday the City Council adopted the rezoning ordinance and conditional zoning agreement for the rezoning on East Prentiss Street for the Capstone Collegiate Communities rezoning.
Ordinance No. ________

Ordinance amending Title 14, Zoning, related to utility-scale, ground-mounted solar energy systems. (ZCA19-05)

Whereas, in September 2018 the City adopted a Climate Action and Adaptation Plan that outlines various strategies and actions to reduce greenhouse gas emissions; and

Whereas, one of the actions identified in the Climate Action and Adaptation Plan is initiating community solar projects; and

Whereas, the current City Code lacks a comprehensive solar ordinance; and

Whereas, the proposed ordinance would clarify the regulation of solar facilities by including a definition for utility-scale ground-mounted solar energy systems; and

Whereas, the proposed ordinance allows utility-scale ground-mounted solar energy systems in Public and Industrial zones as a provisional use, provided that additional use-specific criteria are met; and

Whereas, the proposed ordinance allows utility-scale ground-mounted solar energy systems in Commercial, Research, and Interim Development Commercial, Interim-Development Research Park zones via special exception, provided that additional use-specific criteria are met, as well as additional special exception approval criteria; and

Whereas, the Planning and Zoning Commission held a meeting on November 7, 2019 and recommend approval of the aforementioned zoning code amendments; and

Whereas, it is in the City’s best interest to adopt this ordinance.

Now, therefore, be it ordained by the City Council of the City of Iowa City, Iowa, that:

Section 1. Title 14 of the Iowa City Code is hereby amended by adding the underlined language to the sections shown below:
Table 2C-1: Principal Uses Allowed in Commercial Zones:

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>CO-1</th>
<th>CN-1</th>
<th>CH-1</th>
<th>CI-1</th>
<th>CC-2</th>
<th>CB-2</th>
<th>CB-5</th>
<th>CB-10</th>
<th>MU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional and civic uses:</td>
<td></td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>Utility-scale ground-mounted solar energy systems</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 2D-1: Principal Uses Allowed in Industrial and Research Zones:

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>I-1</th>
<th>I-2</th>
<th>RDP</th>
<th>ORP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional and civic uses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility-scale ground-mounted solar energy systems</td>
<td></td>
<td>PR</td>
<td>PR</td>
<td>S</td>
<td>S</td>
</tr>
</tbody>
</table>

Table 2E-1: Principal Uses Allowed in Interim Development Zones:

<table>
<thead>
<tr>
<th>Use Categories</th>
<th>Subgroups</th>
<th>ID-RS</th>
<th>ID-RM</th>
<th>ID-C</th>
<th>ID-I</th>
<th>ID-RP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional and civic uses:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility-scale ground-mounted solar energy systems</td>
<td></td>
<td></td>
<td></td>
<td>S</td>
<td>PR</td>
<td>S</td>
</tr>
</tbody>
</table>

14-2F-2C, Provisional Uses:

1. Privately owned communication transmission facilities. (Ord. 09-4358, 10-20-2009)
2. Utility-scale ground-mounted solar energy system.

14-4A-6A-4, Exceptions:

e. Utility-scale ground-mounted solar energy systems are not considered a basic utility use.

14-4B-4D, Institutional and Civic Uses:
18. Utility-Scale Ground-Mounted Solar Energy Systems:

a. Any utility-scale ground-mounted solar energy systems may not be located closer than 200' from any residential zone.

b. Utility-scale ground-mounted solar energy systems must be screened from public view and from view of any adjacent residential zones to at least the S3 standard. A utility-scale ground-mounted solar energy system may be exempt from S3 screening requirements if the system is located in a Public zone and is used in part for educational purposes.

c. Utility-scale ground-mounted solar energy systems may not be closer than 20' from all property lines, or according to the minimum setback requirements in the underlying base zone, whichever is greater.

d. Utility-scale ground-mounted solar energy systems shall be enclosed by security fencing. Fencing must be between 6' and 8' in height. Up to three (3) individual horizontal strands of barbed wire may be placed atop the fence. Barbed wire strands will not be included in the overall fence height measurement.

e. The maximum height of utility-scale ground-mounted solar energy systems shall be no greater than 15'.

f. Any on-site lighting provided for the operational phase of the utility-scale ground-mounted solar energy system shall be equipped with full cutoff fixtures, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.

g. Exterior surfaces of utility-scale ground-mounted solar energy system panels shall have a nonreflective finish to minimize glare and solar arrays shall be designed and installed to minimize glare towards vehicular traffic and any adjacent building.

h. Any utility-scale ground-mounted solar energy system that intends to locate in a commercial (CO-1, CN-1, CH-1, CV-1, CC-2, CB-2, CB-5, CB-10), research (RDP), office park (ORP), or interim development zone (ID-C, ID-RP,) must also satisfy the approval criteria for a special exception for a basic utility set forth in Section 14-4B-4D-1b-(2).

14-9A-1, Definitions:

Solar Energy System: A device, array of devices, or structural design feature, the purpose of which is to provide for generation of electricity, the collection, storage and distribution of solar energy.

Utility-Scale Ground-Mounted Solar Energy System: A solar energy system that is structurally mounted on the ground and is not roof mounted, and the system's footprint is at least 1 acre in size. Utility-scale ground-mounted solar energy systems may be used for both on-site and off-site consumption of energy.

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.
Section III. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof no adjudged invalid or unconstitutional.

Section IV. Effective Date. This Ordinance shall be in effect after its final passage, approval, and publication, as provided by law.

Passed and approved this ___ day of ____________________, 2019.

__________________________
Mayor

__________________________
Attest: ____________________
City Clerk

Approved by

__________________________
City Attorney's Office 11/24/19
Ordinance No. ____________
Page ______

It was moved by ________________ and seconded by ________________ that the Ordinance as read be adopted, and upon roll call there were:

AYES: _______ _______ _______ NAYS: _______ _______ _______ ABSENT: Bergus
______ _______ _______ Mims
______ _______ _______ Salih
______ _______ _______ Taylor
______ _______ _______ Teague
______ _______ _______ Thomas
______ _______ _______ Weiner

First Consideration 12/03/2019


Second Consideration 12/17/2019


Date published __________________________
Resolution approving the project manual and estimate of cost for the construction of the Spruce Street Water Main Replacement Construction Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Prepared By: Joe Welter, Sr. Civil Engineer
Reviewed By: Jason Havel, City Engineer
Ron Knoche, Public Works Director
Geoff Fruin, City Manager
Fiscal Impact: $276,702 available in the Spruce St. (1300-1400 Block) Water Main Replacement Account #W3216
Recommendations: Staff: Approval
Commission: N/A
Attachments: Location Map
Resolution

Executive Summary:
This project includes water main replacement along the west side of Spruce Street between Deforest Avenue and Friendly Avenue/Lower Muscatine Road. Approximately 900 feet of six-inch cast iron pipe will be replaced with eight-inch polyvinyl chloride (PVC) pipe, and trenchless installation methods will be used to minimize disturbances.

Background / Analysis:
Throughout the project, trenchless installation methods will be used to minimize disturbances to roads, sidewalks, trees, and other surface features. The project will disturb portions of the right-of-way during the restoration of water services, some sidewalks, and several curb ramps.

ATTACHMENTS:
Description
Location Map
Resolution
Resolution No. __________

Resolution approving the project manual and estimate of cost for the construction of the Spruce Street Water Main Replacement Construction Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Whereas, notice of public hearing on the project manual and estimate of cost for the above-named project was published as required by law, and the hearing thereon held; and

Whereas, the City Engineer or designee intends to post notice of the project on the website owned and maintained by the City of Iowa City; and

Whereas, funds for this project are available in the Spruce St. (1300-1400 Block) Water Main Replacement, Account Number W3216.

Now, therefore, be it resolved by the Council of the City of Iowa City, Iowa, that:

1. The project manual and estimate of cost for the above-named project are hereby approved.

2. The amount of bid security to accompany each bid for the construction of the above-named project shall be in the amount of 10% (ten percent) of bid payable to Treasurer, City of Iowa City, Iowa.

3. The City Clerk is hereby authorized and directed to post notice as required in Section 26.3, not less than 13 days and not more than 45 days before the date of the bid letting, which may be satisfied by timely posting notice on the Construction Update Network, operated by the Master Builder of Iowa, and the Iowa League of Cities website.

4. Sealed bids for the above-named project are to be received by the City of Iowa City, Iowa, at the Office of the City Clerk, at the City Hall, before 3:00 p.m. on the 28th day of January, 2020. At that time, the bids will be opened by the City Engineer or his designee, and thereupon referred to the City Council of the City of Iowa City, Iowa, for action upon said bids at its next regular meeting, to be held at the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, at 7:00 p.m. on the 4th day of February, 2020, or at a special meeting called for that purpose.

Passed and approved this _________ day of _____________________, 2020

________________________________________
Mayor

Approved by

Attest: ___________________________  ______________ __________
City Clerk     City Attorney's Office
It was moved by ______________ and seconded by ______________ the Resolution be adopted, and upon roll call there were:

<table>
<thead>
<tr>
<th>Ayes:</th>
<th>Nays:</th>
<th>Absent:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Bergus</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mims</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Salih</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Taylor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Teague</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Thomas</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Weiner</td>
</tr>
</tbody>
</table>
Executive Summary:
The McCollister Boulevard – Gilbert Street to Sycamore Street Improvement Project includes the extension of McCollister Boulevard from its intersection at Gilbert Street to the existing roundabout on Sycamore Street. The new roadway will have a 100' right-of-way (ROW) with a 20' center median and 17.5' B-B travel lanes consisting of 11' vehicular lanes and bicycle lanes. A 6' sidewalk will be located on the north side of the roadway and a 10' sidewalk will be located on the south side, connecting to the regional trail network. The project also includes new 16” water main, storm and sanitary sewer, fiber and electric conduit and street lights in the corridor. A traffic signal will also be installed at the Gilbert Street intersection.

The project name has been revised from McCollister Boulevard – Gilbert Street to Sycamore Street Improvement Project to McCollister Boulevard Extension Project.

Background / Analysis:
With more development occurring in the south district, McCollister Boulevard is being extended to provide an arterial street between Gilbert Street and Sycamore Street.

The City contracted with AECOM of Waterloo, Iowa in May, 2018 for consulting services. The plans, specifications and estimate of cost for construction of the McCollister Boulevard – Gilbert...
Street to Sycamore Street Improvement Project have been filed in the Office of the City Clerk for public examination. The estimated cost of construction is $3,911,000.00, and the project is expected to be completed in the fall of 2020.

**Project Timeline:**

- Hold Public Hearing: January 7, 2019
- Award Date: February 4, 2020
- Final Completion: November 15, 2020

**ATTACHMENTS:**

- Description
- Location Map
- Resolution
Resolution No. _________

Resolution approving project manual and estimate of cost for the construction of the McCollister Boulevard Extension Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Whereas, notice of public hearing on the project manual and estimate of cost for the above-named project was published as required by law, and the hearing thereon held; and

Whereas, the City Engineer or designee intends to post notice of the project on the website owned and maintained by the City of Iowa City; and

Whereas, funds for this project are available in the McCollister Boulevard Extension account # S3934.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa that:

1. The project manual and estimate of cost for the above-named project are hereby approved.

2. The amount of bid security to accompany each bid for the construction of the above-named project shall be in the amount of 10% (ten percent) of bid payable to Treasurer, City of Iowa City, Iowa.

3. The City Clerk is hereby authorized and directed to post notice as required in Section 26.3, not less than 13 days and not more than 45 days before the date of the bid letting, which may be satisfied by timely posting notice on the Construction Update Network, operated by the Master Builder of Iowa, and the Iowa League of Cities website.

4. Sealed bids for the above-named project are to be received by the City of Iowa City, Iowa, at the Office of the City Clerk, at the City Hall, before 3:00 p.m. on the 28th day of January, 2020. At that time, the bids will be opened by the City Engineer or his designee, and thereupon referred to the City Council of the City of Iowa City, Iowa, for action upon said bids at its next regular meeting, to be held at the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, at 7:00 p.m. on the 4th day of February, 2020, or at a special meeting called for that purpose.

Passed and approved this _________ day of _____________________, 2020.

________________________________________________________________________
Mayor

Approved by

__________________________   _____________________________
Attest: ___________________________   ___________________________
City Clerk      City Attorney's Office
It was moved by ________________ and seconded by ________________ the Resolution be adopted, and upon roll call there were:

<table>
<thead>
<tr>
<th>Ayes:</th>
<th>Nays:</th>
<th>Absent:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
<tr>
<td></td>
<td></td>
<td>______</td>
</tr>
</tbody>
</table>

____ Bergus
____ Mims
____ Salih
____ Taylor
____ Teague
____ Thomas
____ Weiner
Ordinance repealing Ordinance No. 19-4793, a temporary moratorium on new rental permits for single-family and duplex units. (First Consideration)

Prepared By: Susan Dulek, Ass't. City Attorney
Reviewed By: Geoff Fruin, City Manager
Fiscal Impact: none
Recommendations: Staff: Approval
Commission: N/A
Attachments: Ordinance

Executive Summary:
Following a law passed last spring prohibiting the City from having a rental permit cap, Council passed an ordinance issuing a temporary moratorium on new rental permits for single-family and duplex units in certain neighborhoods to allow staff time to explore alternative strategies to mitigate the impact of rental housing on such areas as neighborhood stability and affordable housing. The moratorium automatically sunsets on March 1, 2020, and with the passage of the ordinances on radon testing and single-family site development standards, the moratorium should be repealed prior to its sunset.

Background / Analysis:

ATTACHMENTS:
Description
Ordinance
1/7 Correspondence: Samantha Karrel - Change rental permit moratorium
ORDINANCE NO. ____________

Ordinance repealing Ordinance No. 19-4793, a temporary moratorium on new rental permits for single-family and duplex units.

Whereas, Ordinance No. 19-4793 established a temporary moratorium on new rental permits for single-family and duplex units in certain neighborhoods to allow staff time to study options to enhance and stabilize neighborhoods in light of the passage of HF 134 that prohibited the City from enforcing its rental permit cap;
Whereas, Ordinance No. 19-4793 will sunset on March 7, 2020;
Whereas, with the consideration of an ordinance to require radon testing and mitigation and an ordinance related to single-family site development standards, Ordinance No. 19-4793 should be repealed prior to its sunset date; and
Whereas, it is in the City's best interest to adopt this ordinance.

Now, therefore, be it ordained by the City Council of the City of Iowa City, Iowa:

Section I. Amendments.
1. Ordinance No. 19-4793, codified at Title 17, Chapter 15, is repealed.

Section II. Repealer. All ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section III. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section IV. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved this _____ day of ________________, 2019.

______________________________
Mayor

______________________________
City Clerk

Approved by

______________________________
City Attorney's Office
Kellie Fruehling

From: Samantha Karrel <samanthakarrel@gmail.com>
Sent: Tuesday, December 17, 2019 4:56 PM
To: Council
Subject: Change rental permit moratorium

I'm a Northside homeowner with a child at Mann Elementary. The rental moratorium may have been a necessary measure to plan for the future of our neighborhoods, but it can't be our plan. The health of our neighborhood requires a more nuanced and informed ordinance. I support neighbors as owner occupiers and as investors in rental homes, which they are more likely to care for and open up to responsible renters.

Please consider opening up permits to allow neighbors to invest in dilapidated and outdated homes. This is clearly preferred to the instability created by short-term "owner occupied" undergrads or fraternity spill-over home purchasing, as is the interest for a home on the 800 block of N Linn.

With Respect,

Samantha Karrel

Samantha Karrel
Resolution adopting Iowa City’s 2021-2025 Consolidated Plan (known as City Steps 2025), authorizing the City Manager to submit said plan, technical corrections, and all necessary certifications to the U.S. Department of Housing and Urban Development, and designating the City Manager as the authorized Chief Executive Officer for the Consolidated Plan.

Prepared By: Erika Kubly, Neighborhood Services Coordinator

Reviewed By: Tracy Hightshoe, Neighborhood & Development Services Director
Geoff Fruin, City Manager

Fiscal Impact: The City anticipates receiving $1.1 million annually during the 5-year period; however, this is an estimate and will be revised based on annual adoption of the CDBG and HOME budget approved by Congress as well as program income received throughout the year.

Recommendations: Staff: Approval
Commission: Recommended by the Housing & Community Development Commission on December 19, 2019 by a vote of 6-0, with modifications as noted in the staff memo.

Attachments: Staff memo to HCDC - December 19, 2019
Iowa City's 2021-2025 Consolidated Plan draft
Appendix A - Public Comment
Appendix B - Consolidated Policies
Income Limits
Resolution

Executive Summary:
City Steps is most often used by staff, the Housing and Community Development Commission, and City Council for the annual allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. The priorities and strategies outlined in this planning document will assist the City and its partners in meeting community needs for low- and moderate-income residents ranging from affordable housing, child care to job creation.

Background / Analysis:
The City hired Mullin & Lonergan Associates to prepare City Steps 2025, the City’s Consolidated Plan for Housing, Jobs and Services for 2021-2025. In June 2019, Mullin & Lonergan facilitated
a series of stakeholder sessions, public meetings, and consultations to gather input on community needs for City Steps 2025. A community-wide survey was distributed in four languages, as well as a survey sent to service agencies. Collectively, there were 442 contacts with the public during the outreach process. This public input is combined with data from a needs assessment and market analysis to develop a strategic plan. There are some instances within the plan where HUD requires use of a specific data set (such as 2011-2015 American Community Survey) which may not match local knowledge or more recent data. Where possible, Mullin & Lonergan used updated demographic and statistical information.

City Steps 2025 identifies the following as the City’s highest priorities for the use of federal CDBG/HOME funds for the next five years:

- Creation and preservation of affordable housing in both the rental and sales markets;
- Housing and services for persons experiencing homelessness or who are at risk of becoming homeless;
- Public services for non-homeless low-to-moderate income (LMI) persons;
- Public facility and infrastructure improvements;
- Economic and workforce development.

Changes to the Consolidated Plan

One of the more substantial changes to City Steps 2025 is an update to the Aid to Agencies process (p145) which was approved by City Council on September 10, 2019. The new plan eliminates public service priorities and identifies 18 Legacy agencies that will be eligible to apply for funding on a two-year cycle. Based on feedback received during the public comment period, staff will add the Housing Trust Fund of Johnson County to this list of Legacy agencies so that they will be eligible in the event that they are not awarded sufficient administrative funds through the Affordable Housing Fund.

Other changes included in the Plan:

- "Neighborhood-based climate action" has been incorporated into the Public Infrastructure priority need. This addition is a result of city climate action initiatives and will allow funds to be used to enhance neighborhood sustainability through tree plantings in right-of-way areas or other measures that would reduce greenhouse emissions (p141).
- The Affordable Housing Location Model criteria has been updated to reflect the current criteria and eligible areas (p130).
- Barriers to fair housing choice, as identified in the 2019 Analysis of Impediments to Fair Housing Choice (Fair Housing Study) have been incorporated into the report (p162).
- A set-aside has been added to use 15% of HOME funds for Community Housing Development Organization (CHDO) activities. Because the City is required to allocate a minimum of 15% of HOME funds to a CHDO, the allocation has been shifted from the competitive application process to a set-aside (p135).
- Public facility projects now have a minimum award of $30,000, with priority given to projects greater than $50,000 (p135). Agencies that provided a summary of their capital improvement needs as part of the Con Plan process will receive additional points in competitive funding rounds (p144).
- Staff has consolidated various administrative policies and updated them to reflect current practices (Appendix B).

Following the drafting of the Plan, a public comment period began on December 2, 2019 and will run through January 7, 2020. HCDC held a public meeting to consider approval of the Plan on December 19, 2019. The Commission recommended approval with the following modifications:
1. Changes as discussed in the December 19 staff memo to HCDC;
2. Adding a brief discussion of the City’s Climate Action Plans;
3. Additional discussion regarding manufactured housing; and
4. Specifying that owner-occupied rehab shall only be provided for households at or below 60% of the area median income (AMI) due to that being a priority in the Plan.

The current maximum income level for owner-occupied housing rehabilitation is 80% AMI and staff recommends maintaining this limit. The City’s rehabilitation programs are currently structured to prioritize households below 60% AMI while still having the flexibility to serve those in need up to 80% AMI. For example, a program is offered specifically for mobile home repairs which provides funds as a grant rather than a loan and typically serves households below 30% AMI. Other types of rehabilitation programs offered include accessibility improvements for people with disabilities and emergency assistance for issues that affect the immediate health and safety or structural integrity of the home (leaking roof, no furnace in the winter, etc.). From FY18 through the first half of FY20, 60 projects have been undertaken through the City’s federally-funded rehabilitation programs. Of those, 73% of households have been below 60% AMI. Recent projects for households between 60-80% AMI have included several emergency projects as well as a mobile home repair. Their continued eligibility is important to maintaining the existing housing stock of modest homes.

Staff recommends approving the Plan with HCDC’s recommendations, with the exception of modification #4 discussed above. At the January 7 meeting, there will be an opportunity for public comment followed by an agenda item with a resolution to adopt City Steps 2025. City Council may make revisions to the Plan before adoption. The Council must approve the Plan before the FY21 CDBG and HOME allocation process begins, since the priorities and needs identified in the Plan will guide the allocation process. Neighborhood Services staff anticipate having application materials available to applicants by January 10.

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Memo to HCDC 12/19/19</td>
</tr>
<tr>
<td>Draft City Steps 2025</td>
</tr>
<tr>
<td>Appendix A - Public Input</td>
</tr>
<tr>
<td>Appendix B - Consolidated Policies</td>
</tr>
<tr>
<td>Income Limits</td>
</tr>
<tr>
<td>resolution</td>
</tr>
</tbody>
</table>
December 19, 2019

To: Housing & Community Development Commission
From: Kirk Lehmann, Community Development Planner
RE: Recommended Changes to Consolidated Plan

**Introduction**

On December 19, 2019, the Housing and Community Development Commission (HCDC) will consider recommendations to City Council of City Steps 2025, the City’s proposed five-year Consolidated Plan for housing, jobs, and services for low- and moderate-income residents. The City began a public comment period for the draft Plan beginning December 2, 2019, which will run through January 7, 2020.

**Discussion**

Since opening the comment period, staff has received several comments from stakeholders and the public (attached). Staff will correct any minor typos and grammatical errors found, but staff recommends that HCDC incorporate the following changes into any recommendation made to Council regarding the draft plan in response to comments received thus far (note that any funding amounts are subject to change based on congressional allocations):

<table>
<thead>
<tr>
<th>Page</th>
<th>¶</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>53</td>
<td>1</td>
<td>Add sentence “As of February 2019, approximately 894 HCV applicants had a primary preference, in addition to 22,890 more applicants who do not have a primary preference.”</td>
</tr>
<tr>
<td>88</td>
<td>2</td>
<td>Add sentence “Manufactured housing communities, also referred to as &quot;mobile home parks&quot; or &quot;trailer parks,&quot; house 770 persons in Iowa City and provide market rate affordable housing for many lower income residents.”</td>
</tr>
<tr>
<td>106</td>
<td>Table</td>
<td>Add Cross Park Place to the table (and ensure data is up-to-date and properly cited)</td>
</tr>
<tr>
<td>137</td>
<td>Table</td>
<td>Modify description “Manufactured housing communities are an important component of affordable housing in Iowa City and the City is committed to supporting the continuance of these as a relatively low cost housing type in Iowa City. They are thus included in this goal.”</td>
</tr>
<tr>
<td>145</td>
<td>List</td>
<td>Add Housing Trust Fund of Johnson County as a Legacy Agency</td>
</tr>
<tr>
<td>151</td>
<td>4</td>
<td>Specify “Johnson County” Affordable Housing Coalition</td>
</tr>
<tr>
<td>154</td>
<td>3</td>
<td>Specify that the LHCB carries out its strategy “which can be supplemented or expanded with external funding, such as for the Landlord Risk Mitigation Fund.”</td>
</tr>
</tbody>
</table>
| 155-157 | Table | Add estimated funding amounts (subject to change based on FY21 AAP):  
1. Increase Rentals: $0 CDBG $1,420,000 HOME  
2. TBRA: $0 CDBG $165,000 HOME  
3. Support Homebuyers: $0 CDBG $285,000 HOME  
4. Homeowner Rehab: $1,175,000 CDBG $225,000 HOME  
5. Rental Rehab: $0 CDBG $625,000 HOME  
6. Homelessness: $200,000 CDBG $0 HOME  
7. Public Services: $330,000 CDBG $95,000 HOME  
8. Public Facilities: $745,000 CDBG $0 HOME  
9. Public Infrastructure: $375,000 CDBG $0 HOME  
10. Economic Development: $250,000 CDBG $0 HOME  
11. Admin/Planning: $710,000 CDBG $270,000 HOME |
| 162 | 5 | Add paragraph “Additionally, the recent purchase of local manufactured housing communities and subsequent significant increases in lot rents demonstrates a barrier to affordable housing by reducing the number of naturally occurring affordable units. This trend has brought to light a need to support such communities to ensure that they continue to be a relatively low cost housing type in Iowa City.” |
City Steps

Iowa City’s Five-Year Consolidated Plan for Housing, Jobs, and Services for Low-Income Residents 2021-2025

City of Iowa City, Iowa
# Table of Contents

Executive Summary .................................................................................................................. 7

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) ....................................................... 7

Introduction .............................................................................................................................. 7

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview ....... 8

Evaluation of past performance ............................................................................................... 9

Summary of citizen participation process and consultation process .......................................... 10

Summary of public comments .................................................................................................. 12

Summary of comments or views not accepted and the reasons for not accepting them ............... 12

Summary .................................................................................................................................. 12

The Process ............................................................................................................................... 13

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) ............................................................ 13

Narrative .................................................................................................................................. 13

Consolidated Plan Public Contact Information ......................................................................... 13

PR-10 Consultation - 91.100, 91.200(b), 91.215(l) .................................................................. 14

Introduction ................................................................................................................................ 14

PR-15 Citizen Participation .......................................................................................................... 26

Summary of citizen participation process/ Efforts made to broaden citizen participation .......... 26

Citizen Participation Outreach ................................................................................................... 40

Needs Assessment ..................................................................................................................... 42

NA-05 Overview ......................................................................................................................... 42

Needs Assessment Overview ..................................................................................................... 42

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) ................................................... 43

Summary of Housing Needs ....................................................................................................... 43

Housing Needs .......................................................................................................................... 43

Demographic Data ..................................................................................................................... 44

Number of Households Table .................................................................................................... 46

Housing Needs Summary Tables ............................................................................................... 47

Discussion ................................................................................................................................... 56

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) ......................... 58
Executive Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)
Executive Summary

Housing Market Analysis ........................................................................................................ 88
MA-05 Overview .................................................................................................................. 88

Housing Market Analysis Overview: ....................................................................................... 88
MA-10 Number of Housing Units – 91.210(a)&(b)(2)............................................................ 88

Introduction .......................................................................................................................... 88
All residential properties by number of units ........................................................................ 88
Unit Size by Tenure .............................................................................................................. 89

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .................................................. 91

Introduction .......................................................................................................................... 91
Cost of Housing ................................................................................................................... 91
Housing Affordability ......................................................................................................... 92
Monthly Rent ....................................................................................................................... 92

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) ........................................... 95

Introduction .......................................................................................................................... 95
Definitions ............................................................................................................................ 95
Condition of Units ............................................................................................................... 95
Year Unit Built ..................................................................................................................... 96
Risk of Lead-Based Paint Hazard ...................................................................................... 97
Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with Lead-
Based Paint (LBP) Hazards ............................................................................................. 97

MA-25 Public and Assisted Housing – 91.210(b) .................................................................. 101

Introduction .......................................................................................................................... 101
Totals Number of Units ....................................................................................................... 101

MA-30 Homeless Facilities and Services – 91.210(c) ............................................................ 104

Introduction .......................................................................................................................... 104
Facilities and Housing Targeted to Homeless Households .................................................. 105

MA-35 Special Needs Facilities and Services – 91.210(d) ..................................................... 110

Introduction .......................................................................................................................... 110

MA-40 Barriers to Affordable Housing – 91.210(e) ............................................................... 112

Negative Effects of Public Policies on Affordable Housing and Residential Investment ................. 112
Executive Summary

OMB Strategic Plan

Introduction .......................................................................................................................... 113
Economic Development Market Analysis ................................................................. 113
Business Activity ............................................................................................................. 114
Labor Force ...................................................................................................................... 115
Education .......................................................................................................................... 116

MA-45 Non-Housing Community Development Assets – 91.215 (f) ......................... 113

MA-50 Needs and Market Analysis Discussion ........................................................... 121

Strategic Plan ..................................................................................................................... 129

SP-05 Overview ............................................................................................................... 129

Strategic Plan Overview ................................................................................................. 129

SP-10 Geographic Priorities – 91.215 (a)(1) ................................................................. 130

Geographic Area ............................................................................................................. 130

General Allocation Priorities ......................................................................................... 133

SP-25 Priority Needs - 91.215(a)(2) .............................................................................. 134

Priority Needs .................................................................................................................. 134

P-30 Influence of Market Conditions – 91.215 (b) ......................................................... 146

Influence of Market Conditions ...................................................................................... 146

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) ........................................ 148

Introduction ...................................................................................................................... 148

Anticipated Resources .................................................................................................... 148

SP-40 Institutional Delivery Structure – 91.215(k) ........................................................ 150

SP-45 Goals Summary – 91.215(a)(4) ........................................................................... 155

Goals Summary Information .......................................................................................... 155

Goal Descriptions .......................................................................................................... 157

SP-50 Public Housing Accessibility and Involvement – 91.215(c) ............................... 160

SP-55 Barriers to affordable housing – 91.215(h) ........................................................ 162

Barriers to Affordable Housing ...................................................................................... 162

Strategy to Remove or Ameliorate the Barriers to Affordable Housing ...................... 163
SP-60 Homelessness Strategy – 91.215(d)........................................................................................................ 164

SP-65 Lead based paint Hazards – 91.215(i)...................................................................................................... 167

SP-70 Anti-Poverty Strategy – 91.215(j) ............................................................................................................. 168

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families........ 168

SP-80 Monitoring – 91.230............................................................................................................................... 170

Reporting.......................................................................................................................................................... 170

Timeliness of Expenditures .............................................................................................................................. 170

Housing Code Compliance ............................................................................................................................ 171

MBE/WBE Policy ............................................................................................................................................ 172
Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction
Each year, Iowa City receives funds from HUD for housing and community development activities to address priority needs locally identified by the City. To receive these federal funds, the City must submit a strategic plan — the Consolidated Plan — every five years that identifies local needs and how these needs will be addressed. For City Fiscal Years 2021 through 2025, this plan is called City Steps 2025.

Purpose of the Plan
The purpose of the Consolidated Plan (CP) is to guide funding decisions over the next five years for specific federal funds. The CP supports three overarching goals applied according to the City’s needs:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning persons and families experiencing homelessness into housing.
- To provide a suitable living environment through safer, more livable and accessible neighborhoods, greater integration of LMI (LMI) residents throughout the City, increased housing opportunities, and reinvestment in aging neighborhoods.
- To expand economic opportunities through job creation, homeownership opportunities, façade improvement, development activities that promote long-term community viability and the empowerment of LMI persons to achieve self-sufficiency.

The two primary federal funding resources in City Steps 2025 are the following:

- Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for LMI persons. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.
- HOME Investment Partnerships Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for LMI households. HOME funds can be used for activities that promote affordable rental housing and homeownership by LMI households, including new construction, reconstruction, rehabilitation, homebuyer assistance, and tenant-based rental assistance.
Focus of the Plan
As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on LMI individuals and households. The CP must also address the needs of persons with special needs such as the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and public housing residents.

Structure of the Plan
The Consolidated Plan consists of four sections: a description of the process of conducting outreach and receiving comments; a housing and community development needs assessment; a housing market analysis; and a strategic plan which identifies the priority housing and community development needs and strategies that the City plans to use to address with the available HUD resources over the next five years. This plan was formulated using HUD’s eCon Plan tool, which dictates the plan’s structure and provides a series of pre-populated tables. Where necessary, the City updated or supplemented the HUD-provided tables with more accurate or relevant data.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview
Iowa City is committed to allocating funds that serve the needs of LMI residents. Very low income households making less than 50% of the area median income (AMI), especially those with extremely low incomes (less than 30% of AMI), are particular priorities. The City has also identified special needs individuals as among those who face the greatest challenges and who should receive a higher priority in the expenditure of federal funds, including at-risk children and youth, low-income families, persons/families experiencing homelessness, persons/families threatened with homelessness, the elderly, and persons with disabilities.

To achieve the greatest impact possible from the limited federal funds available, the City intends to allocate its non-housing community development resources primarily to projects that will have a focused neighborhood impact, as opposed to infrastructure projects of more dispersed expected benefit.

The priorities identified in the CP were developed by:

- Weighing the severity of the need among all groups and sub-groups;
- Analyzing current social, housing, and economic conditions;
- Analyzing the needs of LMI families;
- Assessing the resources likely to be available over the next five years; and
- Evaluating input from focus group sessions, interviews, service provider surveys, City staff, and public hearings.

Iowa City will invest CDBG and HOME funds in areas primarily impacted by non-student LMI persons. Several of the City’s LMI census areas are located in the downtown area and include the University of
Iowa and a significant rental housing stock that is predominantly occupied by students. While resources other than CDBG and HOME funds may be used in these areas to improve, maintain, and preserve housing, infrastructure, and public services, the City’s CDBG and HOME funds will be focused in areas that are home to families, the elderly, the disabled, and the homeless. The City’s provision of funding for new construction and acquisition of affordable housing will continue to be governed by its Affordable Housing Location Model.

The City will adopt specific set-asides to structure the spending of CDBG and HOME funds and ensure that the limited amount of funds available have the greatest possible impact in addressing the needs identified in this plan.

For each of the next five years, these set-asides include:

- Up to the maximum of 15% of CDBG funds to public service activities
- A minimum of $75,000 in CDBG funds to public infrastructure needs and sustainability improvements in LMI neighborhoods
- A minimum of $235,000 in CDBG and $90,000 in HOME for the City’s housing rehabilitation program
- A minimum of 15% of HOME funds to Community Housing Development Organization Activities
- A minimum of $50,000 in CDBG funds to support economic development initiatives, including loans and technical assistance activities
- Up to the maximum of 20% of CDBG and 10% of HOME funds for planning and administration to ensure programs are successful and meet federal requirements

Any remaining CDBG funding is available to any eligible category, including public facilities. Any remaining HOME funding is available to any eligible housing projects. The City will focus its grant efforts on fewer projects that make a greater impact addressing City priority needs. The minimum CDBG public facility award is $30,000. In addition to CDBG public service funds, applicants may apply for non-CDBG Aid to Agencies funding. The minimum award for Aid to Agency funds is $15,000.

If funds for a particular set-aside are not allocated or expended within a certain time frame, remaining funds will be made available for any eligible category. This includes CDBG owner-occupied housing rehabilitation funds that are not expended within the project year and CDBG economic development funds that are not allocated within two years. Remaining funds will be reallocated according to the City’s uncommitted funds policy.

More generally, the City’s highest priorities for the next five years are:

- Creation and preservation of affordable housing in both the rental and sales markets;
Executive Summary

- Housing and services for persons experiencing homelessness or who are at risk of becoming homeless;
- Public services for non-homeless LMI persons;
- Public facility and infrastructure improvements; and
- Economic and workforce development.

Evaluation of past performance

The City’s past performance in the administration and implementation of the CDBG and HOME programs has fulfilled the spirit and intent of the federal legislation creating these programs. The City has facilitated affordability for decent housing, availability and accessibility of suitable living environments, sustainability of suitable living environments, and the accessibility of economic opportunities. The following is a summary of Iowa City’s past performance as reported to HUD in the FY2019 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent report filed.

During Federal FY18 (City FY19), the City expended $639,112 in CDBG funds and $896,772 in HOME funds. For activities allocated in FFY18, the City of Iowa City and its subrecipients leveraged CDBG & HOME funds at a rate of over $1.18 in non-formula funds for every $1 of formula funds, excluding non-federal funds leveraged through public service, Community Housing Development Organization (CHDO) operations, and City-led activities.

In administering its CDBG and HOME programs, the City continued to implement the priorities established in CITY STEPS, the 2016-2020 Consolidated Plan. In addition to planning and administration, the plan’s six priority needs and the FY18 projects to address these priorities are identified below:

1. Expand Affordable Housing
   - Successful Living: rental acquisitions on Hollywood and Russell
   - The Housing Fellowship (THF): CHDO operations and rental acquisition on Raleigh
   - Mayor’s Youth Empowerment Program (MYEP): rental acquisition on Esther
   - Iowa Valley Habitat for Humanity: homebuyer assistance on Governor

2. Preserve Affordable Housing
   - Bilam Properties: rental rehabilitation at Walden Ridge
   - Prelude Behavioral Services: rental rehabilitation on Southgate
   - THF: CHDO reserve rental rehabilitation at multiple sites
   - City of Iowa City: CDBG and HOME Owner-Occupied Rehabilitation

3. Housing/Services for Those Experiencing or At Risk of Homelessness
   - Shelter House: Cross Park Place - a Housing First Permanent Supportive Housing intervention for persons experiencing chronic homelessness
4. Public Facility Improvements
   • CommUnity: public facility rehab
   • Neighborhood Centers of Johnson County (NCJC): public facility siding improvement

5. Public Services
   • Shelter House: public service funding (also under homeless services)
   • Domestic Violence Intervention Program (DVIP): public service funding (also under homeless services)
   • NCJC: public service funding

6. Economic Development
   • Cell Tech & Repair: start up loan
   • Iconics Salon: start up loan
   • 4Cs: technical assistance for LMI childcare providers

Summary of citizen participation process and consultation process
The City conducted the consolidated planning process in accordance with its adopted Citizen Participation Plan (CPP), which establishes the process by which residents, public agencies, and other interested parties can actively participate in the development and revision of the CP, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER). The CPP also sets forth City policies and procedures for resident participation. The CPP is available on the City’s website at www.icgov.org/actionplan.

The CPP provides for and encourages public participation and consultation, emphasizing involvement by residents and the organizations and agencies that serve LMI persons through HUD-funded programs.

The City developed an outreach effort to maximize input from a large cross-section of stakeholders. This included public meetings, published meeting notices, stakeholder meetings, a community-wide survey, a survey sent to public service agencies, and follow-up telephone calls as needed. The City actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City and better allocate entitlement resources. Stakeholder meetings were held June 16-18, 2019 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and more. Three public meetings were held – one on June 18, 2019 at 6pm and two on June 19 at 1:30pm and 6pm.
Finally, the City will notify adjacent units of government as it continues to develop the CP and incorporate any comments received.

Summary of public comments

The three most striking themes identified in public meetings and stakeholder sessions are the need for childcare, transportation and affordable housing. In addition, stakeholders and the public identified the need for housing and services for persons and families experiencing homelessness, economic development and job readiness programs including opportunities for youth, public services and public facility improvements including energy efficiency updates and educational opportunities. A more complete summary is included in section PR-15.

Summary of comments or views not accepted and the reasons for not accepting them

There were no comments not accepted. [Placeholder to update until the plan is approved in 2020.]

Summary

In summary, City Steps 2025 and the City FY2021 Annual Action Plan have been developed with community input and reflect the decisions and practices of the City Council in funding allocation. Overall. It is expected that the City will continue to fulfill the intent of the CDBG and HOME programs by facilitating the affordability of safe, decent housing; the availability, accessibility, and sustainability of suitable living environments; and the accessibility of economic opportunities.
The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing City Steps 2025 and for administering each grant program and funding source.

Table 1 – Responsible Agencies

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administrator</td>
<td>IOWA CITY</td>
<td>Neighborhood and Development Services Department</td>
</tr>
<tr>
<td>HOME Administrator</td>
<td>IOWA CITY</td>
<td>Neighborhood and Development Services Department</td>
</tr>
</tbody>
</table>

Narrative

The lead agency for the Consolidated Plan (CP) is the City of Iowa City’s Neighborhood and Development Services Department. The Department implements a range of affordable housing and community development activities, including administration of the CDBG and HOME programs; preparation of CPs, Annual Action Plans, and the Consolidated Annual Performance Evaluation Reports (CAPER); technical assistance for and collaboration with non-profit and for-profit housing developers and social service agencies; and rehabilitation and other affordable housing projects.

Consolidated Plan Public Contact Information

City of Iowa City, Neighborhood and Development Services Department
410 E Washington St.
Iowa City, IA 52240
Web site: http://www.icgov.org/

Contact: Erika Kubly
Neighborhood Services Coordinator
Phone: (319) 356-5121
Email: erika-kubly@iowa-city.org

Kirk Lehmann
Community Development Planner
Phone: (319) 356-5247
Email: kirk-lehmann@iowa-city.org
Introduction
The City developed an outreach effort to maximize input from a large cross-section of stakeholders. This included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

The Neighborhood and Development Services Department consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the City. Stakeholder sessions, all of which were open to the public, were held June 16-18, 2019 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and more. Three public meetings were held – one on June 18, 2019 at 6pm and two on June 19 at 1:30pm and 6pm – which included participation by Iowa City Housing Authority tenants.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Meaningful collaboration as it relates to the development and implementation of housing and community development programs and services has become increasingly important as resources available to these programs decline among federal and state programs while competition for private funding increases. Collaboration with housing and service providers helps the City to capture the maximum benefit for each dollar it invests and ensures that investments strategically both address short-term needs and advance long-term goals. Many local entities, such as business organizations, neighborhood-based organizations, lenders and realtors, University staff, and City staff are working to establish a framework for multi-level collaboration at the neighborhood level to preserve and enhance residential areas. Recently, this has led to the formation of the Agency Impact Coalition which is working to better coordinate social service agencies. Both public and private agencies are proactively recruited to participate in the development of the five-year consolidated and annual planning processes.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.
As a participant in the Johnson County Local Homeless Coordinating Board (LHCB), the City has partnered in its plan to address homelessness and the priority needs of individuals and families experiencing homelessness. This includes coordinating with groups such as Shelter House, Iowa City’s primary shelter provider; the Domestic Violence Intervention Program, which provides shelter to victims of domestic violence; the Hawkeye Area Community Action Program, a provider of transitional housing; and others involved in addressing homelessness such as representatives from the Veterans Administration, local school district, and Johnson County. These organizations are consulted as part of the Iowa Balance of State Continuum of Care (BoS CoC) application process facilitated by the Iowa Council on Homelessness. LHCB members apply to the Bos Coc for funding. The City will continue to support the LHCB’s strategies to meet the needs of those experiencing and/or at risk of homelessness. Recent collaborations have included creating the RentWise tenant education program and a Landlord Risk Mitigation fund, among other initiatives.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive ESG funding.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

<table>
<thead>
<tr>
<th>1</th>
<th>Agency/Group/Organization</th>
<th>Elder Services/Horizons - A Family Service Alliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Services-Elderly Persons</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment Non-Homeless Special Needs</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization</td>
<td>Housing &amp; Community Development Commission (HCDC)</td>
</tr>
<tr>
<td>---</td>
<td>---------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td><strong>2</strong></td>
<td>Agency/Group/Organization Type</td>
<td>Other government – local</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Needs Assessment, Non-Homeless Special Needs, Economic Development</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions during its public meeting.</td>
</tr>
<tr>
<td><strong>3</strong></td>
<td>Agency/Group/Organization</td>
<td>Shelter House</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Services-homeless</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Veterans, Homelessness Needs - Unaccompanied youth</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions and an agency survey.</td>
</tr>
<tr>
<td><strong>4</strong></td>
<td>Agency/Group/Organization</td>
<td>Iowa City Housing Authority</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>PHA</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Public Housing Needs</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions and through telephone calls, as needed.</td>
</tr>
<tr>
<td><strong>5</strong></td>
<td>Agency/Group/Organization</td>
<td>Iowa City Area Development</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Business Leaders</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>The Housing Fellowship</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>------------------------</td>
<td></td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Housing</td>
<td></td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
<td></td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Housing Trust Fund of Johnson County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Housing, Services - Housing</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment, Market Analysis</td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Successful Living</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Services - Persons with Disabilities</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment, Non-Homeless Special Needs</td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Center for Worker Justice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Services - Other</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development, Anti-poverty Strategy</td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Iowa Vocational Rehabilitation Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Services – Persons with disabilities</td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Non-Homeless special needs</td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization</td>
</tr>
<tr>
<td>---</td>
<td>---------------------------</td>
</tr>
<tr>
<td>11</td>
<td>Iowa Valley Habitat for Humanity</td>
</tr>
<tr>
<td>12</td>
<td>Iowa Workforce Development</td>
</tr>
<tr>
<td>13</td>
<td>University of Iowa – Equal Opportunity and Diversity</td>
</tr>
<tr>
<td>14</td>
<td>Iowa City Economic Development Division</td>
</tr>
<tr>
<td>15</td>
<td>Johnson County Social Services</td>
</tr>
</tbody>
</table>
| What section of the Plan was addressed by Consultation? | Housing Need Assessment  
Homeless Needs - Families with children  
Homelessness Needs - Unaccompanied youth  
Non-Homeless Special Needs  
Housing Needs Assessment |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td><strong>16</strong> Agency/Group/Organization</td>
<td>Johnson County Local Homeless Coordinating Board</td>
</tr>
<tr>
<td><strong>Agency/Group/Organization Type</strong></td>
<td>Services-homeless</td>
</tr>
</tbody>
</table>
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment  
Public Housing Needs  
Homelessness Strategy  
Homeless Needs - Chronically homeless  
Homeless Needs - Families with children  
Homelessness Needs - Veterans  
Homelessness Needs - Unaccompanied youth |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | This organization was consulted through stakeholder sessions. |
| **17** Agency/Group/Organization | Hawkeye Area Community Action Program (HACAP) |
| **Agency/Group/Organization Type** | Services-Children  
Services-homeless  
Services – nutrition |
| **What section of the Plan was addressed by Consultation?** | Homelessness Strategy  
Homeless Needs - Chronically homeless  
Homeless Needs - Families with children  
Homelessness Needs - Veterans  
Homelessness Needs - Unaccompanied youth |
<p>| <strong>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</strong> | This organization was consulted through stakeholder sessions. |</p>
<table>
<thead>
<tr>
<th>18</th>
<th>Agency/Group/Organization</th>
<th>Domestic Violence Intervention Program (DVIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Services - Victims of Domestic Violence</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Homelessness Strategy</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Homeless Needs - Families with children</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions and an agency survey.</td>
</tr>
<tr>
<td>19</td>
<td>Agency/Group/Organization</td>
<td>Resurrection Assembly of God</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Other</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Homeless Strategy</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td>20</td>
<td>Agency/Group/Organization</td>
<td>Iowa City Parks and Recreation Department</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Other government - Local</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public Facilities and Infrastructure Improvements?</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td>21</td>
<td>Agency/Group/Organization</td>
<td>Inside Out Reentry</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Services – helping those involved with the criminal justice system</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Non-Homeless Special Needs</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
</tbody>
</table>
| Agency/Group/Organization | Services
|--------------------------|------------------------------------------|
| Houses into Homes         | Services – Victims of Domestic Violence
<p>|                          | Services - Homeless                     |
|                          | Non-Homeless Special Needs               |
|                          | This organization was consulted through  |
|                          | stakeholder sessions.                   |
| Unlimited Abilities      | Services – Persons with Disabilities     |
|                          | Non-Homeless Special Needs               |
|                          | This organization was consulted through  |
|                          | stakeholder sessions.                   |
| Iowa City Free Medical &amp; Dental Clinic | Services - Health                   |
|                          | Non-Homeless Special Needs               |
|                          | This organization was consulted through  |
|                          | stakeholder sessions and an agency       |
|                          | survey.                                  |
| SVO                      | Other                                    |
|                          | Other                                    |
|                          | This organization was consulted through  |
|                          | stakeholder sessions.                   |
| Johnson County Public Health | Housing Needs Assessment                |
|                          | Homeless Needs - Chronically homeless    |
|                          | Homeless Needs - Families with children  |
|                          | Homelessness Needs - Veterans            |
|                          | Homelessness Needs - Unaccompanied youth |
|                          | Non-Homeless Special Needs               |</p>
<table>
<thead>
<tr>
<th>Agency/Group/Organization Type</th>
<th>Agency/Group/Organization</th>
<th>What section of the Plan was addressed by Consultation?</th>
</tr>
</thead>
</table>
| Local School District          | Mark Twain Elementary – Iowa City Community School District | Homelessness Strategy  
                                  |                                   | Homeless Needs - Chronically homeless  
                                  |                                   | Homeless Needs - Families with children  
                                  |                                   | Non-Homeless Special Needs |
| Other                          | C-Wise Design             | Other                                                |
| Services-Children              | 4Cs Community Coordinated Child Care | Homeless Needs - Families with children  
                                  |                                   | Non-Homeless Special Needs |
| Child Welfare Agency           |                           |                                                      |
| Services – Victims             |                           |                                                      |
| Services – Food Bank           |                           |                                                      |
| Non-Homeless Special Needs     |                           |                                                      |

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?

This organization was consulted through stakeholder sessions.

This organization was consulted through stakeholder sessions.

This organization was consulted through stakeholder sessions and an agency survey.
<table>
<thead>
<tr>
<th>No.</th>
<th>Agency/Group/Organization</th>
<th>What section of the Plan was addressed by Consultation?</th>
<th>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</th>
</tr>
</thead>
<tbody>
<tr>
<td>31</td>
<td>University of Iowa College of Nursing</td>
<td>Non-Homeless Special Needs</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td>32</td>
<td>United Action for Youth</td>
<td>Non-Homeless Special Needs</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td>33</td>
<td>Rape Victim Advocacy Program</td>
<td>Non-homeless special needs</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td>34</td>
<td>Mayor’s Youth Empowerment Program (MYEP)</td>
<td>Non-Homeless Special Needs</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
<tr>
<td>35</td>
<td>Neighborhood Centers of Johnson County (NCJC)</td>
<td>Non-Homeless Special Needs</td>
<td>This organization was consulted through stakeholder sessions.</td>
</tr>
</tbody>
</table>
| Agency/Group/Organization Type | Services – children  
| Services - Education |
| What section of the Plan was addressed by Consultation? | ??? |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was consulted through stakeholder sessions and an agency survey. |

| Agency/Group/Organization | Prelude Behavioral Services |
| Agency/Group/Organization Type | Services – substance abuse |
| What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was consulted through stakeholder sessions and an agency survey. |

| Agency/Group/Organization | Johnson County Emergency Management |
| Agency/Group/Organization Type | Other Government – County |
| What section of the Plan was addressed by Consultation? | Other – Emergency Management |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Phone interview |
Identify any Agency Types not consulted and provide rationale for not consulting

There were no agencies purposefully not consulted; all stakeholder sessions, public meetings and public survey were advertised and open to the public and all interested parties.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Analysis of Impediments to Fair Housing Choice (AI)</td>
<td>Iowa City Neighborhood and Development Services Department</td>
<td>The fair housing goals of the AI and findings of the AI are incorporated into the Consolidated Plan.</td>
</tr>
<tr>
<td>City of Iowa City Comprehensive Plan</td>
<td>Iowa City Neighborhood and Development Services Department</td>
<td>The Comprehensive Plan’s strategies for affordable housing location and types are in alignment with the CP.</td>
</tr>
<tr>
<td>Comprehensive Regional Development Strategy 2040 (CEDS)</td>
<td>East Central Iowa Council of Governments (Economic Development District)</td>
<td>The CEDS’s goals for economic, workforce, and community development are in alignment with the CP</td>
</tr>
</tbody>
</table>

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Representatives of Johnson County, the Iowa City Community School District, and University of Iowa provided input for the CP. In accordance with 24 CFR 91.100(4), the City will also notify adjacent units of local government of the non-housing community development needs included in its CP. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the CP and thereby maximize the benefits of the City’s housing and community development activities for the residents being served.
**PR-15 Citizen Participation**

Summary of citizen participation process/Efforts made to broaden citizen participation

*Summarize citizen participation process and how it impacted goal-setting*

The City’s goal for citizen or resident participation is to ensure broad participation of City residents; housing, economic development, and other service providers; City departments; nonprofit organizations; neighborhood groups; and other stakeholders in the planning and implementation of community development and housing programs. The City’s Citizen Participation Plan (CPP) supports that goal by providing residents meaningful information about the document’s contents, and ways to comment on and participate in the creation of the document.

The purpose of the CPP is to establish the process by which residents, public agencies, and other interested parties can actively participate in the development and revision of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER) and to set forth the City’s policies and procedures for resident participation. The CPP is available on the City’s website at [www.icgov.org/actionplan](http://www.icgov.org/actionplan).

The CPP provides for and encourages public participation and consultation, emphasizing involvement by residents and the organizations and agencies that serve LMI persons through the use of HUD programs.

The outreach process for the current Consolidated Plan included stakeholder outreach, three public meetings, a community-wide survey and a survey sent to service agencies. Collectively, there were 442 contacts with the public during the outreach process.

**Stakeholder Sessions**

**Workforce Development**

**Meeting Room A, Iowa City Public Library (123 S. Linn Street)**

**June 18, 2019 from 1:30pm-2:45pm**

**Immigrant and Refugee Community Needs**

- There is a need for English language training programs. Language barriers are most prominently felt by refugees and immigrants who do not speak or are not fluent in English. Stakeholders reported that these groups are leaving the community to work elsewhere, particularly in meatpacking facilities where being fluent in English is not perceived as being essential in those positions.
• Wage theft is an issue, particularly within the immigrant community. One stakeholder reported recovering over $120,000 in unpaid wages in recent years.
• Stakeholders suggested that Iowa City could follow the lead of other jurisdictions like Minnesota and Oakland, CA, both of which now have wage theft laws. Enacting a wage theft ordinance in Iowa City could have a significant impact on both the immigrant community and the service providers who are assisting them. For example, victims of wage theft may currently rely on food pantries but, if paid wages owed, would be better able to afford food.

Employment and Job-Readiness Training

• Stakeholders reported that some challenges facing job seekers include lack of digital literacy, language barriers and transportation. Education is needed to overcome the digital literacy and language barriers.
• There is a need for training for displaced workers and youth up to age 24, particularly for those who dropped out of school.
• Stakeholders identified a mismatch between employer needs and the skills in the labor market. Employers in the following areas need skilled workers: healthcare, IT, manufacturing, customer service and construction.
• Many businesses have closed or moved elsewhere, taking jobs with them. Stakeholders reported that when the closure/relocation is not trade-related, it makes an even larger negative impact because there are no resources available, whereas federal resources are available when the job losses are trade-related.
• Stakeholders noted that there is a need for an entrepreneur training program in the City.

Job-Preparedness and Challenges for Youth in School

• Schools should increase efforts to include special education populations in workforce development programs. Stakeholders noted that employers are engaging with youth through school-based programming, but special education populations are frequently not included.
• Employers are interested in engaging with youth to educate and expose them to available workplace options. For example, manufacturing employers want to educate youth about modern manufacturing practices as the industry has changed over the years, but many are not be aware of those changes and are therefore less inclined to consider it as a career path.
• Job shadowing can be a useful and powerful tool but because there is no clearinghouse, employers become fatigued because there are too many uncoordinated requests. There is a need to better coordinate efforts.
• There is an existing 8th grade program to lay out a course of study which provides an opportunity to engage students with adults to develop a plan for a career path.
• Sometimes youth face a barrier to employment because employers prefer to hire persons who are at least 18 years old because there are fewer restrictions.
Youth need training on soft skills such as the importance of arriving to work on time, avoiding being on a cell phone while working, and how to be trainable and among other skills.

Childcare

- Stakeholders spoke about the need for affordable childcare. Childcare is expensive – approximately $900 or more per month per child – and Childcare Assistance can be a benefit to those that receive it. However, there are not many slots available because childcare facilities can’t afford to accept children using a voucher because the vouchers pay about $300 or less per child than the market rate.
- Stakeholders commented that the Childcare Assistance policies should be revised. The current structure incentivizes persons to decline a promotion unless it is significant. For example, it is possible for a person to have an additional $200 in monthly income but then lose $900 in Childcare Assistance because of the increased income.
- Stakeholders commented that it is a challenge to operate a small childcare business despite the significant need for such providers. It was stated that typically persons who want to run this type of business live in rental units and their leases prohibit the operation of a home-based business. Business owners are then risking eviction to operate the business.

Transportation

- The transportation system poses a challenge to the portion of the workforce that relies on public transit because there is no service on Sundays.
- Second and third shift workers are not able to rely on public transit because of service hours.
- It is a challenge for persons who live in Iowa City but work outside of the City to navigate multiple transit systems. There should be greater coordination among the systems.

Housing Affordability & Equity

Meeting Room A, IC Public Library (123 S. Linn Street)
June 18, 2019 from 3:00pm – 4:15pm

Challenges faced by LMI Renters

- Even though the rental vacancy rate is increasing, those with the lowest incomes and/or a history of mental illness/contact with the criminal justice system have difficulty finding a suitable rental unit because they are competing with households without similar constraints.
- Stakeholders reported that common move-in costs include first and last month’s rent, a security deposit plus the Iowa City utility deposit of $150 for a total of $2,400 to $2,850.
• Households with lower credit scores have trouble finding housing because landlords target tenants with high credit scores (many students’ parents co-sign on the lease).
• Because of the low availability of affordable units, many households turn to mobile home parks, some of which have unsatisfactory living conditions.
• Stakeholders stated that many tenants – particularly the most vulnerable – do not know their rights but even among those that do, the fear of retaliation is a deterrent from reporting the landlords’ resistance to making repairs and keeping buildings up to code. There is a need for education and outreach related to tenant rights.
• There is a need for decent, large, affordable units. Habitat for Humanity reported that they are primarily building large houses for large families with the average having four-bedrooms.
• Stakeholders reported that landlords will frequently keep the security deposit even when there was no substantial damage to the units. Tenants view the security deposit as a tax and can be reluctant to move into a new unit because of the need to save for another security deposit.

Homelessness and Homelessness Prevention

• There is a need for increased homelessness prevention including additional funding to help households stay housed in the event of unforeseen circumstances. Stakeholders reported that a temporary setback can have long-term consequences for households living at the margins. For example, if a tenant falls behind on utilities and the service is cut off, this triggers an eviction per the lease agreement. It is difficult to get evictions expunged which makes it difficult for the household to find housing in the future.
• Stakeholders reported that there are existing services and funds to assist struggling households with utility arrears but there is a need for additional funding.
• One stakeholder reported that 930 people, approximately 25% of whom are children, pass through Shelter House annually. While 450 households were placed into housing, there is a shortage of available and affordable units.
• There is a need for additional beds in emergency shelters. It was reported that persons are staying in shelters for 45 days. The previous time limit had been 90 days, but the time limit needed to be reduced because of increased demand for emergency shelter stays due to the difficulty in finding affordable rental units.

Transportation

• Transportation is costly for teenagers to get to places of employment or to community assets.
• There is a need for greater coordination among the City transit system and the regional systems to decrease time spent commuting. Given the current transit routes and connectivity between job centers and areas with affordable housing, it is costly for families with children because the parents/guardians need to pay for childcare not only for the time spent while at work but also during the time spent commuting which could be substantial.
The Need for Smaller Units

- There is a need for studio apartments and one-bedroom units in the downtown area. Some landlords advertise for a one-bedroom unit but when potential tenants inquire, they discover that the advertised rent is for one bedroom in a larger unit. That is, it is the shared cost for each roommate and not a one-bedroom unit.
- Stakeholders stated Iowa City’s zoning ordinance should be updated to better meet the needs of residents and allow for greater housing types and unit sizes throughout the City.

Student Concerns

- Students from lower income families have difficulty finding co-signers for a lease.
- The new affordable student housing is not affordable.
- University of Iowa dorms are overbooked which may result in equity issues.

Subsidized Housing

- Stakeholders inquired about the ability of Iowa City to acquire more Housing Choice Vouchers (HCV) and stated that there should be a locally-funded program that operates in a similar manner as the HCV program.
- While lawful source of income is a protected class by law, landlords are able to find ways around accepting vouchers. There is a need for education and outreach regarding fair housing.
- Stakeholders reported that there is a years-long waiting list for HCVs. The demand for subsidized housing is so great that a person who doesn’t meet one of the primary preference categories (i.e., elderly, disabled, families, etc.) will not be able to access housing.

Education and Outreach

- There is a significant need for education and outreach among students and LMI households regarding fair housing laws.
Housing for Those in Crisis
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 19, 2019 from 9:00am-10:15am

Employment

- There is a need for better-paying jobs. While a 2005 study reported that the Iowa City-Cedar Rapids area was one of the top five job producing areas in the entire United States, closer inspection of the findings showed that in the aggregate, the jobs paid less than 80% AMI.

Permanent Supportive Housing and Emergency Housing

- Shelter House recently constructed 24 new units of permanent supportive housing. There is a need for additional units.
- There is a need for emergency housing and supportive services for youth (teens and persons in early 20s) who are currently couch-surfing. These persons need life and jobs skills to become self-sufficient before they age out of assistance.

Social and Supportive Services

- Stakeholders reported that there are currently several assistance programs such as a utility assistance program run by CommUnity Crisis Services. However, the demand exceeds the availability of resources. Water bills are a big concern for persons living at the margins. There are additional resources needed to meet the demand.
- There are an increasing number of persons with disabilities who come to Johnson County and Iowa City in search of services. Stakeholders reported that agencies such as Goodwill will go to a job site with a client to assess the work environment, talk with the employer and to teach the client about their trigger situations and how to handle difficult situations. Some employers are more open to this than others.
- There is a need for supportive services for persons exiting mental health facilities and/or correctional facilities. There is also a need for additional beds in substance abuse treatment facilities because it is difficult to get help even when one is ready to get help.
- There is a need for credit repair services as well as education related to how to be a tenant, how to present oneself to a landlord, homebuyer education, financial literacy and fair housing laws.
**Public Facilities and Services**

**Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)**

**June 19, 2019 from 10:30am-11:45am**

**Sustainability in Funding and Consistency**

- There is a need for additional funding to meet the current needs. The needs of the community have shifted and become more complicated, especially as the number of immigrants and refugees in Iowa City has increased. Health issues are more chronic and more complicated than they have been historically. An increasing number of youths need mental health services. As a result of increased complexity and need, providers must fundraise more because they need more staff to meet the increased demand. While current staff and agencies perform well, there just are not enough providers to meet demand. Iowa City does not have a large philanthropic community; therefore, agencies are competing with each other for public funding dollars.

- Many public services agencies are overcrowded but unable to expand their facilities because of a lack of capital. There is a need to look holistically at the needs of service providers in Iowa City to determine if there can be some economies of scale/convenience by sharing space and/or locating complementary services nearby.

- Public service providers largely agreed that the City’s funding allocation of CDBG public service activity dollars should be reviewed and recommended by City staff, who should be more active in making the decisions about allocation of resources instead of HCDC.

**Preserving Affordable Housing**

**Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)**

**June 20, 2019 from 9:00am-10:15am**

**Housing Rehabilitation**

- Stakeholders reported that the housing stock in Iowa City is generally good so the rehab programs are steadily busy and well utilized but that the nature of rehabilitation projects generally is not dire. There is currently a three- to four-month waiting period for the City’s rehabilitation program.

- There is a need to expand rehabilitation efforts in mobile home parks.

- Stakeholders identified the need for more programs to make accessibility modifications to allow people to age in place.

**Landlords and Concerns within the Rental Market and Community**

**Consolidated IOWA CITY**

**OMB Control No: 2506-0117 (exp. 06/30/2018)**
• There is a need for code enforcement within the rental market. Stakeholders commented that while an inspection program exists, the inspections often occur only once every two years and many landlords who are not currently maintaining their properties make repairs right before the inspection but not otherwise.

• There is a need to limit the proportion of units in neighborhoods that are rentals to preserve neighborhood stability.

**Asset Building in Neighborhoods**

*Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)*

*June 20, 2019 from 10:30am-11:45am*

**Childcare**

• There is a need for affordable childcare options in LMI areas. The difficulty is that Childcare Assistance payment standards threaten the financial viability of the centers that accept the vouchers so providers are not able to accept too many vouchers.

• Stakeholders expressed an interest in revising policy to change the income eligibility levels for Childcare Assistance.

• Several stakeholders mentioned a study conducted by Iowa Women’s Foundation in which childcare was identified as one of the biggest issues for women across the State of Iowa.

**Transportation**

• Stakeholders commented that transportation is an issue. There is no public bus that services the three new schools and children who rely on public transit are not able to access community assets such as recreation centers because there is no bus.

• For persons employed in the retail sector, many work in Coralville but it can take three hours each day to commute to and from work by bus. There is a need to reassess the transit system routes and to encourage greater cooperation among the different transit systems.

**Other Issues Identified**

• There is a significant need for affordable retail centers and a laundromat in LMI areas because it is difficult for persons without access to a private vehicle to travel to retail areas in Coralville.

• There is a need for additional support for children experiencing homelessness so that they can stay in their home schools and have the support needed to be successful. There is the expectation that students who are homeless are still available for school projects and group work.
Healthy Homes and Neighborhoods
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 20, 2019 from 1:30am-2:45am

Energy Efficiency and Infrastructure

- There is a need for increased energy efficiency, especially within the rental market. Stakeholders pointed out that even with utility assistance in the winter months, a household can still have a heating bill of over $1,000. Landlords are not required to maintain minimum energy efficiency standards in their properties to reduce utility costs for tenants, and they have no incentive to make improvements because many tenants pay all utility costs.
- There is a need to change the building code to increase energy efficiency and decrease the impacts on climate change.
- There is a need for sidewalk connectivity; there are areas where there are no sidewalks and children walk along these areas to and from school.

Community

- Stakeholders commented that there is a need for people to have a sense of community and a sense of place. There is a need for more activities and opportunities within each area for people to get to know one another.
- There is a need for access to affordable healthcare. Being physically healthy contributes to healthy neighborhoods.

Public Health Concerns

- Stakeholders commented that overcrowding is an issue which leads to health concerns as well as potentially leads to eviction due to breach of contract.
- Bedbugs, mold and mildew and, less frequently, pests are a problem. There are also concerns with ineffective HVAC systems and kitchen appliances that do not work properly.
- There is a need for mental health assistance to help alleviate problems associated with hoarding.
Public Meetings

Public Meeting #1
Broadway Neighborhood Center (2105 Broadway Street)
June 18, 2019 from 6:00pm – 7:00pm

Childcare and Youth Programming

- There is a need for affordable childcare.
- There is a need for affordable youth programming and activities such as a skating rink, arcade, zoo or aquarium, cultural activities and summer camps.

Educational Opportunities

- Stakeholders identified the need for financial literacy classes and programs to assist with credit repair. This includes the need for services to help clear the credit records of children whose parents put utility bills in the child’s name. This results in the child having damaged credit upon entering adulthood.
- Stakeholders reported an interest in classes designed for entrepreneurs and small business owners to determine if starting a small business is the right decision and, if so, to educate the individual on how to get started.

Transportation

- Stakeholders stated that there is a need to ensure that bus routes transport riders to where they want to go to ensure that it does not take three hours to do what can be accomplished in ten minutes via private car (i.e. a trip to Walmart). Greater coordination is needed among the different transit systems.
- There is a need for second- and third shift and Sunday bus routes.
- Bus stops need to be better coordinated with school locations as some children have been seen walking in areas that are barren, and it can be dangerous for children to be walking along the route.
- There is a need for bus service to the area’s mobile home parks.
Public Meeting #2
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 19, 2019 from 1:30pm – 2:45pm

Affordable Housing

- Stakeholders commented that because Iowa City is a relatively affluent place, “affordable housing” is not always affordable. Rents have gotten expensive because students and their parents are willing and able to pay higher rents.
- Stakeholders commented that there is a gap in housing and services for low-income persons who are struggling and not yet homeless but whose incomes are not high enough to access certain services for LMI households. For example, these households cannot access housing built by Habitat for Humanity but also cannot gain access to public housing.
- There is a need to desegregate poverty and to make sure that affordable units are located throughout Iowa City.
- There are not enough units affordable to those households with incomes between 0-30% AMI.
- There is the continued need for a repairs program because it is cost effective and can keep people in their homes as well as preserve the number of affordable units.
- Stakeholders commented that the City should reconsider current zoning and make changes that would make it easier to build new units and to get transportation to the units.
- Stakeholders commented that some landlords do not always take care of properties and will sometimes blame tenants for pre-existing damage to the unit. There is a need for greater accountability for landlords.
- Stakeholders stated that many tenants are not aware of their rights and that there is a need for education and outreach related to fair housing and tenant rights.

Transportation

- Stakeholders commented that there is a need for second- and third-shift and Sunday bus routes.
- There is a need for better coordination among the City transit system and regional systems so that it is easier to move in and outside of Iowa City to job centers and area amenities such as shopping districts.
Affordable Housing

- Stakeholders commented that they wished there was additional capacity to expand affordable homeownership opportunities.
- There is a need for affordable rentals. Rents have gotten expensive because students and their parents are willing and able to pay higher rents and many of the new units seem to have been built for students.

Childcare and Youth Programming

- There is a need for affordable childcare, particularly for large families. The mothers are largely unable to attend school while their children are young because there is no way to afford childcare while the mother would attend classes.
- There is a need for weekend childcare so that caregivers can go to work on the weekends.
- Stakeholders stated that there are some women who are not low- or moderate-income but who still struggle to make ends meet because they are childcare cost burdened.

Transportation

- There is a need for better coordination among the City transit system and regional systems so that it is easier to move in and outside of Iowa City to job centers and area amenities such as shopping districts.

Community-wide Survey
There were 302 responses to the survey. Respondents were asked to rate the priority of various activities as being low, medium or high priority. A summary of results is included below for activities ranked as high priority. The complete survey results are attached.

- **Housing Activities Priority:**
  - transitional/permanent housing of homeless – 67.5%
  - fair housing activities - 61.7%
  - housing for those with a disability - 60.8%
  - Accessibility for disabled persons - 55.8%
• **Economic Dev activity priority:**
  - Literacy programs/GED preparedness – 55.2%
  - workforce dev/employment activities - 52.3%
  - job creation/retention – 52.2%

• **Special Needs Services:**
  - mental health services - 78.4%
  - emergency shelters and Homeless services – 72.1%
  - domestic violence service – 67.8%

• **Neighborhood/commercial district services priority:**
  - sidewalk improvements – 42.7%
  - Street Lighting - 41.6%
  - Street improvements – 39.4%

• **Infrastructure Improvements**
  - Road Improvements/Reconstruction – 53.8%
  - Water and Wastewater Treatment Facilities – 42.6%
  - Sidewalk Improvements/Reconstruction - 42.0%
  - Tree Planting – 41.7%

• **Community Facilities**
  - Mental health facilities – 74.5%
  - Homeless/Domestic Violence Facilities – 70.2%
  - Childcare Facilities – 57.0%

• **In your opinion, what are the THREE highest priority needs in Iowa City for the next five years?**
  - Affordable housing, infrastructure/road improvements, mental health/homeless services are most often cited priorities

• **What types of housing, economic development, or community development projects would you like to see in Iowa City?**
  - Affordable housing, more resources for small businesses/startups like low cost loans or incubators, park improvements and school/youth services funding
Public Service Provider Survey

To understand the capital improvement needs of core public service agencies, the City sent out a survey to identify necessary capital improvements over the next five years and, where possible, identify associated costs. The goal was to prioritize projects that had predetermined capital improvement needs in competitive rounds to facilitate the efficient use of federal funds and to improve project outcomes. One requirement for potential grantees is that the organization either own the building or have a long-term lease. Not all agencies participated in the survey. The seven agencies that completed the survey and their planned capital improvements are summarized below, though some of the needs are not CDBG eligible. The needs are noted here, however, for completeness:

<table>
<thead>
<tr>
<th>Organization:</th>
<th>Capital Improvements Anticipated over the next five years</th>
</tr>
</thead>
<tbody>
<tr>
<td>4Cs: Community Coordinated Child Care</td>
<td>Improvements to parking lot</td>
</tr>
<tr>
<td>CommUnity Crisis Services &amp; Food Bank</td>
<td>Sidewalk and parking lot replacement and Shed construction Programming/staffing space expansion or possibly new building</td>
</tr>
<tr>
<td>Domestic Violence Prevention Program</td>
<td>Siding replaced and roof reshingled on shelter, Tree removal to improve visual security, repair fence, replace porch, replace casement windows, Remodel main floor bathroom for accessibility, install accessible W/D units; remodel two bathrooms for accessibility, replace all doors to client rooms, expand security cameras to include parking lot, replace NC units, replace HVAC systems, possibly boiler, reinstall or remodel south side stairwell</td>
</tr>
<tr>
<td>Iowa City Free Medical &amp; Dental Clinic</td>
<td>Reconfiguration of lower level for patient care; ventilation of three bathrooms; repaving parking lot</td>
</tr>
<tr>
<td>Neighborhood Centers of Johnson County</td>
<td>Broadway Center: Roof and window/door repair/replacement Pheasant Ridge Center: Playground equipment replacement, window sash replacements, and parking lot repairs</td>
</tr>
<tr>
<td>Prelude Behavioral Services</td>
<td>Carpet replacement, group room chairs, staff lounge upgrades (flooring and cabinets), Office furniture for counseling staff, and updates to reception area workspace (no estimate provided)</td>
</tr>
<tr>
<td>Shelter House</td>
<td>Replace geothermal system with traditional HVAC system, Replacement of all showers, some kitchen equipment replacement, Fence replacement along north property line, Carpet and flooring replacement, Installation of solar panels on roof, expanded storage space for donations, Drop-in space expansion separate from shelter, need additional/expanded office space</td>
</tr>
</tbody>
</table>
### Citizen Participation Outreach

**Table 4 – Citizen Participation Outreach**

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Newspaper Ad</td>
<td>Non-targeted/broad community</td>
<td>NA (notice for upcoming stakeholder sessions and public meetings)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>2</td>
<td>Other – Stakeholder session</td>
<td>Non-targeted/broad community</td>
<td>10 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>3</td>
<td>Other – Stakeholder session</td>
<td>Non-targeted/broad community</td>
<td>24 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>4</td>
<td>Other – Stakeholder session</td>
<td>Non-targeted/broad community</td>
<td>13 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>5</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>9 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>6</td>
<td>Other – Stakeholder session</td>
<td>Non-targeted/broad community</td>
<td>14 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>7</td>
<td>Other – Stakeholder session</td>
<td>Non-targeted/broad community</td>
<td>13 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>8</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>7 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>9</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>15 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>10</td>
<td>Other – Stakeholder session</td>
<td>Non-targeted/broad community</td>
<td>10 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Consolidated Plan

IOWA CITY

OMB Control No: 2506-0117 (exp. 06/30/2018)
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Other – Stakeholder session</td>
<td>Non-targeted/broad community</td>
<td>17 attendees</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>12</td>
<td>Newspaper Ad</td>
<td>Non-targeted/broad community</td>
<td>NA (Notice for upcoming public meetings and comment period)</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>13</td>
<td>Comment Period</td>
<td>Non-targeted/broad community</td>
<td>[Placeholder until comment period occurs]</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>14</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>[Placeholder until meeting occurs]</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>15</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>[Placeholder until meeting occurs]</td>
<td>See appendix</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>
Needs Assessment

NA-05 Overview

Needs Assessment Overview
The needs assessment is based on an analysis of housing problems in Iowa City by income level among renters and owners as well as households with special needs. Needs were identified through a comprehensive public outreach process that included stakeholder consultation, surveys, public hearings and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD’s Comprehensive Housing Affordability Strategy (CHAS) data set, a special tabulation of 2011-2015 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of gross income on housing costs such as rent and utilities for renters and mortgage payments (principal and interest), insurance, utilities, and taxes for owners. Cost burden is important because cost burdened households have less remaining income for other necessities such as healthcare, groceries, childcare, etc. and may have to forgo these necessities to pay for housing.

Supplemental data was drawn from the 2013-2017 ACS and other sources to provide additional context when needed.
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs
High housing costs reduce economic opportunities and access to prosperity in Iowa City, where the 2019 Area Median Income (AMI) is $96,000 for a family of four, especially among lower-income persons of color. Renters are much more likely than homeowners to experience housing problems, among which cost burden and severe cost burden are the most prevalent. Renters at the lowest end of the income spectrum, 0-30% AMI, are most likely to be severely cost burdened, which occurs when a household pays more than 50% of gross income on housing costs. Among renters with incomes of 31-50% AMI, cost burden is the most common problem which is defined as when a household pays between 30-50% of household income on housing costs. Non-related, non-elderly households comprise the majority of cost burdened and severely cost burdened households; many of these households are likely comprised of students though the data does not allow for disaggregation to determine the level of need among full-time, non-student residents.

Housing Needs
In CHAS data, housing problems are broken down into four categories: cost burden, lack of complete plumbing or kitchen facilities, overcrowding, and zero/negative income. Cost burden and overcrowding are further subdivided into standard and “severe” problems. Cost burden is defined by HUD to mean that a household spends between 30-50% of income on housing costs while severe cost burden is defined as when a household spends more than 50% of household income on housing costs. Overcrowding, by definition, is more than 1.0 persons per room while severe overcrowding is defined as having more than 1.5 persons per room.

The following summary points make use of Table 7 and the Supplemental Table below. When additional tables are used, it is referenced in the summary point.

Substandard Housing
- Substandard housing is a bigger concern for renters than owners. There are 435 substandard rental units compared to 60 owner units. (Note that if a rental unit has a permit then there would not be substandard units.) Among renters with substandard units, 57% and 30% are in the 0-30% AMI and 31-50% AMI brackets, respectively.

Overcrowding
- Renters are more likely than owners to be overcrowded. Among the 250 overcrowded renters, 32% and 44% are in the 0-30% AMI and 31-50% AMI brackets, respectively.
• Among all homeowner households with incomes up to 100% AMI, 95 households are overcrowded with 79% of these households with incomes between 80-100% AMI and the balance with incomes between 50-80% AMI.

Severe Overcrowding
• No owner households are identified as being severely overcrowded.
• Among renter households, nearly all (91%) of severe overcrowding occurs among households with incomes between 0-30% AMI. It is likely that many of these households are student households though the data does not disaggregate by student status.

Cost Burden
• Among households that are cost burdened but who do not have other housing problems, more are renter households (2,380 renter households and 1,155 owner households). Among renters, 59% of households have incomes between 31-50% AMI. Among owners, 52% of cost burdened households have incomes between 50-80% AMI.
• Table 9 indicates that among cost burdened renters, the vast majority of households with incomes between 0-30% AMI (4,280 of 5,580) are “Other” households. “Other” households are non-elderly, non-related households, many of which are likely student households.

Severe Cost Burden
• Of severely cost burdened households, renters earning below 30% of AMI are the most impacted by a large margin. Among the 5,710 severely cost burdened renter households, 4,960 have incomes between 0-30% AMI.
• Table 9 indicates that among severely cost burdened renters, the vast majority of households with incomes between 0-30% AMI (5,140 of 5,990) are “Other” households which likely encompasses many student households.
• Among small related households, 87% of households have incomes between 0-30% AMI. Among large related households, all have incomes between 0-30% AMI.
• Among elderly households, 55% and 33% have incomes between 0-30% and 31-50% AMI, respectively.

Demographic Data
Demographic indicators are essential to understanding a community’s housing needs. The data provides a snapshot of the City’s growth and highlights the ongoing increase in population and households.

The following tables are HUD-generated tables within the IDIS eCon Planning Suite using 2011-2015 CHAS data and 2011-2015 ACS data. HAMFI refers to “HUD Adjusted Median Family Income,” which

Consolidated IOWA CITY Plan

OMB Control No: 2506-0117 (exp. 06/30/2018)
is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents and income limits for HUD programs.

The City population continues to increase between 2000 and 2015 with household formation outpacing population increases. The nominal median income has increased by 10% but in real dollars, the median income has decreased by 20%. Among the lowest income households, most are Other households meaning that they are not family or elderly households and are likely frequently, though not entirely, comprised of student households. An example of an Other household that is not a student household would be unrelated, unmarried persons living together but who are not students.

Table 5 - Housing Needs Assessment Demographics

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Base Year: 2000</th>
<th>Most Recent Year: 2015</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>67,862</td>
<td>71,830</td>
<td>6%</td>
</tr>
<tr>
<td>Households</td>
<td>26,830</td>
<td>28,985</td>
<td>8%</td>
</tr>
<tr>
<td>Median Income</td>
<td>$38,361.00 ($53,112 in 2015 dollars)</td>
<td>$42,375.00</td>
<td>10% (-20% adjusted)</td>
</tr>
</tbody>
</table>

Data Source: 2000 Census (Base Year), 2011-2015 ACS (Most Recent Year)
### Number of Households Table

**Table 6 - Total Households Table**

<table>
<thead>
<tr>
<th>Category</th>
<th>0-30% HAMFI</th>
<th>&gt;30-50% HAMFI</th>
<th>&gt;50-80% HAMFI</th>
<th>&gt;80-100% HAMFI</th>
<th>&gt;100% HAMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>7,685</td>
<td>4,210</td>
<td>4,970</td>
<td>2,565</td>
<td>9,550</td>
</tr>
<tr>
<td>Small Family Households</td>
<td>1,095</td>
<td>925</td>
<td>1,590</td>
<td>995</td>
<td>4,435</td>
</tr>
<tr>
<td>Large Family Households</td>
<td>240</td>
<td>165</td>
<td>170</td>
<td>165</td>
<td>665</td>
</tr>
<tr>
<td>Household contains at least one person 62-74 years of age</td>
<td>375</td>
<td>240</td>
<td>610</td>
<td>375</td>
<td>1,920</td>
</tr>
<tr>
<td>Household contains at least one person age 75 or older</td>
<td>400</td>
<td>550</td>
<td>445</td>
<td>75</td>
<td>725</td>
</tr>
<tr>
<td>Households with one or more children 6 years old or younger</td>
<td>505</td>
<td>440</td>
<td>590</td>
<td>375</td>
<td>1,010</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
### Housing Needs Summary Tables

**SUPPLEMENTAL TABLE: Housing Needs by Tenure Summary Table**

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th>Owner</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th>Total</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Substandard Housing - Lacking complete plumbing or kitchen facilities</td>
<td>57.47%</td>
<td>29.89%</td>
<td>12.64%</td>
<td>0.00%</td>
<td>100.00%</td>
<td>0.00%</td>
<td>41.67%</td>
<td>58.33%</td>
<td>0.00%</td>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Severely Overcrowded - With &gt;1.51 people per room (and complete kitchen and plumbing)</td>
<td>90.48%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>9.52%</td>
<td>100.00%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overcrowded - With 1.01-1.5 people per room (and none of the above problems)</td>
<td>32.00%</td>
<td>44.00%</td>
<td>4.00%</td>
<td>20.00%</td>
<td>100.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>21.05%</td>
<td>78.95%</td>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing cost burden greater than 50% of income (and none of the above problems)</td>
<td>86.87%</td>
<td>11.82%</td>
<td>1.31%</td>
<td>0.00%</td>
<td>100.00%</td>
<td>57.21%</td>
<td>23.87%</td>
<td>10.36%</td>
<td>8.56%</td>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing cost burden greater than 30% of income (and none of the above problems)</td>
<td>16.39%</td>
<td>58.82%</td>
<td>19.33%</td>
<td>5.46%</td>
<td>100.00%</td>
<td>8.66%</td>
<td>28.14%</td>
<td>52.38%</td>
<td>10.82%</td>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zero/negative Income (and none of the above problems)</td>
<td>100.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>100.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
### Housing Problems (Households with one of the listed needs)

**Table 7 – Housing Problems Table**

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th></th>
<th></th>
<th></th>
<th>Owner</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
<td></td>
</tr>
<tr>
<td>Substandard Housing - Lacking complete plumbing or kitchen facilities</td>
<td>250</td>
<td>130</td>
<td>55</td>
<td>0</td>
<td>435*</td>
<td>0</td>
<td>25</td>
<td>35</td>
<td>0</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Severely Overcrowded - With &gt;1.51 people per room (and complete kitchen and plumbing)</td>
<td>95</td>
<td>0</td>
<td>0</td>
<td>10</td>
<td>105</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Overcrowded - With 1.01-1.5 people per room (and none of the above problems)</td>
<td>80</td>
<td>110</td>
<td>10</td>
<td>50</td>
<td>250</td>
<td>0</td>
<td>0</td>
<td>20</td>
<td>75</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td>Housing cost burden greater than 50% of income (and none of the above problems)</td>
<td>4,960</td>
<td>675</td>
<td>75</td>
<td>0</td>
<td>5,710</td>
<td>635</td>
<td>265</td>
<td>115</td>
<td>95</td>
<td>1,110</td>
<td></td>
</tr>
<tr>
<td>Housing cost burden greater than 30% of income (and none of the above problems)</td>
<td>390</td>
<td>1,400</td>
<td>460</td>
<td>130</td>
<td>2,380</td>
<td>100</td>
<td>325</td>
<td>605</td>
<td>125</td>
<td>1,155</td>
<td></td>
</tr>
<tr>
<td>Zero/negative Income (and none of the above problems)</td>
<td>640</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>640</td>
<td>45</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>45</td>
<td></td>
</tr>
</tbody>
</table>

**Data Source:** 2011-2015 CHAS

*A property that has a rental permit would not have a lack of complete kitchen or plumbing facilities.*

---

Consolidated IOWA CITY Plan

OMB Control No: 2506-0117 (exp. 06/30/2018)
### Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

**Table 8 – Housing Problems 2**

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th></th>
<th>Owner</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
</tr>
<tr>
<td>Having 1 or more of four housing problems</td>
<td>5,380</td>
<td>920</td>
<td>140</td>
<td>55</td>
<td>6,495</td>
</tr>
<tr>
<td>Having none of four housing problems</td>
<td>715</td>
<td>2,155</td>
<td>2,540</td>
<td>1,075</td>
<td>6,485</td>
</tr>
<tr>
<td>Household has negative income, but none of the other housing problems</td>
<td>640</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>640</td>
</tr>
</tbody>
</table>

**Data Source:** 2011-2015 CHAS
## Cost Burden > 30%

### Table 9 – Cost Burden > 30%

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Owner</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
</tr>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
</tr>
<tr>
<td><strong>NUMBER OF HOUSEHOLDS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small Related</td>
<td>835</td>
<td>500</td>
<td>190</td>
</tr>
<tr>
<td>Large Related</td>
<td>190</td>
<td>65</td>
<td>0</td>
</tr>
<tr>
<td>Elderly</td>
<td>275</td>
<td>199</td>
<td>70</td>
</tr>
<tr>
<td>Other</td>
<td>4,280</td>
<td>1,465</td>
<td>280</td>
</tr>
<tr>
<td>Total need by income</td>
<td>5,580</td>
<td>2,229</td>
<td>540</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
## Cost Burden > 50%

Table 10 – Cost Burden > 50%

<table>
<thead>
<tr>
<th>NUMBER OF HOUSEHOLDS</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td>Small Related</td>
<td>800</td>
<td>95</td>
</tr>
<tr>
<td>Large Related</td>
<td>125</td>
<td>0</td>
</tr>
<tr>
<td>Elderly</td>
<td>185</td>
<td>110</td>
</tr>
<tr>
<td>Other</td>
<td>4,030</td>
<td>570</td>
</tr>
<tr>
<td>Total need by income</td>
<td>5,140</td>
<td>775</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
Crowding (More than one person per room)

Table 11 – Crowding Information – 1/2

<table>
<thead>
<tr>
<th></th>
<th>Renter</th>
<th>Owner</th>
<th></th>
<th>Renter</th>
<th>Owner</th>
<th></th>
<th>Renter</th>
<th>Owner</th>
<th></th>
<th>Renter</th>
<th>Owner</th>
<th></th>
<th>Renter</th>
<th>Owner</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
<td>&gt;50-80% AMI</td>
<td>&gt;80-100% AMI</td>
<td>Total</td>
</tr>
<tr>
<td>Single family households</td>
<td>120</td>
<td>110</td>
<td>10</td>
<td>40</td>
<td>280</td>
<td>0</td>
<td>20</td>
<td>20</td>
<td>75</td>
<td>115</td>
<td>0</td>
<td>20</td>
<td>20</td>
<td>75</td>
<td>115</td>
</tr>
<tr>
<td>Multiple, unrelated family households</td>
<td>45</td>
<td>0</td>
<td>0</td>
<td>15</td>
<td>60</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other, non-family households</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total need by income</td>
<td>169</td>
<td>110</td>
<td>10</td>
<td>55</td>
<td>344</td>
<td>0</td>
<td>20</td>
<td>20</td>
<td>75</td>
<td>115</td>
<td>0</td>
<td>20</td>
<td>20</td>
<td>75</td>
<td>115</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
Describe the number and type of single person households in need of housing assistance.

Stakeholders reported that there is a need for studio and one-bedroom apartments in the downtown area and that the Housing Choice Voucher (HCV) waiting list is years long for persons without a preference (such as elderly or disabled for a single person). While a specific number of single person households in need of housing was not discussed by stakeholders, stakeholders mentioned that additional units are needed particularly for persons in recovery as well as teens and youth (under the age of 24) who are currently couch surfing. Shelter House recently opened a 24-unit permanent supportive housing development but still the demand for the chronically homeless exceeds the supply.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

As stated in the 2019 Analysis of Impediments to Fair Housing Choice (AI), Iowa City’s population has a lower proportion of individuals with disabilities relative to the state, though this has increased over time. Some of this is likely due to the general aging of the population. The presence of disabilities varies by age, with the likelihood of disability increasing throughout life with a sharp increase after 75 years. In all age groups except those 75 years and older, Iowa City has a smaller proportion of persons with disabilities compared to Iowa. This is explained by a younger population and strong health care industry which attracts those with health needs later in life. The most common disabilities are cognitive, independent living, and ambulatory. Native Americans and non-Hispanic whites are most likely to be disabled. Generally, persons with disabilities are well-integrated in the community, though there is a need for housing for persons with disabilities due to the additional challenges they may face in finding suitable housing.

The Domestic Violence Intervention Program (DVIP) assists persons/families that are victims of domestic violence. Stakeholders reported that when the average length of stay increases it is typically a result of not being able to find affordable housing. Additionally, finding housing for larger families (3+) or families with criminal history/bad credit/evictions is very difficult. When DVIP has adequate resources, the agency is typically able to move families into homes quickly.
The following table shows the numbers of persons/households that have utilized services through DVIP in 2017, 2018 and 2019.

<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheltered</td>
<td>360</td>
<td>341</td>
<td>388</td>
</tr>
<tr>
<td>Nights of Shelter</td>
<td>23,674</td>
<td>15,348</td>
<td>14,390</td>
</tr>
<tr>
<td>Average Length of Stay</td>
<td>40</td>
<td>24</td>
<td>27</td>
</tr>
<tr>
<td>Adults</td>
<td>193</td>
<td>179</td>
<td>182</td>
</tr>
<tr>
<td>Children</td>
<td>167</td>
<td>162</td>
<td>206</td>
</tr>
<tr>
<td>Percent of Families Exiting to Permanent Housing</td>
<td>66</td>
<td>88</td>
<td>51</td>
</tr>
<tr>
<td>Families Receiving Housing (does not represent individual adults and children, but the number of families)</td>
<td>127</td>
<td>157</td>
<td>92</td>
</tr>
<tr>
<td>Average Length of Time to Permanent Housing Destination</td>
<td>14</td>
<td>9</td>
<td>10</td>
</tr>
</tbody>
</table>

Data Source: DVIP

What are the most common housing problems?

The most common housing problems are severe cost burden and cost burden, affecting 71% and 37% of the population, respectively, as discussed below.

Are any populations/household types more affected than others by these problems?

The high rate of severe cost burden (paying more than 50% on housing) is driven largely by renters with household incomes between 0-30% AMI, many of which are likely student households with minimal incomes but who have family support in paying rent. Cost burden (spending 30-50% of income on housing) is driven largely by 31-50% AMI renters and 51-80% AMI owners. As shown in Table 9, there are 6,025 of 8,349 households that are classified as Other, meaning that they are not elderly or related families. Among these, 4,280 have incomes between 0-30% AMI. Likewise, among 0-30% AMI renter households experiencing severe cost burden, 4,030 of the 5,140 households are Other households. Stakeholders also reported that substandard housing can also be a problem, particularly in the mobile home parks located within city limits, though this is not necessarily reflected in HUD data which uses a more restrictive definition of substandard. Severe overcrowding also affects over 90% of 0-30% AMI renter households, though this is also likely largely attributed to student households in which students are sharing rooms.

Consolidated IOWA CITY

Plan

OMB Control No: 2506-0117 (exp. 06/30/2018)
Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Stakeholders reported that a temporary setback can have long-term consequences for households living at the margins. For example, stakeholders reported that if a tenant falls behind on utilities and the service is cut off, this often can trigger an eviction as per the lease agreement. It is difficult to get evictions expunged which makes it difficult for the household to find housing in the future. There are existing services and funds to assist struggling households with utility arrears but there is a need for additional funding. Stakeholders specifically mentioned water bills as being burdensome for low-income households.

In addition to immediate housing needs and utility assistance, households that are unstably housed can benefit from job training, financial literacy classes, credit repair programs, and most critically, access to affordable transportation and childcare.

Each year, approximately 930 people, nearly 25% of whom are children, pass through Shelter House. While there were 450 households placed into housing, there is a shortage of available and affordable units.

There is a need for additional beds in emergency shelters. Individuals are allowed to stay in shelters for 45 days. The previous time limit had been 90 days, but the time limit needed to be reduced because of increased demand for emergency shelter stays due to the difficulty in finding affordable rental units.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No specific estimate of the number of at-risk persons has been determined. The need for housing and non-housing services was determined by speaking with stakeholders and the general public through a series of workshops and meetings, all of which were open to the general public.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Through stakeholder sessions, several characteristics were identified that are common among unstably housed households, particularly among the renter population. Some of the characteristics are related to a person’s prior history with substance abuse, the criminal justice system, a prior eviction or credit
score. It is difficult for persons with these histories to find a good-paying job and safe, decent, affordable housing because, in part, these households are competing with students for the same housing units, many of whom have the support of their parents with strong credit histories and an ability to pay upfront costs such as a security deposit.

Other characteristics of households at risk of becoming homeless are related to the current state of the household. For example, persons with untreated/irregularly treated mental illness and substance abuse issues are at a higher risk of becoming homeless. Additionally, low-income households are also at-risk of homelessness when a life event occurs. For households at the margins and living paycheck-to-paycheck a flat tire on their car could mean the difference between being housed and being homeless if the driver is unable to get to work or afford childcare.

**Discussion**

The following section, Narrowing the Digital Divide, is a new requirement by HUD for Consolidated Planning. HUD amended its regulations to require jurisdictions consider two additional concepts in their planning efforts: Narrowing the Digital Divide and Natural Hazard Risk. Note: The Natural Hazard Risk section is in MA-20: Housing Market Analysis Condition of Housing.

*Narrowing the Digital Divide (91.210(a)(4))*

The following two maps were created using PolicyMap and show the availability of wired broadband internet access throughout Iowa City and the estimated number of households with incomes between $20,000 and $34,999 that have any type of broadband internet access. While wired broadband is available throughout the City, there are areas in which low-income households do not have a subscription for any type of broadband internet, likely due to affordability.
SUPPLEMENTAL MAP: Broadband availability

Availability of wired broadband internet for business and government service access in 2018.

SUPPLEMENTAL MAP: Broadband subscription rates among households with incomes between $20,000 and $34,999 annually.

Estimated percent of households with incomes of $20,000 to $34,999 that have a subscription to any type of broadband internet, between 2013-2017.
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing cost burden (housing costs are greater than 30% of income)

According to the 2013-2017 ACS, the total population of Native Hawaiians and Pacific Islanders in Iowa City is 161 people (2.2% of the total population) and the total population of American Indian and Alaska Natives is 195 people (2.6% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets have large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, two groups in Iowa City experience severe housing problems at a disproportionate level and one group very nearly meets the threshold:

- Hispanic households with incomes 80-100% AMI
- Black/African American households with incomes 80-100% AMI
- Black/African American households with incomes 50-80% AMI (9.9 percentage points higher than in the aggregate)
SUPPLEMENTAL TABLE: Housing problems by race/ethnicity and income tier

<table>
<thead>
<tr>
<th>Racial/ Ethnic Group</th>
<th>Percentage with one or more housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
</tr>
<tr>
<td>White</td>
<td>92.6%</td>
</tr>
<tr>
<td>Black/ African American</td>
<td>93.8%</td>
</tr>
<tr>
<td>Asian</td>
<td>97.9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>83.7%</td>
</tr>
<tr>
<td>Jurisdiction as a Whole</td>
<td>93.0%</td>
</tr>
</tbody>
</table>

Source: CHAS 2011-2015

0%-30% of Area Median Income
Table 12 - Disproportionally Greater Need 0 - 30% AMI

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>6,505</td>
<td>490</td>
<td>685</td>
</tr>
<tr>
<td>White</td>
<td>5,015</td>
<td>400</td>
<td>395</td>
</tr>
<tr>
<td>Black / African American</td>
<td>680</td>
<td>45</td>
<td>40</td>
</tr>
<tr>
<td>Asian</td>
<td>460</td>
<td>10</td>
<td>214</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>205</td>
<td>40</td>
<td>10</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%
### 30%-50% of Area Median Income

Table 13 - Disproportionally Greater Need 30 - 50% AMI

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>2,930</td>
<td>1,280</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>2,295</td>
<td>910</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>245</td>
<td>140</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>205</td>
<td>115</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>10</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>90</td>
<td>35</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

### 50%-80% of Area Median Income

Table 14 - Disproportionally Greater Need 50 - 80% AMI

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>1,375</td>
<td>3,600</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>1,155</td>
<td>2,985</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>90</td>
<td>150</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>60</td>
<td>280</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>50</td>
<td>125</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*
### Table 15 - Disproportionally Greater Need 80 - 100% AMI

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>475</td>
<td>2,090</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>350</td>
<td>1,715</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>40</td>
<td>60</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>4</td>
<td>140</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>80</td>
<td>165</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing severe housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the following HUD tables report AMI, they refer to HAMFI. Severe housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing cost burden (housing costs greater than 50% of income)

As in NA-15, Native Hawaiians and Pacific Islanders are not included in the analysis as they comprise a small share of the total population and associated statistics have high margins of error.

In general, the percentage of households with a severe housing problem is high for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, three racial/ethnic groups in Iowa City experience severe housing problems at a disproportionate level:

- Hispanic households earning 30-50% AMI
- Black/African American households earning 80-100% AMI
- Hispanic households earning 80-100% AMI
### SUPPLEMENTAL TABLE: Severe housing problems by race/ethnicity and income tier

<table>
<thead>
<tr>
<th>Racial/ Ethnic Group</th>
<th>0-30% AMI</th>
<th>30-50% AMI</th>
<th>50-80% AMI</th>
<th>80-100% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>87.3%</td>
<td>29.3%</td>
<td>6.0%</td>
<td>5.3%</td>
</tr>
<tr>
<td>Black/ African American</td>
<td>72.2%</td>
<td>24.7%</td>
<td>8.3%</td>
<td>33.3%</td>
</tr>
<tr>
<td>Asian</td>
<td>94.7%</td>
<td>28.1%</td>
<td>11.8%</td>
<td>2.8%</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>77.6%</td>
<td>44.0%</td>
<td>0.0%</td>
<td>30.6%</td>
</tr>
<tr>
<td>Jurisdiction as a Whole</td>
<td>85.9%</td>
<td>28.7%</td>
<td>6.2%</td>
<td>8.6%</td>
</tr>
</tbody>
</table>

Source: CHAS 2011-2015
### 0%-30% of Area Median Income

Table 16 – Severe Housing Problems 0 - 30% AMI

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>6,015</td>
<td>985</td>
<td>685</td>
</tr>
<tr>
<td>White</td>
<td>4,730</td>
<td>685</td>
<td>395</td>
</tr>
<tr>
<td>Black / African American</td>
<td>520</td>
<td>200</td>
<td>40</td>
</tr>
<tr>
<td>Asian</td>
<td>445</td>
<td>25</td>
<td>214</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>190</td>
<td>55</td>
<td>10</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Table 17 – Severe Housing Problems 30 - 50% AMI

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>1,210</td>
<td>3,000</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>940</td>
<td>2,265</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>95</td>
<td>290</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>90</td>
<td>230</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>19</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>55</td>
<td>70</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%
### 50%-80% of Area Median Income

**Table 18 – Severe Housing Problems 50 - 80% AMI**

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>310</td>
<td>4,660</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>250</td>
<td>3,885</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>20</td>
<td>220</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>40</td>
<td>300</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>0</td>
<td>175</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

### 80%-100% of Area Median Income

**Table 19 – Severe Housing Problems 80 - 100% AMI**

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>220</td>
<td>2,340</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>110</td>
<td>1,950</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>35</td>
<td>70</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>4</td>
<td>140</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>75</td>
<td>170</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction
Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various income levels.

As in NA-15, Native Hawaiians and Pacific Islanders are not included in the analysis as they comprise a small share of the total population and associated statistics have high margins of error.

According to the above definitions, one racial/ethnic group in Iowa City experiences cost burden at a disproportionate level:

- Black/African American households with incomes 30-50% AMI

White households constitute more than 80% of the jurisdiction as a whole, significantly influencing the overall trend.

<table>
<thead>
<tr>
<th>Racial/ Ethnic Group</th>
<th>Less than 30% (No Cost Burden)</th>
<th>30-50%</th>
<th>More than 50%</th>
<th>No/ negative income (not computed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>62.2%</td>
<td>13.3%</td>
<td>24.5%</td>
<td>2.1%</td>
</tr>
<tr>
<td>Black/ African American</td>
<td>40.9%</td>
<td>27.8%</td>
<td>31.3%</td>
<td>2.4%</td>
</tr>
<tr>
<td>Asian</td>
<td>60.6%</td>
<td>8.6%</td>
<td>30.7%</td>
<td>13.7%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>66.2%</td>
<td>10.9%</td>
<td>22.9%</td>
<td>1.0%</td>
</tr>
<tr>
<td>Jurisdiction as a Whole</td>
<td>60.8%</td>
<td>13.9%</td>
<td>25.3%</td>
<td>2.8%</td>
</tr>
</tbody>
</table>

Source: CHAS 2011-2015
## Housing Cost Burden

Table 20 – Greater Need: Housing Cost Burdens AMI

<table>
<thead>
<tr>
<th>Housing Cost Burden</th>
<th>&lt;=30%</th>
<th>30-50%</th>
<th>&gt;50%</th>
<th>No / negative income (not computed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>17,135</td>
<td>3,920</td>
<td>7,135</td>
<td>800</td>
</tr>
<tr>
<td>White</td>
<td>14,450</td>
<td>3,100</td>
<td>5,685</td>
<td>490</td>
</tr>
<tr>
<td>Black / African American</td>
<td>685</td>
<td>465</td>
<td>525</td>
<td>40</td>
</tr>
<tr>
<td>Asian</td>
<td>1,055</td>
<td>150</td>
<td>535</td>
<td>239</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>24</td>
<td>10</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>20</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>665</td>
<td>110</td>
<td>230</td>
<td>10</td>
</tr>
</tbody>
</table>

Source: CHAS 2011-2015
Among renters who are cost burdened and under the age of 65, most households reside in the area to the east of the Iowa River as shown on the PolicyMap below. This group includes much of the large student population. There is no PolicyMap data available to indicate cost burden only among the population over the age of 25.

SUPPLEMENTAL MAP: Cost Burden among Renters under Age 65
Among cost burdened renters aged 65 and older, some live east of the Iowa River, especially in the Mark Twain and downtown area, but most live to the west of University Heights.

SUPPLEMENTAL MAP: Cost Burden among Renters Over Age 65
The following supplemental tables utilize CHAS data for cost burden and severe cost burden among elderly non-family, large family, and elderly family and small family households.

Among elderly non-family households, renters are more cost burdened than owners at lower income levels. As income increase, owners become slightly more cost burdened than renters. There are a number of reasons why owners could be cost burdened including rising property taxes and high utility bills for older homes needing updated systems and energy improvements. In addition, lending standards allow for debt-to-income ratios of up to 43%, which, for a household with no or minimal debt, would allow a borrower to have a loan that costs above 30% of household income. Some lenders allow a debt-to-income ratio as high as 50% which borders on severe cost burden as defined by HUD.

SUPPLEMENTAL TABLE: Elderly Non-family Households - Cost Burden

<table>
<thead>
<tr>
<th>HAMFI</th>
<th>Owners</th>
<th>Renters</th>
<th>Total</th>
<th>Cost-Burdened (30-50%)</th>
<th>%</th>
<th>Severely Cost-Burdened (50%+)</th>
<th>Owners</th>
<th>Renters</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-30%</td>
<td>65</td>
<td>90</td>
<td>155</td>
<td>23.31%</td>
<td></td>
<td>90</td>
<td>170</td>
<td>260</td>
<td>39.10%</td>
<td></td>
</tr>
<tr>
<td>30-50%</td>
<td>145</td>
<td>85</td>
<td>230</td>
<td>37.10%</td>
<td></td>
<td>0</td>
<td>110</td>
<td>110</td>
<td>17.74%</td>
<td></td>
</tr>
<tr>
<td>50-80%</td>
<td>25</td>
<td>20</td>
<td>45</td>
<td>7.56%</td>
<td></td>
<td>20</td>
<td>30</td>
<td>50</td>
<td>8.40%</td>
<td></td>
</tr>
<tr>
<td>80-100%</td>
<td>10</td>
<td>0</td>
<td>10</td>
<td>5.00%</td>
<td></td>
<td>4</td>
<td>0</td>
<td>4</td>
<td>2.00%</td>
<td></td>
</tr>
<tr>
<td>&gt;100%</td>
<td>0</td>
<td>20</td>
<td>20</td>
<td>2.45%</td>
<td></td>
<td>15</td>
<td>0</td>
<td>15</td>
<td>1.84%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>245</td>
<td>215</td>
<td>460</td>
<td>15.89%</td>
<td></td>
<td>129</td>
<td>310</td>
<td>439</td>
<td>15.16%</td>
<td></td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
Among large family households, renters with lower incomes tend to be more cost burdened than owners but in the 50-80% income tier, owners are more cost burdened than renters. Among the severely cost burdened, there are two groups – renters with incomes from 0-30% AMI and owners in the 80-100% AMI tier.

**SUPPLEMENTAL TABLE: Large Family Households - Cost Burden**

<table>
<thead>
<tr>
<th>HAMFI</th>
<th>Cost-Burdened (30-50%)</th>
<th>Severely Cost-Burdened (50%+)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Owners</td>
<td>Renters</td>
</tr>
<tr>
<td>0-30%</td>
<td>0</td>
<td>65</td>
</tr>
<tr>
<td>30-50%</td>
<td>50</td>
<td>65</td>
</tr>
<tr>
<td>50-80%</td>
<td>80</td>
<td>0</td>
</tr>
<tr>
<td>80-100%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>&gt;100%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>130</td>
<td>130</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
Among elderly family and small family households, the pattern of higher rates of cost burden and severe cost burden persists as for the two previously discussed household types. That is, the rates of cost burden and severe cost burden is higher for renters in lower income tiers but higher among owners in higher income tiers.

SUPPLEMENTAL TABLE: Elderly and Small Family Households - Cost Burden

<table>
<thead>
<tr>
<th>HAMFI</th>
<th>Owners</th>
<th>Renters</th>
<th>Total</th>
<th>%</th>
<th>Owners</th>
<th>Renters</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-30%</td>
<td>0</td>
<td>35</td>
<td>35</td>
<td>2.90%</td>
<td>215</td>
<td>815</td>
<td>1030</td>
<td>85.48%</td>
</tr>
<tr>
<td>30-50%</td>
<td>54</td>
<td>409</td>
<td>463</td>
<td>43.07%</td>
<td>125</td>
<td>95</td>
<td>220</td>
<td>20.47%</td>
</tr>
<tr>
<td>50-80%</td>
<td>300</td>
<td>175</td>
<td>475</td>
<td>23.87%</td>
<td>100</td>
<td>35</td>
<td>135</td>
<td>6.78%</td>
</tr>
<tr>
<td>80-100%</td>
<td>50</td>
<td>55</td>
<td>105</td>
<td>8.54%</td>
<td>50</td>
<td>0</td>
<td>50</td>
<td>4.07%</td>
</tr>
<tr>
<td>&gt;100%</td>
<td>150</td>
<td>10</td>
<td>160</td>
<td>2.64%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Total</td>
<td>554</td>
<td>684</td>
<td>1238</td>
<td>10.71%</td>
<td>490</td>
<td>945</td>
<td>1435</td>
<td>12.41%</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Iowa City varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at rates at least 10 percentage points higher than the City as a whole:

**Housing Problems**
- Hispanic households with incomes 80-100% AMI
- Black/African American households with incomes 80-100% AMI
- Black/African American households with incomes 50-80% AMI (9.9 percentage points higher than in the aggregate)

**Severe Housing Problems**
- Hispanic households earning 30-50% AMI
- Black/African American households earning 80-100% AMI
- Hispanic households earning 80-100% AMI

**Cost Burden**
- Black/African American households with incomes 30-50% AMI

If they have needs not identified above, what are those needs?

The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following two maps illustrate the residential patterns of Black and Hispanic persons in Iowa City as identified in the 2013-2017 ACS and mapped via PolicyMap.

Black persons tend to reside in the southeastern portion of Iowa City as well as in the westernmost areas; fewer Black persons reside in the northern areas.
There is a concentration of Hispanic persons in the southeastern portion of the City in the same area in which there is a concentration of Black persons. Hispanic persons are more likely than Black persons to reside in the northern areas and less likely to reside in the western areas.
NA-35 Public Housing – 91.205(b)

Introduction

Iowa City Housing Authority (ICHA), established in 1969, is the division of Iowa City’s Neighborhood and Development Services Department that administers housing assistance programs throughout its jurisdiction, including all of Johnson County, Iowa County and a portion of Washington County. ICHA’s board of directors is the City Council of Iowa City. Therefore, its members are directly elected, and the City has authority over all proposed ICHA development sites and program activity, including any proposed demolition or sale of ICHA project sites. City Council’s involvement in ICHA decision-making increases the degree to which ICHA planning is coordinated with the City’s broader long-term vision.

The data tables presented in this section were pre-populated using HUD’s eCon Planning Suite. Where possible, local data was obtained, and the tables updated.

Totals in Use

Table 21 - Public Housing by Program Type (Updated)

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Veterans Affairs Supportive Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Family Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Unification</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Disabled*</td>
</tr>
<tr>
<td># of units vouchers in use</td>
<td>0</td>
<td>0</td>
<td>81</td>
<td>1,215</td>
<td>24</td>
<td>1,191</td>
<td>83</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: ICHA
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
**Included in the 1,191 tenant-based vouchers
## Characteristics of Residents

### Table 22 – Characteristics of Public Housing Residents by Program Type

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Total</td>
<td>Total</td>
<td>Total</td>
<td>Total</td>
<td>Total</td>
<td>Total</td>
</tr>
<tr>
<td>Average Annual Income</td>
<td>0</td>
<td>0</td>
<td>16,043</td>
<td>11,965</td>
<td>0</td>
<td>11,851</td>
<td>11,362</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7,370</td>
</tr>
<tr>
<td>Average length of stay</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>5</td>
<td>0</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Average Household size</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td># Homeless at admission</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td># of Elderly Program Participants (&gt;62)</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>174</td>
<td>0</td>
<td>169</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td># of Disabled Families</td>
<td>0</td>
<td>0</td>
<td>15</td>
<td>573</td>
<td>0</td>
<td>563</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td># of Families requesting accessibility features</td>
<td>0</td>
<td>0</td>
<td>73</td>
<td>1,217</td>
<td>0</td>
<td>1,168</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8</td>
</tr>
<tr>
<td># of HIV/AIDS program participants</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td># of DV victims</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: PIC (PIH Information Center)
### Race of Residents

Table 23 – Race of Public Housing Residents by Program Type (Updated)

<table>
<thead>
<tr>
<th>Race</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Veterans Affairs</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Supportive Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Family Unification Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Disabled *</td>
</tr>
<tr>
<td>White</td>
<td>0</td>
<td>0</td>
<td>50</td>
<td>806</td>
<td>15</td>
<td>791</td>
<td>72</td>
</tr>
<tr>
<td>Black/African American</td>
<td>0</td>
<td>0</td>
<td>182</td>
<td>1,987</td>
<td>2</td>
<td>1,985</td>
<td>24</td>
</tr>
<tr>
<td>Asian</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>19</td>
<td>0</td>
<td>19</td>
<td>0</td>
</tr>
<tr>
<td>American Indian/Alaska Native</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>13</td>
<td>0</td>
<td>13</td>
<td>2</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>0</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>150</td>
<td>1</td>
<td>149</td>
<td>2</td>
</tr>
</tbody>
</table>

Data Source: ICHA

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
### Ethnicity of Residents

Table 24 – Ethnicity of Public Housing Residents by Program Type

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ethnicity</td>
<td></td>
<td></td>
<td>Total</td>
<td></td>
<td></td>
<td>Veterans Affairs Supports Housing</td>
</tr>
<tr>
<td></td>
<td>Hispanic</td>
<td>0</td>
<td>0</td>
<td>32</td>
<td>141</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Not Hispanic</td>
<td>0</td>
<td>0</td>
<td>208</td>
<td>2,846</td>
<td>0</td>
<td>99</td>
</tr>
</tbody>
</table>

Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. Among the 81 public housing units operated by ICHA, 41 (45%) are accessible. Reasonable accommodation requests are rarely received by ICHA (only a few per decade), possibly because so many of the units are already accessible. Among persons with one or more disabilities and who are on the waiting list for housing though ICHA, it is not known which type of disability a person has and therefore no conclusion can be drawn about housing needs among persons with disabilities who are on the waiting list beyond that there is a need for affordable, accessible housing.

Approximately 6% of the population in Iowa City has a disability, according to the 2013-2017 ACS. Among the 19,656 rental properties registered with the City, 3,178 (16%) are accessible. Among accessible market-rate units, 75% of the units are one- or two-bedroom units indicating that there may be a need for larger accessible units for families.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to stakeholders, the most common and immediate needs of public housing residents and Housing Choice Voucher holders beyond affordable housing are transportation and childcare. These needs were overwhelmingly reported in every stakeholder session and public meeting.

How do these needs compare to the housing needs of the population at large

The needs for transportation and affordable childcare are common among the population at large, though transportation is less of an issue for those with an automobile. Research by the Iowa Women's Foundation (IAWF) determined that affordable childcare is an urgent need across the state, including in Iowa City. IAWF found a shortfall of 350,000 childcare slots across the state and that Iowa has lost 40% of its childcare providers over the past five years. Because the payment standards for childcare vouchers may not be high enough to pay the costs of many childcare providers, providers will often accept only a limited number of vouchers. While the need for affordable childcare and transportation is great among the general population, the need is exacerbated for LMI households including those residing in public housing or utilizing a voucher.
NA-40 Homeless Needs Assessment – 91.205(c)

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Shelter House houses about 930 people, approximately 25% of whom are children, on an annual basis. While there were 450 households placed into housing last year, there is a shortage of available and affordable units. There is significant need for additional beds in emergency shelters. Currently, persons experiencing homelessness can stay in shelters for 45 days. The previous time limit had been 90 days, but the time limit was reduced because of increased demand for emergency shelter stays due to the difficulty in finding affordable rental units. For many households, 45 days is not long enough to get out of the crisis and resettled, pointing to the need for additional beds in emergency shelters.

In addition to emergency beds, there is significant need for additional units of permanent supportive housing. Shelter House recently constructed 24 new units of permanent supportive housing and all units are occupied.

There is a specific need for teen and youth services and housing. Many teens and youth (up to age 24) are currently couch surfing but need permanent and stable housing as well as wrap-around services such as life and jobs skills classes to become self-sufficient before they age out of assistance.

Iowa City participates in the Johnson County Continuum of Care. The annual Point in Time Count, typically conducted in January of each year, was held on February 6, 2019 due to extreme temperatures. On February 6, there were 146 persons identified, 140 of whom were sheltered. Among the veteran population, there were 20 veterans, 19 of whom were sheltered. However, individuals are not required to disclose veteran status so it cannot be determined the extent to which veterans experience homelessness using the Point in Time count.
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Many persons with special needs also have very low incomes.

Describe the characteristics of special needs populations in your community:

Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive services to complete their daily routines. This means elderly residents in particular need affordable housing options and easy access to service providers. The following table illustrates the trend in age of the elderly population from 2010 to 2017. There have been large increases of 32.2% and 61.4% in the number of persons aged 65-74 and 85 and older, respectively. The tendency toward an aging population is a national trend that is also experienced by Iowa City.

SUPPLEMENTAL TABLE: Elderly Population

<table>
<thead>
<tr>
<th>Age bracket</th>
<th>2010</th>
<th>2017</th>
<th>Trend</th>
</tr>
</thead>
<tbody>
<tr>
<td>65 to 74</td>
<td>2,702</td>
<td>3,573</td>
<td>32.2%</td>
</tr>
<tr>
<td>74 to 84</td>
<td>1,719</td>
<td>1,809</td>
<td>5.2%</td>
</tr>
<tr>
<td>85 and older</td>
<td>819</td>
<td>1,322</td>
<td>61.4%</td>
</tr>
<tr>
<td>Total aged 65 and older</td>
<td>5,240</td>
<td>6,704</td>
<td>27.9%</td>
</tr>
<tr>
<td>Median age of population</td>
<td>25.1</td>
<td>25.8</td>
<td>2.8%</td>
</tr>
</tbody>
</table>

Source: 2013-2017 ACS
The following table utilizes ACS data from 2008-2012 (2010 ACS is not available in this format) and 2013-2017 ACS. There has been a decrease in the number of persons aged 65 to 74 who have a disability at the same time as there has been a significant increase in the number of persons in this age range. There has been a 40.0% increase in the number of persons aged 75 and older with a disability.

**SUPPLEMENTAL TABLE: Elderly Population with a Disability**

<table>
<thead>
<tr>
<th>Persons with a Disability by Age</th>
<th>2012</th>
<th>2017</th>
<th>Trend</th>
</tr>
</thead>
<tbody>
<tr>
<td>65 to 74</td>
<td>763</td>
<td>542</td>
<td>-28.96%</td>
</tr>
<tr>
<td>75 and older</td>
<td>1005</td>
<td>1407</td>
<td>40.00%</td>
</tr>
<tr>
<td>Total aged 65 and older</td>
<td>1768</td>
<td>1949</td>
<td>10.24%</td>
</tr>
</tbody>
</table>


Among those aged 65 and older and with a disability, 14.6% have an ambulatory disability, 13.6% have a hearing disability and 10.5% have an independent living disability as shown in the following table.

**SUPPLEMENTAL TABLE: Elderly Population with a Disability by Disability Type**

<table>
<thead>
<tr>
<th>Disability Type</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hearing</td>
<td>13.6%</td>
</tr>
<tr>
<td>Vision</td>
<td>5.3%</td>
</tr>
<tr>
<td>Cognitive</td>
<td>6.2%</td>
</tr>
<tr>
<td>Ambulatory</td>
<td>14.6%</td>
</tr>
<tr>
<td>Self-Care</td>
<td>5.7%</td>
</tr>
<tr>
<td>Independent Living</td>
<td>10.5%</td>
</tr>
</tbody>
</table>

Source: 2013-2017 ACS
People Living with Disabilities
There were 5,371 persons with disabilities in Iowa City in 2017, representing 7.4% of the population. The two most common disabilities reported were cognitive (3.3%) and independent living (2.9%). Because independent living disabilities are correlated with increasing age, and the number of senior citizens in the City is rising, the demand for accessible housing units is expected to increase in the future.

Mental Illness including Substance Abuse and Addiction
Persons with mental illness and/or substance abuse and addiction issues have greater difficulty finding and keeping housing and employment. Stakeholders working in health and mental health services indicated that over time, the level of complexity and severity of cases has increased.

What are the housing and supportive service needs of these populations and how are these needs determined?

Stakeholder sessions revealed that an increasing number of persons with disabilities are coming to Johnson County and Iowa City in search of support and employment services. Agencies such as Goodwill will go to a job site with a client to assess the work environment, talk with the employer and to teach the client about their trigger situations and how to handle difficult situations. Additional employment support is needed to educate potential employers about the special needs of vulnerable populations but to also work with the employer to ensure that the both the employer and employee’s needs are met. Other services needed include: health and mental health services, transportation, childcare for dependents of persons with disabilities, and physical modifications to living environments to make them suitable.

In addition to employment services, persons with disabilities need access to accessible housing including first-floor bedroom and bathroom, ramps, grab bars and other features that allow persons with disabilities to live independently or for elderly persons with disabilities to age in place. Persons with substance abuse and addiction issues need increased access to treatment centers as it is difficult to find a bed in a treatment facility.

The housing and supportive service needs of vulnerable populations were determined through stakeholder interviews and available public and local data and were described in the previous section.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Iowa Department of Public Health prepares an annual analysis of the demographic characteristics of those within the State living with HIV/AIDS. The most recent report is entitled 2017 End-of-Year HIV/AIDS Surveillance Report.
Among Iowa’s 99 counties, Johnson County has the fifth highest prevalence of HIV/AIDS at 126 cases per 100,000 persons; the state average is 88 cases per 100,000 persons. There were 184 persons living with HIV or AIDS in Johnson County, some of which are being held in Iowa Department of Corrections facilities. In addition to the needs of other vulnerable populations, persons with HIV/AIDS also need access to healthcare including affordable vital medications and supportive mental health services.
NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Through CDBG funds, the City can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

Iowa City aims to strengthen its LMI (LMI) neighborhoods and improve economic opportunities that provide living-wage jobs by improving the living environment within its LMI neighborhoods and providing public amenities that will attract residents and businesses. LMI neighborhoods are Census tracts or block groups that has 51% or more of households that are LMI.

Specifically, stakeholders identified needs for public transportation for greater access to employment but also access to community recreation centers for youth, additional emergency shelters and permanent supporting housing, and infrastructure such as sidewalks. Additionally, there is significant need for new/rehabilitated and additional physical space for public service providers. This need is arising because many service providers have grown in both size and scope of services offered and have either outgrown their physical spaces and/or the facilities have deteriorated over time. In addition to the needs for specific types of facilities, there is a need to cluster services to better meet the needs of the persons and families being served. For example, it would be more convenient for a client to have affordable childcare nearby to health and mental health providers as well as services such as food pantries.

On the community-wide survey, respondents rated the top three priority needs for community facilities to be mental health facilities (74.1%), homeless/domestic violence shelters (69.6%) and childcare (55.9%).

How were these needs determined?

The City facilitated a series of stakeholder interviews and an online survey in which it requested feedback on needs across the community.

Describe the jurisdiction’s need for Public Improvements:

Through CDBG funds, the City can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.
Specifically, stakeholders identified needs for sidewalks to allow for safe, walkable neighborhoods. Stakeholders commented that it is common for children and women with strollers to be walking along busy roadways to access schools, grocery stores and other community amenities.

In addition to sidewalks, stakeholders commented that storm and flooding preparedness is important. As reported by the New York Times, the Iowa Flood Center estimates that what was once considered a 500-year flood in Iowa City is now an 80-year flood, meaning the probability of a flood of that magnitude occurring in any given year has risen from 0.2 percent to 1.25 percent. While the City has made significant infrastructure investments since the flood of 2008, storm and flood management remains a priority.

On the community-wide survey, respondents rated the top four priority needs to be road improvements/reconstruction (52.5%), water and wastewater treatment facilities (40.9%), tree planting (40.5%) and sidewalk improvements/reconstruction (40.4%).

How were these needs determined?

The City facilitated a series of stakeholder interviews and an online survey in which it requested feedback on needs across the community.

---

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:
This section analyzes the existing housing stock by tenure, unit type and size as well as housing affordability and condition. Included in the analysis is a discussion on the existing subsidized units for LMI households as well as available resources for those at risk of experiencing homelessness. Barriers to affordable housing are explored in addition to a discussion on community assets in areas with concentrations of nonwhite and Hispanic persons.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction
The housing stock in Iowa City is nearly evenly split between owner- and renter-occupied with slightly more renter households (52.3% of occupied units) than owner households (47.7%). The most common housing type is detached Single Family, followed by Multi-Family with 5-19 units. The predominant unit size among owner-occupied housing is three or more bedrooms. Larger rental units comprise only 30% of the rental market; renters primarily occupy two-bedroom units which account for 41% of rental units. The need for more affordable housing, both owner- and renter-occupied, is strong in the community. In determining the City’s most critical housing needs, the City focuses on non-student households; students and lower-income full-time City residents both compete for affordable rental units in the City.

All residential properties by number of units

Table 25 – Residential Properties by Unit Number

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-unit detached structure</td>
<td>12,865</td>
<td>43%</td>
</tr>
<tr>
<td>1-unit, attached structure</td>
<td>2,940</td>
<td>10%</td>
</tr>
<tr>
<td>2-4 units</td>
<td>2,625</td>
<td>9%</td>
</tr>
<tr>
<td>5-19 units</td>
<td>7,520</td>
<td>25%</td>
</tr>
<tr>
<td>20 or more units</td>
<td>3,540</td>
<td>12%</td>
</tr>
<tr>
<td>Mobile Home, boat, RV, van, etc.</td>
<td>770</td>
<td>3%</td>
</tr>
<tr>
<td>Total</td>
<td>30,260</td>
<td>100%</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS
### Unit Size by Tenure

**Table 26 – Unit Size by Tenure**

<table>
<thead>
<tr>
<th></th>
<th>Owners</th>
<th></th>
<th>Renters</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>No bedroom</td>
<td>30</td>
<td>0%</td>
<td>715</td>
<td>5%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>295</td>
<td>2%</td>
<td>3,690</td>
<td>24%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>2,715</td>
<td>20%</td>
<td>6,235</td>
<td>41%</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>10,785</td>
<td>78%</td>
<td>4,515</td>
<td>30%</td>
</tr>
<tr>
<td>Total</td>
<td>13,825</td>
<td>100%</td>
<td>15,155</td>
<td>100%</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 81 units of public housing and 1,215 vouchers administered by ICHA as part of the HCV program, 24 of which are project-based in the newly built Cross Park Place. Additionally, since 1999, CDBG and HOME funds have been used in part to assist an additional 1,405 units of subsidized housing. HCV and public housing tend to be accessed by the lowest income households – those with incomes up to 30% AMI – and LIHTC units are available to households with incomes up to 60% AMI. According to PolicyMap, there are developments with families as well as elderly household types.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Developments funded in part by CDBG and/or HOME funds in the City provide 1,405 units of subsidized housing. Among these, 24% of units (337 - 44 homeowner and 293 rental) could expire by the end of 2025 as reported by City monitoring records. However, there is a higher risk of subsidized units converting to market rate units if the units are owned by profit motivated organizations. Of the 337 units with upcoming expiration dates on the period of affordability, 104 are owned by for-profit companies and all of which are rental units.

Does the availability of housing units meet the needs of the population?

There is a significant need for additional affordable housing. ICHA reported that the waiting list has over 25,000 applicants, 1,300 of which qualified under a primary preference category: elderly, with a disability, and/or families with children under the age of 18. For all three categories, the preference is that the applicant lives or works in the jurisdiction served by ICHA. ICHA serves Iowa City but more...
broadly Iowa County, Johnson County and Washington County north of I-92 but not in the city limits of the City of Washington.

*Describe the need for specific types of housing:*

Habitat for Humanity spoke about the need for larger, affordable units. Habitat is currently building homes with an average of four bedrooms. Stakeholders commented that many of the larger units are being rented by groups of students and therefore it is more difficult to find affordable, larger units for LMI families.

Stakeholders stated that there is a need for smaller affordable units in the downtown area close to services and amenities. Because the waiting list for units through ICHA prioritizes the elderly, persons with disabilities, and/or families with children, single-persons households without a preference are unlikely access ICHA housing and need affordable units.
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section outlines the changes in the cost of housing in Iowa City between 2000 and 2017 as compared to household incomes. The 2013-2017 ACS data indicates that between 2000 and 2017, the median home value increased by 16% to $202,200. Median contract rent has increased by 11% to $809. Both median home value and median contract rent increases are adjusted for inflation.

The tables below were prepopulated using the eCon Planning Suite available through HUD.

Cost of Housing

Table 27 – Cost of Housing

<table>
<thead>
<tr>
<th></th>
<th>Base Year: 2000</th>
<th>Most Recent Year: 2015</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Value</td>
<td>$171,600</td>
<td>$186,100</td>
<td>8%</td>
</tr>
<tr>
<td>Median Contract Rent</td>
<td>$649</td>
<td>$756</td>
<td>16%</td>
</tr>
</tbody>
</table>

Data Source: 2000 Census (Base Year), 2011-2015 ACS (Most Recent Year)

Table 28 - Rent Paid

<table>
<thead>
<tr>
<th>Rent Paid</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $500</td>
<td>2,060</td>
<td>13.6%</td>
</tr>
<tr>
<td>$500-999</td>
<td>8,925</td>
<td>58.9%</td>
</tr>
<tr>
<td>$1,000-1,499</td>
<td>2,580</td>
<td>17.0%</td>
</tr>
<tr>
<td>$1,500-1,999</td>
<td>1,040</td>
<td>6.9%</td>
</tr>
<tr>
<td>$2,000 or more</td>
<td>555</td>
<td>3.7%</td>
</tr>
<tr>
<td>Total</td>
<td>15,160</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS
Housing Affordability

The following table indicates the number of units available in each income tier. The counts are not inclusive meaning that there are, for example, 5,560 units available to households with incomes between 30-50% HAMFI.² Strictly speaking, units affordable to 30% HAMFI households are also affordable to households with higher incomes.

Table 29 – Housing Affordability

<table>
<thead>
<tr>
<th>% Units affordable to Households earning</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% HAMFI</td>
<td>785</td>
<td>No Data</td>
</tr>
<tr>
<td>50% HAMFI</td>
<td>5,560</td>
<td>1,185</td>
</tr>
<tr>
<td>80% HAMFI</td>
<td>11,220</td>
<td>4,010</td>
</tr>
<tr>
<td>100% HAMFI</td>
<td>No Data</td>
<td>5,745</td>
</tr>
<tr>
<td>Total</td>
<td>17,565</td>
<td>10,940</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS

Monthly Rent

Table 30 – Monthly Rent

<table>
<thead>
<tr>
<th>Monthly Rent ($)</th>
<th>Efficiency (no bedroom)</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Rent</td>
<td>625</td>
<td>723</td>
<td>956</td>
<td>1,391</td>
<td>1,684</td>
</tr>
<tr>
<td>High HOME Rent</td>
<td>625</td>
<td>723</td>
<td>956</td>
<td>1,391</td>
<td>1,684</td>
</tr>
<tr>
<td>Low HOME Rent</td>
<td>625</td>
<td>723</td>
<td>956</td>
<td>1,131</td>
<td>1,262</td>
</tr>
</tbody>
</table>

Data Source: HUD FMR and HOME Rents

² HUD Adjusted Median Family Income.

Consolidated IOWA CITY Plan

OMB Control No: 2506-0117 (exp. 06/30/2018)
The previous stable indicating the Fair Market Rents (FMR) and HOME rents were populated using eCon Planning Suits and are not populated with current data. The supplemental table below indicates the rent limits for 2019. FMR is used to determine the maximum rent that can be charged for tenants utilizing subsidy programs such as Section 8, HCV, and public housing. FMR is determined by HUD and published annually. HUD FMR are not equivalent to the rent in the open market. HOME Rents are calculated separately by HUD and are the rents that can be charged to a tenant living in a unit that has received HOME funding. HOME Rents are the lesser of FMR or 30% of 65% of AMI. Because of the HOME calculation methodology, HOME rents for larger units can be less than FMR because 30% of 65% of AMI remains fixed and that dollar amount could be less than FMR.

SUPPLEMENTAL TABLE: Updated Fair Market Rent and HOME Rents, 2019

<table>
<thead>
<tr>
<th>Monthly Rent ($)</th>
<th>Efficiency (no bedroom)</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Rent</td>
<td>612</td>
<td>684</td>
<td>902</td>
<td>1,304</td>
<td>1,584</td>
</tr>
<tr>
<td>High HOME Rent</td>
<td>612</td>
<td>684</td>
<td>902</td>
<td>1,304</td>
<td>1,584</td>
</tr>
<tr>
<td>Low HOME Rent</td>
<td>612</td>
<td>684</td>
<td>902</td>
<td>1,244</td>
<td>1,388</td>
</tr>
</tbody>
</table>

Data Source: HUD FMR and HOME Rents

*Is there sufficient housing for households at all income levels?*

Within the rental market, there are 785 units that are affordable for households earning up to 30% HAMFI and 5,560 units for those with incomes up to 50% HAMFI. There are an additional 11,220 units affordable to households with incomes up to 80% HAMFI. The number of units stated are not inclusive. Given the large student population that also competes for affordable housing units, there is an insufficient supply of housing units for low-income households. There are 7,685 households earning less than 30% HAMFI, a nearly ten-fold increase over the number of units available at this price point. There are more 0-30% HAMFI households than there are units affordable for households with incomes up to 50% HAMFI (7,685 households and 6,345 units). In addition to the need for more affordable units, there is a need for the correct sized unit for families versus single-person households.

*How is affordability of housing likely to change considering changes to home values and/or rents?*

From 2000 to 2017, median home values and median contract rents increased by 16% and 11%, respectively, while median household incomes, when adjusted for inflation, decreased by 8.6% from...
$34,977 ($50,319 adjusted) to $45,991. This indicates that households have only marginal more purchasing power in the rental market and slightly more purchasing power in the owner market.

The median household income includes student households which skews the data. In an attempt to gain insights related to household earnings for non-student households, additional data from the ACS is used including an analysis of median family income. When adjusted for inflation, family households’ median earnings decreased by 0.2% between 2000 and 2017 to $82,659. There are some differences among male and female full-time workers. Males had a real decrease in annual earnings of 7.4% while females saw an increase of 10.2%. It is possible that some of the differences by sex are related to women closing the pay gap; in 2000, women earned 82% as much as men but by 2017 were earning 97% as much. There was no data available in 2000 to analyze the changes in household income for non-family households. However, between 2010 and 2017, non-family median household incomes increased by 6.9% to $26,259.

When compared with the rest of the state, Iowa City is less affordable. According to the 2011-2015 ACS, the median home value and median contract rents for the state were $129,200 and $559, respectively. There is a need in Iowa City for decent, affordable housing for persons earning less than 80% AMI.

*How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?*

High HOME rents and Fair Market rents are the same for all bedroom sizes and Low HOME rents are lower than FMR for 3- and 4-bedroom units indicating that there is an affordability gap for larger units among households with incomes below 50% AMI. Recall that FMR is not necessarily representative of open market rent. Therefore, despite that High HOME rents and FMR are equal, this does not necessarily mean that housing is affordable for LMI households. Preserving affordable housing is an ongoing goal of the City. Developing new units of affordable housing, particularly rental housing for families, persons with disabilities, and the elderly, continues to be a goal, too.
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

**Introduction**
The following data provides an overview of the condition of housing in Iowa City.

**Definitions**

*Standard Condition:* No major structural defects, adequate plumbing and kitchen facilities, appearance which does not create a blighting influence, and the house meets additional, more stringent City standards.

*Substandard Condition but Suitable for Rehabilitation:* The nature of the substandard condition is both financially and structurally feasible for rehabilitation.

*Housing Conditions:* Condition of units are assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden (amount of income allocated to housing) is greater than 30%.

**Condition of Units**
The table below shows the number of housing units by tenure based on the number of selected conditions or characteristics of the unit. Selected conditions are similar to housing problems reported in the Needs Assessment section and include the following: (1) the lack of complete plumbing facilities, (2) the lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden where housing costs are greater than 30% of income.

Renter-occupied units have a much higher percentage of units with at least one substandard condition (59%) than owner-occupied units (19%). Most of the substandard conditions faced by residents are related to cost burden, which by itself does not affect the condition of the unit, particularly within the rental market. However, within the owner market, cost burden could have a long-term effect on the condition of the units if homeowners are unable to afford to make repairs and to conduct routine maintenance on their properties. Cost burden is also complex among homeowners as lending practices (i.e. allowing debt-to-income ratios up to 50%) or traditional thinking (i.e. a home is an investment and therefore will pay off over time) can make a household cost burdened upon becoming a homeowner.
### Table 31 - Condition of Units

<table>
<thead>
<tr>
<th>Condition of Units</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>With one selected Condition</td>
<td>2,650</td>
<td>19%</td>
</tr>
<tr>
<td>With two selected Conditions</td>
<td>40</td>
<td>0%</td>
</tr>
<tr>
<td>With three selected Conditions</td>
<td>8</td>
<td>0%</td>
</tr>
<tr>
<td>With four selected Conditions</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>No selected Conditions</td>
<td>11,135</td>
<td>81%</td>
</tr>
<tr>
<td>Total</td>
<td>13,833</td>
<td>100%</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS

### Year Unit Built

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is 50 years.

In Iowa City, the proportion of owner and renter units built before 1979 is approximately the same – 57% and 54% for owner and renter units, respectively. In the 1980s and 1990s, more rentals were built than owner housing; this trend reversed since 2000 when more units of owner-occupied housing were constructed.

### Table 32 – Year Unit Built

<table>
<thead>
<tr>
<th>Year Unit Built</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>2000 or later</td>
<td>2,745</td>
<td>20%</td>
</tr>
<tr>
<td>1980-1999</td>
<td>3,265</td>
<td>24%</td>
</tr>
<tr>
<td>1950-1979</td>
<td>5,480</td>
<td>40%</td>
</tr>
<tr>
<td>Before 1950</td>
<td>2,340</td>
<td>17%</td>
</tr>
<tr>
<td>Total</td>
<td>13,830</td>
<td>101%</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 CHAS
Risk of Lead-Based Paint Hazard

Lead-based paint, once widely used for its durability, was banned in 1978 amid health concerns as lead has been known to pose health hazards, particularly among children. While there are more renter-occupied units built before 1980, which are more likely to have lead-based paint, there are more households with children residing in owner-occupied housing. This is consistent with Iowa City having a high student population, most of which do not have children.

Table 33 – Risk of Lead-Based Paint

<table>
<thead>
<tr>
<th>Risk of Lead-Based Paint Hazard</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Units Built Before 1980</td>
<td>7,820  57%</td>
<td>8,180  54%</td>
</tr>
<tr>
<td>Housing Units built before 1980 with children present</td>
<td>1,445  10%</td>
<td>950  6%</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

A typical life of a structure can be estimated at 50 years; older units in both the rental and owner markets are likely in need of rehabilitation. Because household incomes of the elderly, persons with disabilities and other members of the protected classes tend to be lower than household incomes in the aggregate, rehabilitation assistance is often critical for these households. Assistance in installing safety features to allow a person to age in place as well as to make accessibility modifications such as ramps and grab bars can be unattainable for lower-income households. Additionally, it can be difficult for lower-income owner-occupied households to obtain a loan to make upgrades and needed improvements. Given the high cost of acquisition of land, rehabilitating and maintaining existing units is one of the most cost-effective means of improving living conditions and preserving the existing affordable housing stock.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with Lead-Based Paint (LBP) Hazards

CHAS data indicates that there are approximately the same number of renter- and owner-occupied units in which children under the age of six reside that are at risk of containing lead-based paint as illustrated in the following supplemental table. Among households with incomes below 50% HAMFI, the greatest risk is among renters. Among renters, the risk of exposure to lead-based paint decreases as income increases. Among owners, the reverse trend is observed: the risk of exposure to lead-based paint is higher for households above 50% HAMFI than for those below indicating that the lowest-income households tend to rent units and LMI owner-households tend to buy older homes in which the potential for exposure to lead-based paint is higher.
SUPPLEMENTAL TABLE: Housing Units Occupied by LMI Families with Children Under the Age of 6 and in Structures at Risk of LBP

<table>
<thead>
<tr>
<th>HAMFI</th>
<th>Owners</th>
<th>Renters</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-30%</td>
<td>15</td>
<td>365</td>
<td>380</td>
<td>75.25%</td>
</tr>
<tr>
<td>30-50%</td>
<td>50</td>
<td>190</td>
<td>240</td>
<td>54.55%</td>
</tr>
<tr>
<td>50-80%</td>
<td>185</td>
<td>135</td>
<td>320</td>
<td>54.24%</td>
</tr>
<tr>
<td>80-100%</td>
<td>150</td>
<td>115</td>
<td>265</td>
<td>70.67%</td>
</tr>
<tr>
<td>&gt;100%</td>
<td>485</td>
<td>100</td>
<td>585</td>
<td>44.15%</td>
</tr>
<tr>
<td>Total</td>
<td>885</td>
<td>905</td>
<td>1790</td>
<td>55.33%</td>
</tr>
</tbody>
</table>

Source: 2011-2015 CHAS
The following section, Natural Hazard Risks, is a new requirement by HUD for Consolidated Planning. HUD amended its Consolidated Plan regulations to require jurisdictions to consider two additional concepts in their planning efforts: Natural Hazard Risk and Narrowing the Digital Divide. Note: The Narrowing the Digital Divide section is in NA-10: Needs Assessment.

Natural Hazard Risks (91.210(a)(5))

Johnson County uses the Emergency Notification System (JCENS), part of the Alert Iowa System, to inform residents of public safety alerts. The notification system for mass public safety alerts is a free opt-in service for Johnson County residents. During an emergency, the system delivers mass voice, text, and email messages to registered phones and email addresses. The system allows dispatchers and emergency managers to notify the entire county or specific areas of an evacuation, lost or missing person, or other type of public safety threat.

The new system also sends alerts to email and text-capable cell subscribers for specific hazardous weather threats issued by the National Weather Service: Severe Thunderstorm Warnings, Tornado Warnings, Flash Flood Warnings, Ice Storm Warnings, and Blizzard Warnings. The system can provide desktop popup alerting for government buildings within Johnson County.

Separate from the JCENS system is the weather alert system operated by the Johnson County Emergency Management office. Sirens within the city limits of Iowa City are maintained by the Iowa City Fire Department. The sirens are intended to give persons who are outdoors a warning of possible tornados or other severe weather. Upon hearing the sirens, individuals who are outdoors should seek cover. More specific information can then be acquired through local television or radio stations, or through weather alert radios. The Johnson County Emergency Management office strongly suggests that people equip their homes with a weather alert radio to have accurate information and an alert in the home.

A weather warning means that a tornado, straight line winds or other possible disastrous occurrence has been spotted and reported by radar, weather spotters, or other trained interpreters of weather behavior.

The sirens are sounded on this report from the Johnson County Sheriff's Dispatch Center, according to standard operating procedures:

- All sirens are activated according to National Weather Service warnings by alerting one or more of four zones.
- An "all clear" signal is not transmitted due to the increased possibility of confusion for residents.
• In addition to the sirens being activated, the police and fire departments make use of social media platforms such as Facebook and Twitter to alert the public to severe weather events.

All sirens in Johnson County are tested at 10:00 a.m. on the first Wednesday of each month unless severe weather is in the area. After the testing, the Johnson County Emergency Management office contacts individuals on an email distribution list to confirm that the sirens are operating properly. In addition, any citizen may also call to confirm whether the siren performed as programmed or did not sound.

Additionally, Iowa City participates in the National Flood Insurance Program (NFIP), which makes federally-backed flood insurance available for all eligible buildings whether they are in a floodplain or not. Iowa City also participates in the Community Rating System (CRS) and has earned an automatic 20% discount on flood insurance premiums for structures in the 1% annual-chance flood hazard area.
MA-25 Public and Assisted Housing – 91.210(b)

Introduction
The following section provides an overview of publicly assisted housing units in Iowa City. Iowa City Housing Authority (ICHA) maintains Public Housing and administers the Housing Choice Voucher program.

Totals Number of Units
While the following table does not contain data regarding the number of accessible units, ICHA reported that 45% of all units are accessible. The map on the next page indicates geospatially where households with subsidized housing tend to reside throughout the City.

Table 34 – Total Number of Units by Program Type

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Vouchers</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Veterans Affairs</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Supportive Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Family Unification</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Program</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Disabled</td>
</tr>
<tr>
<td># of units vouchers</td>
<td>0</td>
<td>0</td>
<td>81</td>
<td>1,215</td>
<td>24</td>
<td>1,191</td>
<td>83</td>
</tr>
<tr>
<td>in use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td># accessible units</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)
The following map, derived from PolicyMap, indicates the locations of households with subsidized housing of any type. There are concentrations of subsidized households in the westernmost parts of the City as well as in two mobile home parks east of the river.
Describe the supply of public housing developments:

There is one development – Shamrock Place – that has 20 units. All other public housing units are scattered sites located throughout the City.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are 81 units of public housing owned by ICHA. ICHA is committed to making necessary capital improvements as needed to maintain the quality of housing and to prolong the life of the units.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Every five years, ICHA must write a five-year plan that includes a plan for maintenance and capital improvements. ICHA is currently undertaking this process. [Placeholder until ICHA has finished writing its five-year plan and details can be incorporated.]

Describe the public housing agency’s strategy for improving the living environment of LMI families residing in public housing:

In addition to routine maintenance, emergency repairs and capital improvements, ICHA operates a Family Self-Sufficiency (FSS) program. In the FSS program, families commit to making changes in their lives and work with a case manager to create a five-year plan that includes employment goals and identified training or educational needs. The family is responsible for:

- Working towards completion of the identified goals;
- Becoming free of public assistance for one consecutive year before the end of the contract;
- Providing information on program progress;
- Complying with lease terms; and
- Living in the ICHA jurisdiction for at least 12 months.

FSS staff works with the family to identify and arrange the services that are needed to accomplish the goals. ICHA is responsible for:

- Obtaining supportive services from public and private resources;
- Coordinating availability of resources for participating families;
- Establishing an escrow account for families when credit is earned;
- Determining if interim goals have been met for a partial withdrawal of escrow monies; and
- determining in the family has completed the contract.
MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section outlines the housing and services available for persons experiencing homelessness and who are at risk of experiencing homelessness. Tables in this section use the following abbreviations:

RRH – Rapid Re-Housing
ES – Emergency Shelter
TH – Transitional Housing
PSH – Permanent Supportive Housing
SMF – Single Males and Females
HC – Households with Children
DV – Domestic Violence
CH – Chronically Homeless
Facilities and Housing Targeted to Homeless Households

SUPPLEMENTAL TABLE: Housing Providers, Target Populations and Number of Beds

<table>
<thead>
<tr>
<th>Proj. Type</th>
<th>Organization Name</th>
<th>Project Name</th>
<th>Target Pop.</th>
<th>Beds</th>
<th>Units</th>
<th>Beds</th>
<th>Beds</th>
<th>Veteran</th>
<th>Youth</th>
<th>CH</th>
<th>Veteran</th>
<th>Youth</th>
<th>CH Beds</th>
<th>CH Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>ES</td>
<td>Domestic Violence Intervention Program</td>
<td>DVIP - Emergency Shelter</td>
<td>SMF+ HC (DV)</td>
<td>41</td>
<td>13</td>
<td>9</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRH</td>
<td>Domestic Violence Intervention Program</td>
<td>DVIP - ESG Rapid Rehousing</td>
<td>SMF+ HC (DV)</td>
<td>30</td>
<td>12</td>
<td>8</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRH</td>
<td>Hawkeye Area Community Action Program</td>
<td>HACAP - Eastern Iowa Rapid Rehousing 2</td>
<td>SMF+ HC</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TH</td>
<td>Hawkeye Area Community Action Program</td>
<td>HACAP - Johnson Co. HUD V</td>
<td>HC</td>
<td>76</td>
<td>19</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TH</td>
<td>Hawkeye Area Community Action Program</td>
<td>HACAP - Johnson Co. Local</td>
<td>HC</td>
<td>49</td>
<td>11</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RRH</td>
<td>Shelter House Community Shelter</td>
<td>Shelter House - CoC &amp; ESG</td>
<td>SMF+ HC</td>
<td>0</td>
<td>0</td>
<td>13</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Consolidated Plan | IOWA CITY | 105

OMB Control No: 2506-0117 (exp. 06/30/2018)
<table>
<thead>
<tr>
<th>Proj. Type</th>
<th>Organization Name</th>
<th>Project Name</th>
<th>Target Pop.</th>
<th>Beds HH w/ Children</th>
<th>Units</th>
<th>Beds HH w/o Children</th>
<th>Beds HH w/ only Children</th>
<th>Veteran Beds HH w/ Children</th>
<th>Youth Beds HH w/ Children</th>
<th>CH Beds HH w/ Children</th>
<th>Veteran Beds HH w/o Children</th>
<th>Youth Beds HH w/o Children</th>
<th>CH Beds HH w/o only Children</th>
<th>CH Beds HH w/ only Children</th>
</tr>
</thead>
<tbody>
<tr>
<td>ES</td>
<td>Shelter House Community Shelter</td>
<td>Shelter House - Emergency Shelter</td>
<td>SMF+ HC</td>
<td>10</td>
<td>4</td>
<td>49</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PSH</td>
<td>Shelter House Community Shelter</td>
<td>Shelter House - Fairweather Lodge</td>
<td>SMF</td>
<td>0</td>
<td>0</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>ES</td>
<td>Shelter House Community Shelter</td>
<td>Shelter House - Overflow</td>
<td>SMF+ HC</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ES</td>
<td>Shelter House Community Shelter</td>
<td>Shelter House - Temporary Winter Shelter</td>
<td>SMF</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PSH</td>
<td>Successful Living</td>
<td>Permanent Supportive Housing</td>
<td>SMF</td>
<td>0</td>
<td>0</td>
<td>18</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>18</td>
</tr>
<tr>
<td>TH</td>
<td>Successful Living</td>
<td>Transitional Housing</td>
<td>SMF</td>
<td>0</td>
<td>0</td>
<td>14</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TH</td>
<td>United Action for Youth</td>
<td>Transitional Living Program</td>
<td>SMF+ HC</td>
<td>4</td>
<td>2</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Data Source: Iowa City Alliance
Table 35 - Facilities and Housing Targeted to Homeless Households

<table>
<thead>
<tr>
<th></th>
<th>Emergency Shelter Beds</th>
<th>Transitional Housing Beds</th>
<th>Permanent Supportive Housing Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Year Round Beds</td>
<td>Voucher / Seasonal / Overflow Beds</td>
<td>Current &amp; New</td>
</tr>
<tr>
<td>Households with Adult(s) and Child(ren)</td>
<td>60</td>
<td></td>
<td>129</td>
</tr>
<tr>
<td>Households with Only Adults</td>
<td>49</td>
<td></td>
<td>21</td>
</tr>
<tr>
<td>Chronically Homeless Households</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veterans</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unaccompanied Youth</td>
<td></td>
<td></td>
<td>11</td>
</tr>
</tbody>
</table>

Data Source: Iowa City Alliances

*Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons*

There are a variety of agencies that provide services and assistance to members of the community including persons experiencing homelessness. Among services provided by Hawkeye Area Community Action Program, Shelter House, Successful Living, United Action for Youth, Domestic Violence Intervention Program, Iowa City Free Medical and Dental Clinic, and others are employment counseling and training, life skills training, emergency childcare, health and dental services, mental health services and referrals for legal assistance and public benefits such as SNAP.
List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following agencies provide services and housing to persons experiencing homelessness.

**Hawkeye Area Community Action Program (HACAP)**
HACAP provides services for persons experiencing homelessness. Some services include the Homeless Children’s Trust, a non-profit, volunteer-based program dedicated to assisting children whose families are experiencing homelessness and/or living in transitional housing. Funding for emergency services include temporary emergency childcare, emergency health care, the provision of protective clothing, and a shoe and boot program. HACAP also provides permanent housing for chronically homeless individuals.

**Shelter House**
Shelter House offers a continuum of programs and supports focusing on emergency, stabilization and long-term interventions in the areas of housing, employment, and mental health recovery. In the rapid re-housing program, financial assistance may be available to eligible clients to assist with deposit and rent. Individuals in the Rapid Re-Housing program work with a housing case manager to secure, maintain, or increase their income and access mainstream resources with a goal of housing stability after the program ends.

Cross Park Place is a permanent supportive housing facility operated by Shelter House. The building is comprised of 24 one-bedroom apartments with on-site offices and an exam room for case managers and partnering health and behavioral health clinicians.

The Fairweather Lodge program is a permanent supportive housing intervention intended to support the mental health and employment needs of individuals with severe mental illness who are at increased risk of homelessness. The cost of living, including rent and utilities, at the Lodge is configured on a case-by-case basis which is determined during consultation with staff. The Lodge program consists of permanent supportive, affordable housing; supported employment in a janitorial business; peer support and accountability; mental health recovery; daily medication support; and access to psychiatric care and counseling support.

Shelter House also provides services and support for low-income veterans.
Successful Living
Successful Living provides support and housing to persons living with chronic mental illness. Successful Living’s Outreach Program counselors meet with clients one-on-one either in the client’s home or out in the community.

Successful Living also manages five houses – two transition and three habilitative, all located in Iowa City. Dodge Street house is a transitional living facility and has nine bedrooms for women. Ester Court is a transitional facility for men with five bedrooms. Church Street is a habilitative facility with eight bedrooms for men. Johnson Street and Village Road House both have five bedrooms and are habilitative; Johnson Street is for men and Village Road House is for women.

United Action for Youth (UAY)
UAY provides services and housing for youth aged 16 to 22 who are experiencing homelessness. Residential services such as employment, educational services, independent living skills building, and advocacy are provided. UAY provides support and advocacy beyond when a person lives in the housing program. A priority is given to youth with children of their own.

Domestic Violence Intervention Program (DVIP)
DVIP provides services to victims/survivors of domestic violence, dating violence, stalking and human trafficking and provides comprehensive support and advocacy services to victim/survivors, focusing on immediate and long-term safety, empowerment, dignity, and hope. In collaboration with the community, we strive to end domestic abuse through education, accountability, and social justice. DVIP operates an emergency shelter for victims/survivors of domestic violence.
MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction
Various supportive housing needs of the non-homeless have been identified by stakeholders during the Consolidated Plan process.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Stakeholders agreed that there are more persons facing challenges than in previous years and that the challenges are more complex than before. Mental health and substance abuse are issues within the community; additional housing and services are needed for persons in recovery. Stakeholders reported that it can be difficult for a person with a history of substance abuse to find and keep employment which makes remaining stably housed more difficult. Elderly persons who wish to age is place need assistance to make their homes more accessible with features such as ramps and grab bars.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

In establishing discharge policies to protect populations particularly vulnerable to the risk of homelessness, the Johnson County Local Homeless Coordinating Board applies the policies promulgated by the Iowa Council on Homelessness in 2005 and implemented by the State of Iowa.

The discharge protocol that applies to those being released from health care treatment facilities is located in the Iowa Administrative Code, which require that discharge planning begin at admission and provide for ongoing patient needs post-treatment, including housing. This protocol aims to ensure that patient discharge does not result in homelessness.

Mental health organizations in Iowa are accredited by the Joint Commission on the Accreditation of Health Care Organizations (JCAHCO), as well as governed by State statutes for all aspects of mental health care in the State’s towns and counties. JCAHCO standards require all organizations to have a set plan of care that moves along a continuum from entry and assessment to planning, treatment and coordination to referral, transfer of care, and discharge. These standards are similar to the policy recommendations of the Iowa Council on Homelessness, which address discharge planning for a variety of populations at risk for becoming homeless.
Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

[Placeholder until projects are identified that can then be linked to one-year goals in the Annual Action Plan.]
MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The most recent Analysis of Impediments to Fair Housing Choice, adopted in August 2019, identifies the following goals to further fair housing choice which can have an impact on the affordability of housing:

Improving Housing Choice

This will be accomplished by facilitating a range of housing types, lowering the cost of housing, continuing to invest in affordable housing, and retrofit housing for equal access.

Facilitating Access to Opportunity

Strategies to facilitate access to opportunity areas include emphasizing variety in housing in high opportunity areas, community investment, and enhancing mobility linkages throughout the community.

Increase Education and Outreach

To improve fair housing awareness, the City will improve both demand-side and supply-side awareness and regulator awareness of fair housing and to provide meaningful language access.

Operation Improvements

The City will also improve fair housing enforcement and transparency, review implementing procedures and regulations, improve regional cooperation, and improve data collection.
MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction
In determining priorities for the allocation of federal funds, Iowa City has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis
According to the Bureau of Labor Statistics, the March 2019 unemployment rate in Iowa City was 1.8% as compared to 2.4% and 3.8% for Iowa and the United States, respectively. The vast majority (87%) of people employed in the City live within a 30-minute drive. While unemployment is generally low in Iowa City, those without a four-year degree are nearly three times more likely to be unemployed than those with a four-year degree. While some students who are not working may be in the labor market (i.e. they are actively looking for work), unemployment rates do not count as unemployed persons who are not in the labor market such as students not seeking work, retired persons or persons who had been looking for work but stopped. Additionally, as educational attainment increases, persons are more likely to participate in the labor market.

Educational attainment greatly affects the ability to earn higher wages. The tables below indicate that a person with less than a high school diploma earns $24,732. A person with some college or an Associate’s degree will, on average, earn 14% more. Earning a Bachelor’s degree increases a person’s wages 27% above an Associate’s degree while holding a graduate or professional degree raises wages an additional 56%. Cumulatively, a person with a graduate degree earns nearly twice that of a person with some college or an Associate’s degree.
### Business Activity

Table 36 - Business Activity

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers %</th>
<th>Share of Jobs %</th>
<th>Jobs less workers %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Mining, Oil &amp; Gas Extraction</td>
<td>91</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Arts, Entertainment, Accommodations</td>
<td>3,564</td>
<td>4,422</td>
<td>17</td>
<td>15</td>
<td>-2</td>
</tr>
<tr>
<td>Construction</td>
<td>824</td>
<td>1,404</td>
<td>4</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>Education and Health Care Services</td>
<td>3,871</td>
<td>7,415</td>
<td>18</td>
<td>25</td>
<td>6</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>1,264</td>
<td>1,265</td>
<td>6</td>
<td>4</td>
<td>-2</td>
</tr>
<tr>
<td>Information</td>
<td>897</td>
<td>2,521</td>
<td>4</td>
<td>8</td>
<td>4</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>2,092</td>
<td>2,955</td>
<td>10</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Other Services</td>
<td>770</td>
<td>1,100</td>
<td>4</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Professional, Scientific, Management Services</td>
<td>1,205</td>
<td>1,677</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Public Administration</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>3,243</td>
<td>4,225</td>
<td>15</td>
<td>14</td>
<td>-1</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>865</td>
<td>579</td>
<td>4</td>
<td>2</td>
<td>-2</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>598</td>
<td>301</td>
<td>3</td>
<td>1</td>
<td>-2</td>
</tr>
<tr>
<td>Total</td>
<td>19,284</td>
<td>27,865</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)
### Labor Force

Table 37 - Labor Force

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population in the Civilian Labor Force</td>
<td>42,235</td>
</tr>
<tr>
<td>Civilian Employed Population 16 years and over</td>
<td>40,245</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>4.69</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 16-24</td>
<td>15.42</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 25-65</td>
<td>2.36</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS

### Occupations by Sector

Table 38 – Occupations by Sector

<table>
<thead>
<tr>
<th>Sector</th>
<th>Number of People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business and financial</td>
<td>11,285</td>
</tr>
<tr>
<td>Farming, fisheries and forestry occupations</td>
<td>1,730</td>
</tr>
<tr>
<td>Service</td>
<td>5,395</td>
</tr>
<tr>
<td>Sales and office</td>
<td>7,775</td>
</tr>
<tr>
<td>Construction, extraction, maintenance and repair</td>
<td>1,455</td>
</tr>
<tr>
<td>Production, transportation and material moving</td>
<td>1,600</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS

### Travel Time

Table 39 - Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30 Minutes</td>
<td>32,830</td>
<td>87%</td>
</tr>
<tr>
<td>30-59 Minutes</td>
<td>4,435</td>
<td>12%</td>
</tr>
<tr>
<td>60 or More Minutes</td>
<td>670</td>
<td>2%</td>
</tr>
<tr>
<td>Total</td>
<td>37,935</td>
<td>100%</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS
## Education

Educational Attainment by Employment Status (Population 16 and Older)

### Table 40 - Educational Attainment by Employment Status

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>In Labor Force</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Civilian Employed</td>
<td>Unemployed</td>
<td>Not in Labor Force</td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>1,070</td>
<td>45</td>
<td>345</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>2,870</td>
<td>130</td>
<td>680</td>
</tr>
<tr>
<td>Some college or Associate’s degree</td>
<td>5,395</td>
<td>275</td>
<td>1,325</td>
</tr>
<tr>
<td>Bachelor’s degree or higher</td>
<td>16,060</td>
<td>280</td>
<td>2,480</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS

### SUPPLEMENTAL TABLE: Labor Force Participation Rates and Unemployment by Educational Attainment

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>In Labor Force</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Civilian Employed</td>
<td>Unemployed</td>
<td>Labor Force Participation Rate</td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>95.96%</td>
<td>4.04%</td>
<td>76.37%</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>95.67%</td>
<td>4.33%</td>
<td>81.52%</td>
</tr>
<tr>
<td>Some college or Associate’s degree</td>
<td>95.15%</td>
<td>4.85%</td>
<td>81.06%</td>
</tr>
<tr>
<td>Bachelor’s degree or higher</td>
<td>98.29%</td>
<td>1.71%</td>
<td>86.82%</td>
</tr>
</tbody>
</table>
## Educational Attainment by Age

Table 41 - Educational Attainment by Age

<table>
<thead>
<tr>
<th></th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>24</td>
<td>290</td>
<td>40</td>
<td>255</td>
<td>225</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>395</td>
<td>180</td>
<td>380</td>
<td>320</td>
<td>155</td>
</tr>
<tr>
<td>High school graduate, GED, or alternative</td>
<td>4,350</td>
<td>1,195</td>
<td>675</td>
<td>1,805</td>
<td>1,385</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>14,610</td>
<td>1,975</td>
<td>1,115</td>
<td>1,890</td>
<td>1,140</td>
</tr>
<tr>
<td>Associate’s degree</td>
<td>960</td>
<td>840</td>
<td>340</td>
<td>860</td>
<td>410</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>2,905</td>
<td>3,760</td>
<td>1,740</td>
<td>3,255</td>
<td>1,315</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>125</td>
<td>3,680</td>
<td>2,345</td>
<td>4,050</td>
<td>1,695</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Table 42 – Median Earnings in the Past 12 Months

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings in the Past 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td>24,732</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>26,734</td>
</tr>
<tr>
<td>Some college or Associate’s degree</td>
<td>28,212</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>35,693</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>55,689</td>
</tr>
</tbody>
</table>

Data Source: 2011-2015 ACS
Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top employers in Iowa City are: 1) The University of Iowa; 2) University hospitals; 3) Iowa City Community Schools; 4) ACT; 5) Mercy Hospital; 6) Hy-Vee, Inc.; 7) Pearson Educational Measurement; 8) VA Iowa City Health Care System; 9) Collins Aerospace; and 10) International Automotive Components Group. 

Education and Health Care as well as Information sectors provide the largest share of the City’s jobs but in both sectors, there is a net influx of workers from outside the City to meet the demand.

Describe the workforce and infrastructure needs of the business community:

Stakeholders reported that some of the challenges facing job seekers include lack of digital literacy, language barriers and transportation; education is needed to overcome the digital literacy and language barriers.

There is a need for training for displaced workers and youth up to age 24, particularly for those who dropped out of school. Stakeholders identified a mismatch between employer needs and the skills in the labor market pool. Employers in the following areas need skilled workers: healthcare, IT, manufacturing, customer service and construction. This includes a need for soft skills.

Many businesses have closed or moved elsewhere, taking jobs with them. Stakeholders reported that when the closure/relocation is not trade-related, it makes an even larger negative impact because there are no resources available, whereas federal resources are available when the job losses are trade-related. Additional resources are needed for training/retraining initiatives.

Advocates for youth identified the following issues and needs:

- Increased effort is required to include special education populations in schools as related to workforce development. Stakeholders noted that employers are engaging with youth through school-based programming, but special education populations are frequently not included.
- Employers are interested in engaging with youth to educate and expose them to options available in the workplace. For example, manufacturing employers want to educate youth about modern manufacturing practices as the industry has changed over the years, but youth may not be aware of those changes and, therefore, are less inclined to consider manufacturing as a career path.

---

• Job shadowing can be a useful and powerful tool but there is no clearinghouse so employers can become fatigued because there are too many uncoordinated requests. There is a need to better coordinate efforts.
• There is an existing 8th grade program to lay out a course of study which provides an opportunity to engage students with adults to develop a plan for a career path.
• Sometimes youth face a barrier to employment because employers prefer to hire persons who are at least 18 years old which has fewer restrictions.
• Youth need training on topics such as the importance of arriving to work on time, avoiding texting and being on a cell phone while working, how to be trainable and other soft skills.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2018, it was announced that Proctor & Gamble would be moving the production of hair care and body wash products from Iowa City to West Virginia, resulting in the loss of 500 jobs in the City. The closing of the Lower Muscatine Road plant will take place over time and be completed in 2020. There will be a need for workforce training and opportunities for these workers to transition to other jobs. Iowa Works could play a key role in assisting in the transition to new employment for displaced workers.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Within the Education and Health Care and the Information sectors, there are more jobs than qualified workers in Iowa City. Stakeholders identified a mismatch between employer needs and the skills in the labor market pool. Employers in the following areas need skilled workers: healthcare, IT, manufacturing, customer service and construction.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction’s Consolidated Plan.

Kirkwood Community College offers high school completion classes, English as a Second Language classes and basic adult education coursework for persons aged 16 and older. Also available are computer literacy classes, a need identified by stakeholders. Like other community colleges, Kirkwood students can earn a two-year degree or to transfer to a four-year institution.

The Iowa City Area Development Group (ICAD) is an economic development group that serves the communities of Iowa City, Coralville, North Liberty, Kalona, Solon, Tiffin, Topton, the Amana Colonies,
West Branch, West Liberty and Johnson County. ICAD Group assists in bringing interstate commerce companies with location or expansion projects, workforce development and entrepreneurial services.

*Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?*

While the city participates in various economic development groups (Iowa City Area Development Group, for example) that was involved in creation of a CEDS, there are no City staff that were directly involved in the creation of the Eastern Central Council of Governments’ most recently prepared CEDS.

*If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.*

In terms of workforce development goals, a regional, aligned approach to workforce strategies in the corridor ensures the region’s current and future workforce meets the needs of the employers in the Creative Corridor. In Iowa City, this is led through ICAD which includes representatives from Iowa City on its board. Similarly, the plan’s community development goals are likewise supported by the City, especially the goal of developing a diverse housing stock. For FY20, the City of Iowa City for City provided the Housing Trust Fund of Johnson County $700,000 in local support for such a purpose. Local spending likewise reflects this goal.
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of "concentration")

According to the 2013-2017 ACS, the housing stock in Iowa City has 99.4% and 98.3% complete plumbing and kitchen facilities, respectively. With respect to overcrowding, 1.1% and 0.1% of owners are overcrowded or severely overcrowded, respectively; 1.5% and 0.5% of renters are overcrowded or severely overcrowded, respectively. This indicates that the primary housing problems are cost burden and severe cost burden; these housing problems are mapped below by tenure. As shown on the maps, cost burden occurs throughout the City, though areas near the University of Iowa campus tends to have higher rates of renter cost burden due to the prevalence of students. Meanwhile, owners are more likely to be cost burdened near downtown or in south and southeast Iowa City.
Estimated percent of all homeowners who are burdened by housing costs between 2013-2017.

Data Source: PolicyMap

Estimated percent of all homeowners who are severely burdened by housing costs between 2013-2017.

Data Source: PolicyMap
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of “concentration”)

The following map, included in the 2019 AI, identifies areas in which 51% or more of the population are LMI persons as shown in red. These areas are largely near and around the University, though LMI areas are also found in the South District and near apartments in west Iowa City.

Data Source: HUS LMI Data
The following two maps indicate the locations within Iowa City in which Non-White and Hispanic persons reside. There are concentrations of Non-White persons in the southeastern and westernmost portions of the City; Hispanic persons tend to also reside in the southeastern part of the City but also the northern areas. As identified in the 2019 AI, non-Hispanic White residents comprise 76% of the total population. The two darkest shades of purple in the following map indicate areas in which there are higher rates of nonwhite persons.

Data Source: PolicyMap
Estimated percent of all people who were Hispanic between 2013-2017.

Data Source: PolicyMap
**What are the characteristics of the market in these areas/neighborhoods?**

The neighborhoods with the highest concentration of housing problems, cost burden, and LMI households are in the heart of the City near and around the University. There are many Single Family homes in this area as well as an increasing number of multi-family units. This area is also home to amenities and services such as libraries, parks, the senior center, and service agencies.

The South District also has higher levels of LMI households. This area also tends to be primarily single family, though it has areas with duplexes, larger apartments, and mobile home parks. The area is experiencing new development, and the City is currently working on a form-based zoning code for new development. The market tends to be more naturally affordable than downtown Iowa City, and the South District Neighborhood Association is very active.

**Are there any community assets in these areas/neighborhoods?**

The downtown area has many community assets including hospitals and medical services, food banks and food pantries, government agencies, social service providers, libraries, cultural centers, senior centers and other services and amenities. In areas outside of downtown, there are also community assets such as newly built/renovated playgrounds and splash parks and recreation facilities.

The South District has excellent access to parks and trails, in addition to some smaller shopping areas. It is also the site of a new school which is currently primarily surrounded by greenfield sites. It will likely continue to experience growth.

**Are there other strategic opportunities in any of these areas?**

There are strategic opportunities for redevelopment, infill development, partnerships, and comprehensive economic growth. Additionally, Iowa City is rich with concerned and involved residents seeking to ensure the health and vitality of the City’s most vulnerable residents. The service agencies within the City are committed to providing a high level of professionalism and care to clients throughout the City.
Describe the jurisdiction’s need for Public Services:

Through CDBG funds, the City can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and childcare and health services.

Specifically, stakeholders identified needs for services for those experiencing homeless as well as homelessness prevention activities, fair housing education and outreach, credit repair and financial literacy classes, life skills and job skills classes, health and mental health services, homebuyer education classes, and, critically, affordable childcare. Affordable childcare emerged as a leading and critical community need. Residents spoke of wanting to return to school, go to work or start a small business but were limited in their abilities in part due to a lack of affordable childcare as well as a lack of childcare options for second and third shift workers and those who work on weekends and holidays.

How were these needs determined?

The City facilitated a series of stakeholder interviews, public meetings and an online survey in which it requested feedback on needs across the community. A separate survey was distributed to various service agencies to assist in determining needs as outlined in the Process section of the document.
Strategic Plan

SP-05 Overview

Federal CDBG and HOME funds are intended to provide LMI (LMI) households with increased access to high opportunity communities, decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, public infrastructure improvement, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME Programs;
- Meeting the needs of LMI residents;
- Focusing on LMI areas or neighborhoods (defined as being primarily occupied by LMI residents);
- Coordinating and leveraging resources;
- Responding to expressed needs;
- Sustainability and/or long-term impact; and
- The ability to demonstrate measurable progress and success.

This section explains how the needs described in previous sections of the plan translate to goals and objectives, and how the City will address them given expected resources and challenges. The Strategic Plan includes broad strategies to advance goals related to affordable housing, homelessness, special needs and community development for the next five years.
SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area
Iowa City will invest its CDBG and HOME funds in areas primarily impacted by non-student LMI persons. Several of the City’s LMI census areas are near downtown and include the University of Iowa and a significant rental housing stock that is predominantly occupied by students. While resources other than CDBG and HOME funds may be used in these areas to maintain and preserve housing, infrastructure, and public services, the City will focus CDBG and HOME funds in areas that are home to non-students, families, the elderly, persons with disabilities, and persons experiencing homelessness. Spending must occur within Iowa City limits.

Table 43 - Geographic Priority Areas

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Area Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>LMI Areas</td>
<td>Other</td>
</tr>
<tr>
<td>Affordable Housing Location Model Eligible Areas</td>
<td>Other</td>
</tr>
<tr>
<td>Housing Rehab Targeted Areas</td>
<td>Other</td>
</tr>
<tr>
<td>Citywide</td>
<td>Other</td>
</tr>
</tbody>
</table>

LMI Areas
Census tracts and block groups in which 51% or more of households are considered LMI areas as shown in red. These areas are largely near and around the University. The map for this area is found in MA-50.

Affordable Housing Location Model Eligible Areas
The City’s provision of funding for new construction and acquisition of affordable housing is governed by its Affordable Housing Location Model, which has three goals:

- Avoiding further burden on neighborhoods and elementary schools that already have issues related to a concentration of poverty,
- Promoting diverse neighborhoods in terms of income levels, and
- Incorporating factors important to the Iowa City Community School District in affordable housing siting as it relates to educational outcomes.

The model utilizes three factors, including distance to existing subsidized family rental housing, school free and reduced lunch rates, and crime density, and sets threshold scores below which affects where certain kinds of affordable rental housing may be added. The model is updated annually.
Specifically, the model applies to rental housing projects which involve the new construction or acquisition of rental units for affordable housing, excluding those for the elderly or persons with disabilities. The model does not apply to the following types of projects: 1) new construction or acquisition of owner-occupied housing; 2) rehabilitation of existing rental or owner-occupied housing; and 3) projects in the Riverfront Crossings District.

The following map shows the areas eligible under the Affordable Housing Location Model as of November 2018. Eligibility applies to new construction of rental units for non-disabled/non-elderly units.

SUPPLEMENTAL MAP: Affordable Housing Location Model areas

Data Source: City of Iowa City
Housing Rehab Targeted Areas

The City targets rehabilitation spending to certain areas for its housing rehabilitation program. Historically, the City’s rehab program was intended only for LMI homeowners, but this year, the HOME-funded portion of the rehab program was expanded to owners of single family and duplex units within these targeted areas. Homeowners and property owners in targeted areas are eligible to have half of the project costs forgiven over the period of affordability. Landlords who participate must agree to restrict rents, ensure tenants are less than 60% AMI, and follow other HOME rules and regulations.

SUPPLEMENTAL MAP: Housing Rehab Targeted Areas

Note: the areas highlighted in light orange indicate Housing Rehab Targeted Areas

Citywide

This area includes everything with the City’s boundary.
General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Not all the housing and community development needs identified in this Plan can be addressed over the next five years with the limited federal resources available. An open-ended question in the public survey asked residents to state the three highest priority needs in Iowa City; survey respondents prioritized affordable housing, infrastructure/road improvements and mental health/homeless services more often. Based on data and community/stakeholder input, the following general priorities were identified:

- Creation and preservation of affordable housing in both the rental and sales markets;
- Housing and services for persons experiencing homelessness or who are at risk of becoming homeless;
- Public services for non-homeless LMI persons;
- Public facility and infrastructure improvements; and
- Economic and workforce development initiatives.

Within each identified priority, there is nuance and a range of activities that can be undertaken. For example, weatherization improvements can fall into either the affordable housing or the public facility priority depending on the structure to be weatherized.

4 The results of the survey are included in the Process section of the document.
SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Iowa City is committed to serving the needs of LMI residents. Assisting households with incomes less than 60% AMI, particularly those with incomes less than 30% AMI, has been identified as a priority. The City has also identified special needs individuals among those who should receive higher priority in the expenditure of funds, including at-risk children and youth, low-income families, persons experiencing homelessness or who are at risk of homelessness, the elderly, and persons with disabilities. The City will consider approving and providing certifications of consistency and supporting applications submitted for non-City funds by other entities.

The City used a multi-step process to establish priorities. First, the City analyzed data within four primary categories - housing, homelessness, non-homeless special needs, and non-housing community development – to determine trends over time. Second, the City consulted with a diverse group of individuals, public agencies, non-profit organizations, and community development entities to determine the needs as perceived by the clients of these groups and the stakeholders themselves. This included 10 stakeholder/public meetings which garnered 133 “touches” with the public, in addition to 309 responses to surveys. Finally, the City used the data analysis and community/stakeholder input to establish to categories of priorities: High priorities are those that will be considered first for funding with federal resources in competitive application processes. Low priorities are those that will be considered in competitive application processes after high-priority projects if federal or other resources are available. In some cases, City Council has set aside federal funds for lower priority needs outside of the competitive application process to provide a variety of different supports for LMI residents.

For projects that address a high priority, the City will base competitive funding decisions on the capacity of the applicant, the type of project, the anticipated impact of the project, and the reasonableness of the proposed budget. In some cases, this may mean that a project proposing to meet a high priority may not be funded or funded in full. Once proposed projects that address high priorities are acted upon, the City will then review projects proposing to meet low priorities. It is conceivable that projects identified as low priorities may be funded if resources are available. These activities are still important and are not meant to be understood as being unnecessary. Rather, it is perceived that some of those needs may have other, more appropriate funding sources.

The City will adopt specific set-asides to structure the spending of CDBG and HOME funds and ensure that the funds available have the greatest possible impact. For each of the next five years, these set-asides include:

- Up to the maximum of 15% of CDBG funds to public service activities
• A minimum of $75,000 in CDBG funds to public infrastructure needs and sustainability improvements in LMI neighborhoods
• A minimum of $235,000 in CDBG and $90,000 in HOME for the City’s housing rehabilitation program
• A minimum of 15% of HOME funds to Community Housing Development Organization Activities
• A minimum of $50,000 in CDBG funds to support economic development initiatives, including loans and technical assistance activities
• Up to the maximum of 20% of CDBG and 10% of HOME funds for planning and administration to ensure programs are successful and meet federal requirements

Any remaining funds are available to any eligible category as laid out in the Annual Action Plans, including public facilities improvements. The City will focus its efforts on fewer projects that make a greater impact addressing City priorities. In addition, the City will utilize the following program-specific minimums and maximums as funding guidelines:

• Minimum award of $1,000 per unit for housing projects, with the exception of owner-occupied emergency rehabilitation projects, which could be under $1,000;
• Minimum award of $15,000 for public service activities (including both City and Federal funds);
• Minimum award of $30,000 for public facilities activities;
• Maximum of $25,000 per business for economic development activities; and
• Maximum of $24,999 per unit hard costs for homeowner and rental rehabilitation activities.

In addition to CDBG public service funds, applicants may apply for non-CDBG Aid to Agencies funding. First consideration will be given to Community Housing Development Organization activities, followed by public facility and housing projects of $50,000 or more. With respect to the Aid to Agencies projects, the City recognizes the need for additional funding and, in the first year of City Steps 2025, will allocate local funds for public service activities. With respect to public facility activities, agencies that provided a summary of their capital improvement needs will receive priority for identified improvements over other applicants in competitive rounds, as discussed below.

If funds for a particular set-aside are not allocated or expended within a certain time frame, remaining funds will be made available for any eligible category. This includes CDBG owner-occupied housing rehabilitation funds that are not expended within the project year and CDBG economic development funds that are not allocated within two years. Remaining funds will be reallocated according to the City’s uncommitted funds policy.
<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>EXPANSION OF AFFORDABLE RENTAL AND OWNER HOUSING OPTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Income; Low Income; Moderate Income; Large Families; Families with Children; Elderly Families; Public Housing Residents; Elderly, Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions; Persons with HIV/AIDS and their Families; and Victims of Domestic Violence</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>AHLM Eligible Areas Citywide</td>
</tr>
</tbody>
</table>
| Associated Goals   | 1. Increase the number of affordable rental housing units including through new construction and acquisition  
2. Provide Tenant-based rental assistance (TBRA)  
3. Support homebuyer activities such as down payment and/or closing cost assistance |
<p>| Description        | The City has a strong need to support the development of additional safe, decent, and affordable, units for renters as well as support homebuying activities such as down payment and closing cost assistance for owners. In addition, the City may assist local nonprofits acquire housing units to be rented as affordable housing. Increasing the availability of affordable housing through efforts such as TBRA or rental deposit assistance is another effective way to expand affordable housing options. |
| Basis for Relative Priority | High housing costs reduce economic opportunities and access to prosperity. Data analysis and stakeholder input strongly points to high housing costs as a major issue in Iowa City. Stakeholders consistently reiterated the need for affordable housing. |</p>
<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>PRESERVATION OF EXISTING AFFORDABLE RENTAL AND OWNER HOUSING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Income; Low Income; Moderate Income; Large Families; Families with Children; Elderly Families; Public Housing Residents; Elderly, Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions; Persons with HIV/AIDS and their Families; and Victims of Domestic Violence</td>
</tr>
</tbody>
</table>
| Geographic Areas Affected | AHLM Eligible Areas  
Citywide  
Housing Rehab Targeted Areas |
| Associated Goals  | 1. Rehabilitate and improve owner-occupied housing units  
2. Rehabilitate and improve renter-occupied housing units |
<p>| Description       | The preservation of affordable housing options is important and includes activities such as rehabilitation and/or acquisition of affordable units within both the owner and renter markets as well as making accessibility modifications to existing units to allow persons with disabilities to live in their homes more easily or for elderly persons to age in place. Mobile homes are an important component to affordable housing in Iowa City and are included in this goal. Weatherization and energy efficiency upgrades are also supported among other activities that would preserve the number and quality of affordable units and improve the sustainability and reduce long-term utility costs. |
| Basis for Relative Priority | Stakeholders reported the need for housing rehabilitation and for accessibility modifications. Rehabilitation or modifications to existing structures is frequently more cost effective than new construction. Additionally, Iowa City generally has high quality housing stock, therefore, rehabilitation is often a more efficient use of funds. Stakeholders also noted that utility costs can be high, which indicates a need for improving weatherization and other possible sustainable improvements that would lower utility costs. |</p>
<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>HOUSING AND SERVICES TO THE HOMELESS AND THOSE AT-RISK OF HOMELESSNESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Chronic Homeless; Individuals; Families with Children; Persons with Mental Illness; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence; Unaccompanied Youth; Extremely Low Income; Low Income; Moderate Income; Large Families; Families with Children; Elderly Families; Public Housing Residents; Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; and Persons with Alcohol or Other Addictions</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>AHLM Eligible Areas                               Citywide</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>1. Serve those experiencing homelessness and reduce homelessness</td>
</tr>
<tr>
<td>Description</td>
<td>Providing a range of supportive services and housing assistance to individuals and families experiencing homelessness or who are at risk of homelessness and seeking to move persons to or retaining individuals in stable housing is integral. This includes transitional and permanent supportive housing; shelter operating expenses; health, mental health and other supportive services; homelessness prevention activities including utility assistance, food pantries and other services that can provide stability and allow individuals and families to stay housed or become housed after experiencing homelessness.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Stakeholders reported the significant need for additional services for those experiencing homelessness or at risk of homelessness. Service providers stated that the complexity of cases has increased over recent years and additional care is needed despite a lack of increased funding to adequately meet the demand. Stakeholders reported an increased need for utility assistance and that this can be an effective means of keeping a household stably housed in the event of financial hardship.</td>
</tr>
<tr>
<td>Priority Need Name</td>
<td>PROVISION OF PUBLIC SERVICES</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Income; Low Income; Moderate Income; Large Families; Families with Children; Elderly Families; Public Housing Residents; Elderly, Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions; Chronic Homeless; Individuals; Families with Children; Persons with Mental Illness; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence; and Unaccompanied Youth</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Citywide</td>
</tr>
</tbody>
</table>
| Associated Goals   | 1. Provide public services  
                     2. Assist Community Housing Development Organizations in their regular operations |
<p>| Description        | Having a range of public services is essential to assisting those with lower-incomes. Activities include but are not limited to childcare, transportation, health/mental health services, youth activities and programming, elderly activities and programming, assistance for persons with disabilities, food pantries, services for victims of domestic violence, services for immigrants and refugees, utility assistance and financial literacy and credit repair programs. |
| Basis for Relative Priority | Stakeholders identified the numerous public service needs through stakeholder workshops that were advertised and open to the general public. In addition, needs have been increasing over time while funding has remained stable or declined, requiring agencies to do more with less and creating a challenging operating environment. |</p>
<table>
<thead>
<tr>
<th>Priority Need Name</th>
<th>PUBLIC FACILITY IMPROVEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Income; Low Income; Moderate Income; Large Families; Families with Children; Elderly Families; Public Housing Residents; Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; and Persons with Developmental Disabilities</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>LMI Areas</td>
</tr>
<tr>
<td></td>
<td>Citywide</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>1. Improve public facilities</td>
</tr>
<tr>
<td>Description</td>
<td>The improvement of public facilities includes but is not limited to the construction or rehabilitation of parks, playgrounds, community centers, youth centers, elderly centers, libraries, trails and walkways and other public facilities for use directly by the public or for service providers that serve vulnerable populations within the community. This also includes adding amenities such as bike racks.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Stakeholders commented that funding is needed for public facilities as well as for facilities used by service providers.</td>
</tr>
<tr>
<td>Priority Need Name</td>
<td>PUBLIC INFRASTRUCTURE &amp; NEIGHBORHOOD-BASED CLIMATE ACTION</td>
</tr>
<tr>
<td>--------------------</td>
<td>----------------------------------------------------------</td>
</tr>
<tr>
<td>Priority Level</td>
<td>Low</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Income; Low Income; Moderate Income; Large Families; Families with Children; Elderly Families; Public Housing Residents; Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; and Persons with Developmental Disabilities</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>LMI Areas</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>1. Improve public infrastructure</td>
</tr>
<tr>
<td>Description</td>
<td>Improve public infrastructure including but not limited to street and sidewalk improvements, water and sewer line improvements, and lighting and neighborhood improvements. Enhance neighborhood sustainability through tree plantings in right-of-way areas and other measures that would reduce greenhouse emissions. This also includes adding amenities such as bike racks.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Stakeholders commented that there is a need for improvements to public infrastructure and that climate action initiatives should be incorporated into projects.</td>
</tr>
<tr>
<td>Priority Need Name</td>
<td>ECONOMIC DEVELOPMENT</td>
</tr>
<tr>
<td>--------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Priority Level</td>
<td>Low</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Income; Low Income; Moderate Income; Large Families; Families with Children; Elderly Families; Public Housing Residents; Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions; Chronic Homeless; Individuals Families with Children; Persons with Mental Illness; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence; and Unaccompanied Youth</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>LMI Areas Citywide</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>1. Support economic and workforce development</td>
</tr>
<tr>
<td>Description</td>
<td>There are digital literacy and language barriers faced by LMI persons and immigrants/refugees. Increased digital literacy and language classes are needed to overcome barriers. Education for hard and soft skills (i.e. how to be an employee) are also needed, as are services that allow individuals to work, such as childcare and transportation. Finally, supports for entrepreneurship should be encouraged through technical assistance and/or direct loans.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Stakeholders reported the need for programming to overcome barriers, though other factors were often considered higher needs. However, some economic development activities that provide services allowing persons to work, such as childcare and reliable transportation, were noted as higher priorities and improve economic self-sufficiency.</td>
</tr>
<tr>
<td>Priority Name</td>
<td>Need Name</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Income; Low Income; Moderate Income; Large Families; Families with Children; Elderly Families; Public Housing Residents; Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions; Chronic Homeless; Individuals; Families with Children; Persons with Mental Illness; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence; and Unaccompanied Youth</td>
</tr>
<tr>
<td>Geographic Areas Affected</td>
<td>Citywide</td>
</tr>
<tr>
<td>Associated Goals</td>
<td>1. Effective administration of and planning for the CDBG and HOME programs and ability to respond to emergency situations</td>
</tr>
<tr>
<td>Description</td>
<td>Funding allows for the effective administration of, and thoughtful planning for, the CDBG and HOME programs. Without planning and administrative funds to carry out required planning, management, and oversight activities, activities would be unable to receive CDBG and HOME funds and no beneficiaries would be able to be served. Additionally, funds could be used for emergency situations.</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Effective administration and planning are essential to maximize the impact of federal dollars and ensuring compliance with federal regulations. Without administration and planning, no other high priority items could be addressed.</td>
</tr>
</tbody>
</table>
To understand the capital improvement needs of core public service agencies, the City sent out a survey to identify necessary capital improvements over the next five years and, where possible, identify associated costs. The goal was to prioritize projects that had predetermined capital improvement needs in competitive rounds to facilitate the efficient use of federal funds and to improve project outcomes. One requirement for potential grantees is that the organization either own the building or have a long-term lease. Not all agencies participated in the survey. The seven agencies that completed the survey and their planned capital improvements are summarized below, though some of the needs are not CDBG eligible. The needs are noted here, however, for completeness:

<table>
<thead>
<tr>
<th>Organization:</th>
<th>Capital Improvements Anticipated over the next five years</th>
</tr>
</thead>
<tbody>
<tr>
<td>4Cs: Community Coordinated Child Care</td>
<td>Improvements to parking lot</td>
</tr>
<tr>
<td>CommUnity Crisis Services &amp; Food Bank</td>
<td>Sidewalk and parking lot replacement and Shed construction, Programming/staffing space expansion or possibly new building</td>
</tr>
<tr>
<td>Domestic Violence Prevention Program</td>
<td>Siding replaced and roof reshingled on shelter, Tree removal to improve visual security, repair fence, replace porch, replace casement windows, Remodel main floor bathroom for accessibility, install accessible W/D units; remodel two bathrooms for accessibility, replace all doors to client rooms, expand security cameras to include parking lot, replace NC units, replace HVAC systems, possibly boiler, reinstall or remodel south side stairwell</td>
</tr>
<tr>
<td>Iowa City Free Medical &amp; Dental Clinic</td>
<td>Reconfiguration of lower level for patient care; ventilation of three bathrooms; repaving parking lot</td>
</tr>
<tr>
<td>Neighborhood Centers of Johnson County</td>
<td>Broadway Center: Roof and window/door repair/replacement, Pheasant Ridge Center: Playground equipment replacement, window sash replacements, and parking lot repairs</td>
</tr>
<tr>
<td>Prelude Behavioral Services</td>
<td>Carpet replacement, group room chairs, staff lounge upgrades (flooring and cabinets), Office furniture for counseling staff, and updates to reception area workspace (no estimate provided)</td>
</tr>
<tr>
<td>Shelter House</td>
<td>Replace geothermal system with traditional HVAC system, Replacement of all showers, some kitchen equipment replacement, Fence replacement along north property line, Carpet and flooring replacement, Installation of solar panels on roof, expanded storage space for donations, Drop-in space expansion separate from shelter, need additional/expanded office space</td>
</tr>
</tbody>
</table>
In 2019, the City modified its Aid to Agencies (A2A) process in July 2019 with the approval of the Housing and Community Development Commission (HCDC). Based on feedback received during that process, the City sought to return the program to its original intent of providing a stable funding source for human service agencies serving LMI residents based on the funding priorities set in the Consolidated for public service agencies. To ensure stability of funding, this plan will identify and limit A2A applicants to a core group of service providers as follows:

- 4Cs: Community Coordinated Child Care
- Arc of Southeast Iowa
- Big Brothers Big Sisters of Johnson County
- CommUnity Crisis Services and Food Bank
- Domestic Violence Intervention Program
- Free Lunch Program
- Hawkeye Area Community Action Program
- Horizons, A Family Service Alliance
- Inside Out Reentry Community
- Iowa City Free Medical Clinic/Dick Parrott Free Dental Clinic
- Iowa Valley Habitat for Humanity
- Neighborhood Centers of Johnson County
- Pathways Adult Day Health Center/Aging Services, Inc.
- Prelude Behavioral Services
- Rape Victim Advocacy Program
- Shelter House
- Table to Table
- United Action for Youth

Currently, these "Legacy" agencies are funded through City FY21. Beginning with City FY22, the agencies identified above will be the only agencies allowed to competitively apply for Legacy Aid to Agencies funds, comprised of both local and federal sources. Applications will be for a two-year cycle, and funding amounts will be based on identified priorities, history of funding, outcomes, and capacity. This process provides for stable funding for agencies with demonstrated capacity to effectively utilize A2A dollars. The priorities and agencies allowed to apply will be reevaluated with each new Consolidated Plan to address changing priorities or gaps of service as identified in the plan.
### P-30 Influence of Market Conditions – 91.215 (b)

#### Influence of Market Conditions

<table>
<thead>
<tr>
<th>Affordable Housing Type</th>
<th>Market Characteristics that will influence the use of funds available for housing type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Based Rental Assistance (TBRA)</td>
<td>Much, if not most, of the rental housing stock located within the downtown area and within close proximity to the University of Iowa is marketed to student households. Stakeholders report that rental rates are based on a per-bedroom lease. For example, a three-bedroom apartment targeted toward students might rent for $500/month per bedroom, resulting in a total apartment rent of $1,500/month, which is out of reach for many families searching for those units. To make the local rental market more affordable to very and extremely low-income non-student households, the City can use HOME funds to subsidize the cost of monthly rent for eligible renters. During the next five years, the City plans to fund TBRA for this purpose.</td>
</tr>
<tr>
<td>TBRA for Non-Homeless Special Needs</td>
<td>The local housing market provides an inadequate supply of rental housing affordable and suitable to special-needs populations, particularly the elderly and persons with disabilities, HIV/AIDS, and/or substance abuse issues. Generally, special needs households are more likely to have very low incomes and experience associated housing problems, and the cost of appropriate housing and supportive services can be prohibitive. For that reason, the City prioritizes elderly and disabled households when administering its TBRA programs.</td>
</tr>
<tr>
<td>New Unit Production</td>
<td>The competitive market - particularly rising housing costs in inflation-adjusted dollars compared to incomes in recent years - makes a strong case for the need to create additional units of affordable housing. According to a study conducted by Cook Appraisals for 2017 (the most recent year for which the study is available), the current vacancy rate for all rental units in Johnson County is 4.4%. However, the study further breaks down vacancy rates into zones. Zone 1 is desired by the student population and zone 2 is the balance of Iowa City. Vacancy rates in zones 1 and 2 are 7.3% and 2.4%, respectively. The study points to a</td>
</tr>
<tr>
<td>Affordable Housing Type</td>
<td>Market Characteristics that will influence the use of funds available for housing type</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>higher vacancy rate in zone 1 due to construction of new units, most of which are not affordable for lower-income households.</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>The City's rehabilitation programs have proven to be an efficient, sustainable, and relatively cost-effective means of preserving existing affordable units and allowing residents to remain independently housed. The age and condition of housing stock are factors in both renter and owner rehabilitation needs, particularly among the lowest-income households.</td>
</tr>
<tr>
<td>Acquisition, including preservation</td>
<td>Most units whose periods of affordability are set to expire soon are owned by nonprofits dedicated to affordable housing so the risk of conversion to market rate for those units is low. However, the City is interested in acquiring additional units that had previously not been subsidized in order to expand the number of housing units affordable to low income households at a lower cost than the construction of new units. Many acquisition projects in Iowa City have also been targeted to special populations, specifically persons with disabilities who require affordable housing with supportive services.</td>
</tr>
</tbody>
</table>
**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The estimated resources are based on the FY 2019 allocations determined by HUD. The actual allocation will vary from year to year and could be either more or less than the estimates included in the following table.

**Anticipated Resources**

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
<td>Prior Year Resources: $</td>
</tr>
<tr>
<td>CDBG</td>
<td>Federal</td>
<td>Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services</td>
<td>$658,740</td>
<td>$50,846</td>
<td>$47,414</td>
</tr>
<tr>
<td>HOME</td>
<td>Federal</td>
<td>Acquisition, homebuyer assistance, rehab, construction, rehab, TBRA</td>
<td>$482,816</td>
<td>$62,470</td>
<td>$71,714</td>
</tr>
</tbody>
</table>

Table 46 - Anticipated Resources
Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City will remain active in encouraging applicants and sub-recipients to obtain other public and private resources. No matching funds are required by applicants as the City utilizes forgone property taxes as a match. This policy has been in place and has historically been more than adequate. However, the City encourages projects that provide a more efficient use of funds by leveraging other funds, and so it is considered in competitive applications with higher matches increasing the score of the project.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City currently owns Lot 10 in the Lindemann Subdivision Part 8 as part of its land banking initiative. This parcel will be used to address the needs identified in the CP, specifically by providing affordable housing. In addition, the City has land banking funds for use across the City, fee-in-lieu funding for use in the Riverfront Crossings District, and other local resources that will be used to either acquire land and or assist with the new construction of affordable housing units and/or other public facilities. Furthermore, the City owns 2229 Muscatine Ave and 724 Ronalds St which are likely to be redeveloped at some point in support of projects that benefit LMI households, and several City-owned parks and rights-of-way may be improved in LMI areas as part of the City’s neighborhood improvements set-aside. If the City acquires additional land, it will also likely be used in support of the goals of the Consolidated Plan.
SP-40 Institutional Delivery Structure – 91.215(k)

*Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.*

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood and Development Services Department</td>
<td>Government</td>
<td>Economic Development, Non-Homeless Special Needs, Ownership, Planning, Neighborhood Improvements, Public Facilities, Public Services</td>
<td>City of Iowa City</td>
</tr>
<tr>
<td>Iowa City Housing Authority (ICHA)</td>
<td>Public Housing Authority</td>
<td>Ownership, Planning, Public Housing, Rental</td>
<td>Johnson County; Iowa County; Washington County (north of Highway 92 and not within the City of Washington)</td>
</tr>
</tbody>
</table>

Table 47 - Institutional Delivery Structure

*Assess of Strengths and Gaps in the Institutional Delivery System*

The City of Iowa City has developed a robust institutional structure to address housing and community development needs within the community.

The City is organized under the Council-Manager form of government. Iowa City citizens elect seven fellow residents to the City Council for overlapping four-year terms. Four Council Members are nominated and elected by the eligible electors of the City at large. The other three are District Council Members, nominated by the eligible electors of their respective districts and elected by the qualified voters of the City at large. The Council, in turn, selects one of its members to serve as mayor for a two-year term. The Mayor presides at the City Council meetings and has one vote on the Council – the same as the other six members.

The City administers housing and community development programs primarily through three subdivisions of the Neighborhood Services Division: Community Development, Housing Inspections, and the Iowa City Housing Authority (ICHA). Neighborhood Services coordinates all Consolidated
Planning initiatives of the City, including plan preparation with community participation and management of all activities funded with CDBG and HOME funds. ICHA staff administers the Housing Choice Voucher (HCV) Program awarded by HUD, in addition to Public Housing and homeownership assistance programs.

Resident participation is integral to the ongoing management and oversight of the City’s housing and community development programs. Council appoints nine residents to the Housing and Community Development Commission (HCDC) to assess the City’s community development needs for housing, jobs, and services for LMI residents and to promote public and private efforts to meet such needs. HCDC’s by-laws encourage representation from persons with expertise in construction and finance and one member that receives rental assistance when possible. HCDC is integral to the City’s CDBG/HOME allocation process and recommends funding for projects based on priorities established in City Steps. Each year, applications are reviewed on a competitive basis. HCDC also serves as a general advisory committee to Council on policies that affect LMI individuals and invites agencies to provide an annual update as part of its City Steps review process.

With respect to the Consolidated Plan’s homeless strategy, the City undertakes extensive consultation as part of its consolidated planning effort, particularly in association with the Johnson County Local Homeless Coordinating Board (LHCB) Continuum of Care’s planning process. The LHCB represents approximately 20 agencies in Iowa City providing services to those experiencing homelessness and low-income persons in Johnson County. The City works closely with the LHCB to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.

Overall, Iowa City has a rich diversity of services available to residents in need. Service providers are established and have productive relationships to best serve the City’s residents. The City facilitates coordination among its partner agencies that results in a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions. Staff actively engages with committees, working groups, and organizations as well, including the LHCB, the Affordable Housing Coalition, Livable Communities of Johnson County, the Housing Trust Fund of Johnson County, the Greater Iowa City Apartment Association, and the Invest Health initiative. This facilitates coordination and communication between those groups. Additionally, resources such as Aid to Agencies and City general funds available for economic development indicate a commitment to leveraging all possible resources to meet identified needs.

By establishing set-asides and minimum/maximum awards to govern CDBG and HOME spending, the City ensures that high-priority programs will continue to receive the resources required to achieve an appreciable impact. Additionally, adopting set-asides according to established priorities mitigates
political influence, which strengthens the consistency and transparency of the way the City spends its federal funds.

Stakeholders reported that Iowa City does not have a large philanthropic base. The result is that even with coordination among service providers, the greatest gap in meeting the housing, community development, and economic development needs in the City is the reduced capacity of many agencies due to increased and more complex demands and many agencies competing for the same funding sources. The agencies themselves remain strong but have been required to do more with fewer resources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

<table>
<thead>
<tr>
<th>Homelessness Prevention Services</th>
<th>Available in the Community</th>
<th>Targeted to Homeless</th>
<th>Targeted to People with HIV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Counseling/Advocacy</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Legal Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Assistance</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Utilities Assistance</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Outreach Services</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Law Enforcement</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Clinics</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Street Outreach Services</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Supportive Services             |                             |                      |                             |
Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Many services and facilities are administered by members of the Johnson County Local Homeless Coordinating Board (LHCB) and other agencies throughout and beyond Iowa City. LHCB members comprise the delivery system of services to persons experiencing homelessness or who need homelessness prevention. Iowa City has a coordinated entry system led by Shelter House, one of the City’s long-standing agencies committed to assisting those affected by homelessness.

The LHCB is a community-wide coalition dedicated to preventing homelessness and improving the lives of people experiencing homeless. The Board is comprised of faith-based and community-based agencies; local, county, state and federal government agencies, local community organizations and local businesses.

<table>
<thead>
<tr>
<th>Service</th>
<th>X</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcohol &amp; Drug Abuse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Education</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Employment and Employment Training</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Healthcare</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Life Skills</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Mental Health Counseling</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Transportation</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Table 48 - Homeless Prevention Services Summary
Member organizations active in Iowa City currently include: the City of Iowa City, CommUnity Crisis Services and Food Bank, Domestic Violence Intervention Program (DVIP), Shelter House, Hawkeye Area Community Action Program (HACAP), Horizons, Housing Trust Fund of Johnson County, Iowa City Housing Authority, Iowa City Community School District, Iowa Legal Aid, Johnson County Social Services, Johnson County Jail Alternatives, National Alliance on Mental Illness (NAMI), Prelude, Salvation Army, Shelter House, Table to Table, and United Action for Youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The LHCB has a strong history of effective delivery of services for special needs populations and persons experiencing homelessness. Gaps that exist in the system largely exist due to lack of funding to expand programs as community needs increase. Some examples of stakeholder comments include the following:

- **Homeless prevention** – stakeholders identified that efforts such as utility assistance programs can be helpful in keeping households housed in their existing housing as opposed to triggering an eviction if the utilities are cut off. While these programs exist and are effective, there is not enough funding available to assist all households in need or to provide the service more than one time.
- **Affordable childcare** – stakeholders identified the strong and growing need for affordable childcare to allow caregivers not only the ability to work or attend classes but also to seek medical attention and perform essential tasks.
- **Permanent supportive housing** – while 24 units were recently added to the inventory, there is still a need for additional units.
- **Transportation** – there is a need for more and better-connected public transit options to allow residents to access services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The LHCB is dedicated to preventing and ending homelessness and improving the lives of people experiencing homelessness through education, advocacy and a strategic use of resources. Because LHCB operates as a collaborative, it has grown stronger over time and can carry out its strategy for addressing priority needs if provided funding.
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Increase the number of affordable rental housing units</td>
<td>2021</td>
<td>2025</td>
<td>Affordable Housing</td>
<td>AHLM Eligible Areas</td>
<td>Affordable rental and owner housing</td>
<td>Rental Units Constructed</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Provide Tenant-based rental assistance (TBRA)</td>
<td>2021</td>
<td>2025</td>
<td>Affordable Housing</td>
<td>Citywide</td>
<td>Affordable rental and owner housing</td>
<td>TBRA/RRH</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Support homebuyer activities such as down payment and/or closing cost assistance</td>
<td>2021</td>
<td>2025</td>
<td>Affordable Housing</td>
<td>Citywide</td>
<td>Affordable rental and owner housing</td>
<td>Direct Financial Assistance to HB</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Rehabilitate and improve owner-occupied housing units</td>
<td>2021</td>
<td>2025</td>
<td>Affordable Housing</td>
<td>Citywide Housing Rehab Targeted Areas</td>
<td>Preservation of existing affordable rental and owner housing</td>
<td>Owner Units Rehabbed</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>---------------------------------------------------------------------------</td>
<td>------------</td>
<td>----------</td>
<td>-----------------------------------</td>
<td>-----------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>-----------------------------------------------</td>
<td>---------------------------------------------------</td>
</tr>
<tr>
<td>5</td>
<td>Rehabilitate and improve renter-occupied housing units</td>
<td>2021</td>
<td>2025</td>
<td>Affordable Housing</td>
<td>Citywide Housing Rehab Targeted Areas</td>
<td>Preservation of existing affordable rental and owner housing</td>
<td>Rental Units Rehabbed</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Serve those experiencing homelessness and reduce homelessness</td>
<td>2021</td>
<td>2025</td>
<td>Homeless Non-Homeless Special Needs</td>
<td>Citywide</td>
<td>Housing and services to the homeless and those at-risk of homelessness</td>
<td>Homeless person overnight shelter</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Provide public services</td>
<td>2021</td>
<td>2025</td>
<td>Non-Housing Community Development</td>
<td>Citywide</td>
<td>Public Services</td>
<td>PS other than LMI housing</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Improve public facilities</td>
<td>2021</td>
<td>2025</td>
<td>Non-Housing Community Development</td>
<td>LMI Areas Citywide</td>
<td>Public facility Improvements</td>
<td>PF/PI other than LMI housing</td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>-----------------------------------------------</td>
<td>------------</td>
<td>----------</td>
<td>-----------------------------------</td>
<td>----------------------</td>
<td>--------------------------------------</td>
<td>-----------------------------------------</td>
<td>-----------------------------------------</td>
</tr>
<tr>
<td>9</td>
<td>Improve public infrastructure</td>
<td>2021</td>
<td>2025</td>
<td>Non-Housing Community Development</td>
<td>LMI Areas Citywide</td>
<td>Public Infrastructure improvements</td>
<td>PF/PI other than LMI housing</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Support economic and workforce development</td>
<td>2021</td>
<td>2025</td>
<td>Non-Housing Community Development</td>
<td>LMI Areas Citywide</td>
<td>Economic Development</td>
<td>Businesses Assisted</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Effectively administer and plan for the CDBG, HOME, and related programs</td>
<td>2021</td>
<td>2025</td>
<td>Other</td>
<td>Citywide</td>
<td>Administration and Planning</td>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

Table 49 – Goals Summary

**Goal Descriptions**

<table>
<thead>
<tr>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Goal Name</td>
<td>Increase the number of affordable rental housing units</td>
</tr>
<tr>
<td>Goal Description</td>
<td>Support the development of additional affordable and affordable, accessible units for renters.</td>
</tr>
<tr>
<td>2 Goal Name</td>
<td>Provide Tenant-Based Rental Assistance (TBRA)</td>
</tr>
<tr>
<td>Goal Description</td>
<td>Expand the availability of affordable housing through TBRA.</td>
</tr>
<tr>
<td>#</td>
<td>Goal Name</td>
</tr>
<tr>
<td>----</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>3</td>
<td>Support homebuyer activities such as down payment and/or closing cost assistance</td>
</tr>
<tr>
<td>4</td>
<td>Rehabilitate and improve owner-occupied housing units</td>
</tr>
<tr>
<td>5</td>
<td>Rehabilitate and improve renter-occupied housing units</td>
</tr>
<tr>
<td>6</td>
<td>Serve those experiencing homelessness and reduce homelessness</td>
</tr>
<tr>
<td>7</td>
<td>Provide public services</td>
</tr>
<tr>
<td>8</td>
<td>Improve public facilities</td>
</tr>
<tr>
<td>Goal Name</td>
<td>Goal Description</td>
</tr>
<tr>
<td>-----------</td>
<td>------------------</td>
</tr>
<tr>
<td>Improve public infrastructure</td>
<td>The improvement of public facilities includes but is not limited to the construction or rehabilitation of parks, playgrounds, community centers, youth centers, elderly centers, libraries, trails and walkways and other public facilities for use directly by the public or for service providers that serve vulnerable populations within the community. Improve public infrastructure including but not limited to street and sidewalk improvements, water and sewer line improvements, and lighting and neighborhood improvements.</td>
</tr>
<tr>
<td>Support economic and workforce development</td>
<td>Digital literacy and language classes and education for hard skills. Conduct employment-readiness programs, including jobs and for soft skills training (i.e. how to be an employee). Entrepreneurship assistance and training.</td>
</tr>
<tr>
<td>Effective administration and planning of the CDBG and HOME programs</td>
<td>Effective administration and planning are essential to maximize impact of federal dollars.</td>
</tr>
</tbody>
</table>

---

*Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)*

Assuming the same level of HOME funding as historical amounts for each of the five years in the CP, it is estimated that 25-30 LMI households per year (125-150 households total) will be assisted with HOME funds.
SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 require 5% of all public housing units be accessible to persons with mobility impairments and another 2% to be accessible to persons with sensory impairments. In addition, a Public Housing Authority’s administrative office, application offices and other non-residential facilities must be accessible to persons with disabilities.

Due to the prioritization of senior and disabled households for its waiting lists, the Iowa City Housing Authority (ICHA) completed a Section 504 review. In total, more than one third of public housing units are accessible to persons with disabilities. ICHA’s 10-unit multi-family building, an affordable development separate from its public housing inventory, is 100% accessible. Regular physical inspections conducted by HUD supports that these units comply with the accessibility standards of Section 504. HUD has also had no findings regarding ICHA’s needs assessment and transition plan. ICHA also responds to requests for reasonable accommodations on a case-by-case basis. Consequently, there is no identified need to increase the number of accessible units.

Activities to Increase Resident Involvements

ICHA encourages residents to participate in the Family Self Sufficiency Program and homeownership programs. Through its “best practices” Self-Sufficiency program, the Housing Authority helps low income families bridge the economic gap by building assets, improve employment opportunities, connecting participants with resources, and assist in the transition of residents from renters of units to owners of homes.

ICHA is also a partner in the Workforce Innovation & Opportunity Act (WIOA), one-stop career center service delivery system. WIOA reinforces the partnerships and strategies necessary to provide job seekers and workers with the high-quality career services, education and training, and supportive services needed to get good jobs and stay employed, and to help businesses find skilled workers and access other supports, including education and training for their current workforce. ICHA encourages residents to utilize the services of WIOA.

Finally, ICHA collaborates with Neighborhood Services as part of the “Good Neighbors—Strong Neighborhoods” initiative. The program partners with Neighborhood Associations to develop strategies that promote the peaceful enjoyment of the neighborhood for all residents with a goal of increasing participation of ICHA residents in activities sponsored by Neighborhood Associations. The City supports and encourages neighborhood action and provides ideas and resources that can help shape the future of a neighborhood.
ICHA also invited Iowa City residents who take part in its housing programs to participate in the public and stakeholder meetings for the preparation of the CP. In total, this included sending 531 letters and 56 emails. Several residents attended meetings and contributed their ideas.

*Is the public housing agency designated as troubled under 24 CFR part 902?*

HUD has continually ranked ICHA as a "High Performance" housing authority and has not designated ICHA as a troubled agency under 24 CFR part 902. However, due to its excellent track record as a housing authority, ICHA continually networks and shares its knowledge and experience with other housing authorities through the National Association of Housing and Rehabilitation Officials.

*Plan to remove the 'troubled' designation*

Not applicable.
SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City adopted an updated Analysis of Impediments to Fair Housing Choice (AI) on August 20, 2019. In this document, four primary areas were identified that impede fair housing choice, many of which are also inter-related with housing affordability. As stated in the AI, the four areas are:

Improving Housing Choice

One of the primary barriers identified is the lack of adequate housing choices throughout neighborhoods in Iowa City for residents with protected characteristics, who tend to have disproportionately lower incomes. This includes a lack of availability in addition to diversity in price points, housing types, and locations that would facilitate equal access to housing across the City.

Facilitating Access to Opportunity

Housing that affords access to opportunities, such as high-performing schools, public transportation, employment centers, low poverty, and environmentally healthy neighborhoods may be cost prohibitive or non-existent for persons in certain protected classes, especially for those with lower incomes. High costs can have a greater effect on families with children who need multiple bedrooms and individuals with disabilities who need accessible housing or housing located close to accessible transportation. Currently, Iowa City appears to have some disparate access to opportunity, especially when it comes to access to jobs and other quality of life factors such as affordable childcare.

Increasing Education and Outreach

Based on public input, many residents of Iowa City lack awareness about rights under fair housing and civil rights laws, which can lead to under-reporting of discrimination, failure to take advantage of remedies under the law, and the continuation of discriminatory practices. Even those who do know their rights do not always act on them due to feeling it would not be productive or fear of reprisal. This suggests a lack of knowledge and awareness regarding fair housing rights is a major barrier to fair housing choice.

Operational Improvements

Several other barriers to fair housing choice in Iowa City included smaller operational and planning changes that could help affirmatively further fair housing. These include impediments such as administrative processes and regulations which can slow down and/or stop projects that would benefit protected classes, a need for increased regional cooperation for issues that affect housing, a lack of information that could help identify or address other barriers, and a need to improve the transparency of fair housing enforcement.
Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The AI provides strategies to overcome the barriers identified. This section of the CP gives a high-level overview of the recommended strategies. Specific details can be found in the AI, which is available at: www.icgov.org/actionplan

Improving Housing Choice
Strategies identified are:

- facilitate a range of housing types;
- lower the cost of housing (i.e. tax relief);
- continue to invest in affordable housing; and
- retrofit housing for equal access.

Facilitating Access to Opportunity
Strategies identified are:

- emphasize variety in housing in areas of opportunity;
- community investment; and
- enhance mobility linkages throughout the community.

Increasing Education and Outreach
Strategies identified are:

- improve both demand and supply-side awareness for fair housing;
- increase regulator awareness; and
- provide meaningful language access.

Operational Improvements
Strategies identified are:

- improve fair housing enforcement and transparency;
- review implementing procedures and regulations;
- improve regional cooperation; and
- improve data collection.

Additional strategies were laid out in Iowa City’s Affordable Housing Action Plan. While most of that was complete over the course of the previous CP, portions of it are still ongoing, including identifying zoning code changes that could promote housing affordability.
SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

During the next five years, the City’s federal funds will continue to support programs to provide decent and safe living environments for those experiencing homelessness and those at risk of becoming homeless, through funding such activities as emergency shelter operations; financial assistance for rent, utilities and other critical expenses; and rapid re-housing.

The City maintains support for the Johnson County Local Homeless Coordinating Board (LHCB), the region’s Continuum of Care (CoC) organization. Several nonprofit social and human service agencies that provide services to those experiencing homelessness and those at risk of becoming homeless receive public and private funds that are used to operate emergency shelters, transitional housing facilities, rapid re-housing, and permanent supportive housing facilities throughout the area. These funds are also used to provide supportive services such as case management, counseling, job training, and life skills classes.

The City’s strategies as they specifically relate to reaching out to homeless persons and understanding their individual needs include:

- Support the LHCB in their efforts including coordinated entry.
- Regular engagement with stakeholders who, as part of their organizations and agencies, have the infrastructure to contact persons experiencing homelessness and assess their individual needs.
- Advocate for human services coordination to continually improve the efficiency and effectiveness of supporting those experiencing homelessness and those at risk of becoming homeless.

Addressing the emergency and transitional housing needs of homeless persons

Due to limited funding, not all the area’s homeless needs can be addressed using federal CDBG and HOME funds. The City does not receive Emergency Solutions Grant (ESG) or HOPWA entitlement funds to assist with homeless needs, and it relies on a variety of community agencies to provide basic needs assistance and other support for the local homeless population.

However, the City will continue to support the LHCB, and it will continue to implement strategies related specifically to addressing emergency and transitional housing needs for the homeless by funding public service organizations and agencies that provide services to persons experiencing or who are at-risk of experiencing homelessness. Funding could be used for either directly providing services or for facility upgrades and improvements that allow the agencies to better serve their clients.
Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City is committed to helping individuals establish permanent housing, primarily by partnering with local agencies and organizations to fund a cross-section of projects within the Continuum of Care. Affordable housing for those most in need, including homeless, near-homeless, and non-homeless persons, will remain a focus of the City and local human service organizations over the next five years.

The City will support the LHCB to address housing and supportive services needs that help those experiencing homelessness transition to permanent housing and independent living, including through emergency shelter, rapid re-housing, transitional housing, permanent supportive housing, and supported employment programs. Members of the LHCB, through Coordinated Entry and the VI-SPDAT, will continue to assess persons experiencing homelessness and prioritize them for the most appropriate housing interventions given availability, with the goal of shortening the period of time that persons experience homelessness. LHCB members will also continue providing case management and other supportive services to promote the transition to permanent housing and independent living.

In addition, the City will continue to meet the needs of specific populations experiencing and at risk of homelessness by collaborating with relevant agencies. The goal of these agencies is to help their specific populations find and keep safe, decent, and affordable housing. Populations served include veterans (HACAP, ICHA, VAHCS, and Shelter House), unaccompanied youth (UAY), and victims of domestic violence (DVIP). The City will also support other agencies that provide supportive housing for persons with disabilities.

Because income and housing affordability are such barriers to stable housing, the City will consistently work with community partners to provide affordable housing and promote economic self-sufficiency. It will also assist organizations carrying out poverty relief efforts through programs currently in place and the establishment of new programs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.
The City has funded and will continue to fund public services organizations and agencies that serve persons experiencing homelessness or who are at-risk of homelessness. In the first year of the CP, the City will use General Funds and utility rebates to increase the funding for core agencies. ICHA also locally administers efforts that assist in homelessness prevention, including the Housing Choice Voucher program and administration of 81 units of public housing for residents who are low-income, very low-income, and extremely low-income.

The City’s strategy to serve the needs of persons threatened with homelessness includes efforts to allow households to remain housed in their existing units. For example, the City supports emergency rent, mortgage and utility assistance as well as provides funding for public services. Assistance with rent and utility deposits is available for eligible households through various programs, and some private entities provide small amounts of emergency assistance to those in need. However, access to such programs is extremely limited and often for one-time assistance only. Despite this limitation, stakeholders reported that this service is critical in helping to keep households housed after a significant life event.

As it specifically relates to those are at risk of becoming homeless after discharge from institutions and systems of care, the City will continue to fund organizations that provide mental health and disability services to create housing opportunities for persons with disabilities. It will continue work with agencies focused on populations discharged from correctional institutions to find housing rather than being discharged on the street, such as Inside Out and Johnson County jail diversion. The Iowa City Police Department will also continue its Data Driven Justice Initiative as one of three pilot communities nationwide involved with creating data sharing partnerships and technology to identify those with high criminal justice, health, and homeless service system involvement to divert non-violent offenders from the criminal justice system to targeted service interventions with a goal of reducing jail admissions and improving treatment outcomes.

Other specific initiatives the community is implementing include RentWise - a tenant education class; a landlord risk mitigation fund - to encourage landlords to accept hard-to-house tenants; and a security deposit program. Iowa City is further participating in the county-wide effort to develop a behavioral health urgent care campus which will offer crisis stabilization, crisis observation, sobering and detox units, and mobile crisis services in one location.
**SP-65 Lead based paint Hazards – 91.215(i)**

*Actions to address LBP hazards and increase access to housing without LBP hazards*

The City will continue to ensure compliance with the HUD lead-based paint regulations that implement Title X of the Housing and Community Development Act of 1992, which covers the CDBG and HOME programs, among others. The State of Iowa passed legislation in 2009 to certify renovators who work in housing and child-occupied facilities and to require all children entering kindergarten to be tested for lead poisoning.

The City’s Housing Rehabilitation Office will continue to implement all aspects of the lead-based paint regulations. In its efforts to evaluate and reduce lead-based paint hazards in all its CDBG and HOME funded rehabilitation projects, they provide information and outreach on the dangers of lead-based paint, as well as guidance in the identification and reduction of lead-based paint hazards to all program participants. Blood level tests may be paid through the Housing Rehabilitation program for targeted populations such as children under 6 when needed.

*How are the actions listed above related to the extent of lead poisoning and hazards?*

While there are not enough resources to eliminate risks due to the presence of lead from the entirety of housing stock within City limits, the City strives to ensure that its programs and procedures protect residents from lead exposure, particularly families with children.

*How are the actions listed above integrated into housing policies and procedures?*

The City’s current primary initiative is public education on the potential hazards of lead-based paint. The City’s rental inspectors distribute pamphlets and brochures concerning lead-based paint hazards to landlords when rental inspections are conducted. ICHA will continue to ensure that all its public housing and Housing Choice Voucher rental units are lead-safe.

Building inspectors working on federal rehabilitation projects are certified lead inspector/risk assessors and conduct visual risk assessments and clearance tests on all applicable projects. Because the City does not own an XRF device, XRF testing is done by a third party. All rehabilitation staff continue to receive lead education and training that they pass on to all contractors, sub-contractors, and others affiliated or working with the rehabilitation program. The staff continue to place an emphasis on training new contractors in lead safe work practices and forward these workers and companies to a third-party entity for training.
SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City, ICHA, and the LHCB work together to address homelessness and poverty-related issues. In addition to the activities outlined earlier in this plan, the ICHA provides supportive services and coordination with the agencies making up the LHCB to support families and individuals achieve their highest level of self-sufficiency.

With respect to economic development, the City has long partnered with the Iowa City Area Development Group (ICAD) and the Iowa City Area Chamber of Commerce. ICAD is a private nonprofit organization whose mission is to position the region as a quality place to work. ICAD works as a confidential advocate for expanding businesses and new industries, helps businesses pursue state and local financial assistance and serves as a liaison between the City, Iowa Economic Development Authority, the University of Iowa, and other entities. The Chamber of Commerce works to enhance the business climate in Johnson County and provides educational programs on customer service, human resources, and other issues relevant to small businesses. The City also utilizes the Small Business Development Center (SBDC) to provide technical assistance for early stage entrepreneurs and has begun exploring partnerships with Kirkwood Community College and Iowa Workforce Development.

In addition to these relationships, the City has engaged in extensive outreach within the community to solicit input on what is needed for workforce development. During the outreach process for this CP, stakeholders identified the need for English language training programs to help overcome the language barrier among immigrant and refugee populations as well as digital literacy and soft skills education. Another important issue raised by stakeholders is wage theft, particularly within the immigrant community. Preventing wage theft is one way to reduce the number of poverty-level families. Lastly, stakeholders reported the significant need for affordable childcare and effective transportation to allow parents and caregivers to work or attend classes, both of which would likely increase wages and reduce the number of poverty-level families.

To this end, the City will set aside CDBG funds to promote economic development. Funds will support gap financing or provide start-up capital to micro-enterprises or small businesses creating jobs for LMI persons, in addition to being used to provide technical assistance. Funds will be available throughout the year to allow greater flexibility for applicants. Over the past decade, the City has provided loans to bakeries, restaurants, small construction contractors, craft retail stores, salons, fitness studios, and more. Entrepreneurs also receive support by the City’s partners, including local financial institutions. One recent focus that will continue is funding for capital expenses and technical assistance for LMI microenterprise childcare providers to improve economic self-sufficiency while providing affordable daycare for LMI families.
How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City is committed to economic development and providing the City’s lowest-income residents with needed housing-related assistance and services directly address needs identified in this plan. It is also understood that both household incomes and housing costs equally can affect the affordability issues Iowa City has experienced over time. As such, the City has aligned its economic development goals, programs, policies, and funding with the CP and its affordable housing component. Examples of alignment include requirements for affordable housing as part of large-scale mixed-use economic development projects that request City funding.
SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirement.

Reporting

The City requires each organization receiving CDBG funds to submit quarterly reports until project close-out. The quarterly reports include information on the number of clients served, income level, race/ethnicity, and other factors depending on the project. The reports also include a brief narrative providing an update of the activity. Each organization receiving must also submit a year-end report summarizing all required data as needed for entry into IDIS and for inclusion in the City’s CAPER. For HOME projects, reports are required at project completion, though staff maintains regular contact with all subrecipients to ensure projects are moving forward.

Neighborhood Services performs on-site monitoring visits for each activity at least once after the project is funded. The City monitors projects on an annual basis until project close-out. All housing providers, during a stated period of affordability or as required by agreement, must also submit an annual tenant rental housing report to document compliance with all applicable regulations, specifically household income, program rents, and other relevant information to ensure the project is remaining in compliance with federal requirements. During on-site visits, staff verifies much of the information received in annual reports. Neighborhood Service staff are also onsite every one to two years for housing projects as part of the City’s rental permitting process.

In addition, the Council-appointed Housing and Community Development Commission (HCDC) reviews CDBG and HOME funded projects annually either through in-person visits or updates during their regularly scheduled meetings. HCDC discuss the project with stakeholders to ensure it is proceeding properly by serving the intended clientele, and that it will be completed on time.

Timeliness of Expenditures

Neighborhood Services staff require that each CDBG and HOME recipient attend a City-sponsored workshop near the beginning of each year to review CDBG and HOME regulations and reporting requirements. The timeliness of expending the funds is one topic discussed at the workshop. In addition, each recipient of CDBG and/or HOME funds signs a formal agreement after the funds have been released that includes a copy of the City’s policies regarding unsuccessful and delayed projects.
Housing Code Compliance
Each agreement between the CDBG/HOME recipient and the City states the following: “The project shall be completed in compliance with all applicable state and local building codes; and upon completion, shall be operated in compliance with all applicable state and local laws.” Neighborhood Services staff verify that the appropriate permits are taken out and that Neighborhood and Development Services (NDS) have inspected the structure for compliance with local building codes and local rental inspection housing codes (if the project is a rental project).

The City’s housing inspection program systemically inspects every rental unit in the community. NDS oversees rental inspections and ensures compliance with all local requirements, including Iowa City’s Housing Code which establishes the minimum health and safety standards necessary to protect and promote the welfare of tenants and the public. Local codes are generally stricter than HUD’s Housing Quality Standards (HQS), the comprehensive program that ensures subsidized housing remains safe. Inspections are conducted by the Housing Inspection Workgroup, which includes six full-time inspectors. The issuance of a valid rental permit depends upon properties complying with local codes. The following rental unit types are annually inspected through the City’s regular inspection program:

- single family dwellings with four or more bedrooms
- duplexes where the unit has four or more bedrooms
- multi-family dwellings with an initial certificate of occupancy before January 1, 1996
- fraternity, sorority, and rooming houses
- transient housing units
- family care units and group homes
- public housing units

The following rental unit types are regularly inspected every two years:

- single family dwellings with no more than three bedrooms
- duplexes where the unit has no more than three bedrooms
- multi-family dwellings with an initial certificate of occupancy after January 1, 1996

Rental inspections are also conducted upon request and complaint. Results of inspections are written, and corrective actions noted in individual property files, stored and maintained by the NDS. The City actively works with owners, property managers and tenants to ensure conformance.

All assisted rental properties are subject to this inspection cycle and various informal, on-site inspections made by Community Development Division staff throughout the year. Tenants receiving a Housing Choice Voucher or Tenant Based Rental Assistance must also have their units regularly inspected by the Iowa City Housing Authority at least bi-annually. These units must meet HQS requirements.
MBE/WBE Policy
Each CDBG agreement contains language specifying that the subrecipient will use its best efforts to afford small businesses, minority business enterprises, and women’s business enterprises the maximum practicable opportunity to participate in the performance of its contract. To do so, City staff encourages subrecipients to get bids from such enterprises. As used in the contract, “small business” refers to a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632) and “minority and women’s business enterprise” means a business at least 51% owned and controlled by minority group members or women. Sub-recipients may rely on written representations by businesses regarding their status as a minority and female business enterprises in lieu of independent investigations.
Publication Notice
Iowa City Press-Citizen
December 24, 2019
PUBLIC MEETING NOTICE
FY2021-2023 CONSOLIDATED PLAN
The City Council will hold a public meeting, accept comments, and consider approval of City Steps 2025, the City of Iowa City’s proposed five-year Consolidated Plan for housing, jobs, and services for low and moderate-income residents. The meeting will be held on Tuesday, January 7, 2020 at 7:00 PM at Emma Haylett Hall, 410 E. Washington Street.
City Steps 2025 outlines proposed housing and community development needs, priorities, and goals; locations; budgets; and scope of activities to be funded by the City’s Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs from City Fiscal Years 2021 through 2023 (Federal FY2020-2022). The Plan is required by the U.S. Department of Housing and Urban Development in accordance with the federal regulations at 24 CFR 91. The Plan was developed after analyzing available information and conducting numerous meetings, interviews, and surveys with local for-profit and nonprofit organizations, housing and service providers, residents, and civic leaders to identify and prioritize needs. It includes the following major components:
1. A process summary, including public input obtained during the Plan’s development;
2. A needs assessment for housing, homeless, special needs, and community development;
3. A market analysis for housing and for community development assets; and
4. A strategic plan including geographic and need priorities, anticipated resources, goals, and the scope of expected activities.
Copies are available online at www.icgov.org/electionplan/; from Neighborhood Services in City Hall, 410 E. Washington Street, Iowa City, and in the Iowa City Public Library, 125 S. Linn Street, Iowa City. Additional information is available by calling 319-358-5230. Comments may be submitted in writing to Neighborhood Services at the address above or by email to Kirk.Lehmann@iowa-city.org. If you require special accommodations or language translation, please contact Kirk Lehmann at 319-356-5230 or 319-356-5493 TTY at least seven (7) days prior to the meeting.
City Steps 2025 will be submitted to HUD for review and approval on or before May 15, 2020 following the adoption of an Annual Action Plan for City FY2021 (Federal FY2020).
MEMBERS PRESENT: Peggy Aguilar (via phone), Megan Alter, Charlie Eastham, Vanessa Fixmer-Oraiz, Lyn Dee Kealey, John McKinstry

MEMBERS ABSENT: Matt Drabek, Peter Nkumu, Maria Padron

STAFF PRESENT: Kirk Lehmann, Erika Kubly

OTHERS PRESENT: Nicki Ross, Sofia Mehaffey, Lindsay Glynn, Barbara Vinograde, Ellen McCabe, Delaney Dixon, Missie Forbes, Lucy Barker, Jason Barker, Sara Barron, Adam Robinson, Cady Gerlach, Roger Goedken, Becci Reedus

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 6-0 HCDC requests a joint meeting with Council about Aid to Agencies being a priority for budget allocations.

By a vote of 6-0 HCDC recommends to City Council approval of the City Steps 2025 draft, Consolidated Plan for 2021-2025, with changes as discussed in the meeting.

By a vote of 6-0 HCDC approves FY21 Application Materials, with changes as discussed in the meeting.

CALL MEETING TO ORDER:

Fixmer-Oraiz called the meeting to order at 6:30 PM.

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

Lucy Barker (Houses into Homes) noted that they asked to come and share with HCDC about what Houses into Homes does, so staff invited them to speak during public comment. Barker walked through a handout they provided. Since November 2018, they received 197 referrals which included 661 individuals. Nearly half of referrals came from the School District and another quarter came from DVIP. The remainder comes from other agencies such as PATH, UAY, Shelter House, and others. During that same time, Houses into Homes delivered to 157 households, serving 598 individuals. Their current waiting list went from 10 households to 40 households which was a sudden large increase in demand. Barker noted they need a paid staff person who can dedicate the time to the program because right now they have her and Selena, who has more than full time job. They’re both doing this work as volunteers and it takes nearly two full time positions a week to get it done. They talked to some City Councilors who suggested they make a request of City Council because 60% of their deliveries are to Iowa City residents and also it covers much of the school district. Lehmann stated the result of the meeting was City Council allocated $25,000 but part of that was going to possibly come from a grant. Barker noted they have already been working with the landfill and recycling and applied for a grant, and Willis Dady is going to work on a mattress recycling, where they take apart all the pieces and use those. Barker stated they are the only
reliable mattress recycling in eastern Iowa or at least in the area. Barker confirmed Council approved $25,000 with $10,000 most likely coming from that grant and then the other from the affordable housing fund.

Eastham stated the school district doesn't have any source of funds that the district itself can use to offset a service like this, and he made that point to the council last Tuesday night.

McKinstry asked what is the annual budget for the coming year and total budget for Houses into Homes? Also in the future in terms of sustainability, do they plan to participate in the Aid to Agency's funding process? Barker confirmed they do and stated they are young enough that they don't qualify for the legacy funding so they will be applying for the aid to emerging agencies in the next round that comes up in January.

Jason Barker (Houses into Homes) stated he is Lucy's husband and ended up as the bookkeeper, driving the 26-foot truck, and he's a physician at the hospital and an educator at the College of Medicine. With regards to the question on yearly budget, he'd like to clarify if that means what they anticipate with adding on a full-time position, or for the 12 months going forward. McKinstry asked what they spent in the last year and they anticipate spending, and if there is a projection for next year. Barker stated he can give estimates, for the last year to date, it is in the order of $40,000 in expenditures. They have had approximately $50,000 in income; they have been trying to maintain a cash amount that in the event that all income dried up they would not get kicked out of their 3500 square foot building because that's really what makes this possible. Barker added they've been paying about 0.4 FTEs for Selena for about the last six months, so she's had some partial support but that really only covers two days. Going forward, he estimates that they could take that $40,000 in expenditures and add on the order of $65,000 total payroll expense. Barker doesn't believe there will be major changes from that, but they haven't had the official board meeting to give the blessing on this, so it is just a good faith estimate for right now. The space they have is very good, it's really well located. Barker foresees probably a bit of an increase in some expenditures and will increase the number of deliveries per month from one to hopefully two so an increase in gas and rental.

Lucy Barker added that their ask of City Council was one time because they just can't get ahead on fundraising and grant writing. Part of the plan is becoming sustainable.

Fixmer-Oraiz commented the Commission has been working closely with many nonprofit organizations, and everybody does amazing work. It cannot be said what one does is any more important than what everybody else does so the Commission has worked hard to make sure they create a funding process that's transparent for agencies that have been long standing. Fixmer-Oraiz agrees emergency funding would be great and is something she thinks is a good thing, but to give perspective, there's quite an extensive process, an application requiring organizations to show their budgets and proposed budgets and the demographics they serve. Therefore, it took a lot of the Commission by surprise that this allocation happened the way it did, and that Houses into Homes asked for more money than is given to a lot of organizations that have been around for 15, 20 or 30 years. Fixmer-Oraiz acknowledged what Houses to Homes does is obviously important to the community however, this is an opportunity to have a conversation about the process and then also to potentially talk with City Council. Fixmer-Oraiz notes there has to be goodwill between these organizations and the City, everyone cannot just show up and talk to Council and get some money. Fixmer-Oraiz stressed this is not about Houses to Homes, she just wanted to put that out there because there has been some sidelining and the Commission has worked hard to make a transparent process that makes it fair for everybody. Fixmer-Oraiz also recognizes there is an incredible community of nonprofits that do phenomenal work and we need to support them all. The best the Commission is make recommendations, but this process caught a lot of them by surprise. Fixmer-Oraiz would like to continue working with Houses to Homes and others on how the Commission can make things better, perhaps do more education with City Council members or City staff or wherever to remind them there is a process in place and they really need to honor it in fairness to everybody.
Lehmann noted this conversation should continue but on upcoming meeting agendas.

**QUESTION & ANSWER SESSION FOR FY21 LEGACY AID TO AGENCIES (A2A) APPLICATIONS:**

Fixmer-Oraiz noted the applications have been online, some Commissioners may have questions and there are folks in the audience.

Lehmann began by noting HCDC said they would only ask questions in advance with the idea that people would be able to come prepared to the meeting to answer them. He noted they ended up having three questions and he received two written responses.

Lehmann stated the first questions was to Horizons as it was noticed there seemed to be smaller amounts of nonwhite and Hispanic folks that they serve, they serve an elderly population, but it's always important to talk about ways to improve inclusion or how are they trying to address any potential gaps. The response was from Sophia Mehaffey with Horizons who wrote “Good morning. Because I get this question frequently from this group I have data printed from February when I researched it again. So the percentage breakdown for older adults does not match the overall percentage breakdown for either Latinx or black people. Put another way, there are far more young people of color than older people of color in Johnson County. In the Latinx community, the total percentage of Johnson County in 2017 was 5%. Only 0.1% of Johnson County residents would be both Latinx and older adults eligible for Meals on Wheels or congregate dining and of those not all will actually want the service. For the black population, the total percentage in Johnson County in 2017 was just over 6%. However, only 0.16% of Johnson County residents were both black and older adults who will also be eligible for Meals on Wheels. The increase in diversity in our communities is absolutely phenomenal change and as a black woman I welcome that with open arms. By and large, the people coming to this community are younger than my client base. As this group ages we will be honored to provide services to all who are of age to qualify for them but must also unfortunately point to our lower life expectancy, it may impact the data in the future. In the meantime, we are working to ensure that information about a program is available in an accessible way into that and we are currently seeking translation services for our print materials. I'll be in attendance at the upcoming meeting will be happy to discuss it further, if it's helpful.”

Lehmann noted again the question was HCDC noticed there were discrepancies in the number of black and Latinx populations that Horizons was serving and HCDC wanted to provide them an opportunity to talk about it.

Sophia Mehaffey (Elder Services, Horizons) noted the way it was phrased when she looked through the minutes is that as an agency they are serving a smaller percentage as compared to other organizations. The other organization noted as serving lower numbers was Pathways, which happens to also serve older adults and would be impacted in the same way. Mehaffey acknowledged it’s not 2017 anymore and there is going to be another census coming up that will supply new data and it might look a little bit different, though she does not think it’s going to swing completely the other way, so it probably still won’t completely match the overall percentage of youth in terms of people of color.

Eastham stated he is interested among older adults who are eligible for Meals on Wheels, older eligible adults who are over 60, what percentage of that population is Latinx, Black, Asian and white and how do those percentages compare. Mehaffey replied that the question he’s asking is, in terms of the population they actually serve, does that match the population that is here? She confirmed yes, it’s a small number of people, it’s like one or two or three, but in this city they are only serving 150 people roughly total.

Eastham noted in in advocating for the Commission, having data on the demographic breakdown for each agency, which he recognizes is difficult to do for some services, he believes the Commission has a responsibility to see what they can do to understand how well they are serving people of color in the
community, no matter their ages. He is not criticizing any agency; he is trying to exercise what he thinks is the responsibility.

Fixmer-Oraiz noted she'd like to hear from all organizations as they go through the process what can the HCDC do for them? Mehaffey noted that is an interesting question, she's never been asked that before. Fixmer-Oraiz said it doesn't have to be answered today but wants the Commission to be held accountable to the agencies that they give recommendations on. Mehaffey thinks one helpful value add would be serving as a liaison, helping the organizations to understand the City priorities and how they can either frame or shape the work that they do in order to help the City achieve its goals. Fixmer-Oraiz thanks Mehaffey for that answer and believes that is something the Commission should talk more about.

Lehmann stated the second question they had was to the Free Lunch Program. HCDC asked them to explain the carryover balance and they were supplied the minutes from the last meeting for clarification on the question. Rhonda Lipsius responded, "Dear. Kirk, thank you for your question and documentation so I can address the questions from the committee. Quoting from the minutes "Fixmer-Oraiz has a question with the Free Lunch Program that's red items for fund balance the caregiver balance from the previous year and their ending fund balance was also negative. Lehmann stated he hasn't talked to them about it when he was going through the applications, his hunch was that it was more an error of the boxes and misunderstanding, possibly is what carryover funds meant. Or maybe they don't have carryover funds and so they're trying to fit a square peg into a round hole. It is something that Commission can ask about." My response is you are correct in that I have made an error in submission of the figures. I assure you we're not trying to fit a square peg in a round hole. I did not add the certificate of deposits we have in the carryover balance I listed them in the reserve funds line. Perhaps I should have listed them in both places, I'm going to visit with Patty at United Way to ask for help and understanding this better. There's three CDs and a checking and savings account that total $180,000 and some change. I will work with Patty to get this area on the application corrected. I would like to clarify the FY21 Form A which is agency salaries and benefits. Please note that the $31,673 director salary is for two part time directors one at 15 hours a week and one to 10 hours a week. Regarding the second question, quoting from the minutes, "Padron noted regarding the two agencies not serving enough diversity, she feels it's unfair to ask them about diversity when every year they receive no information from the free lunch program on who they serve so she doesn't think it can be held against one agency that said enough people when another agency doesn't report it all. Lehmann stated they're trying to quantify some of these things, asking agencies to address it in their narrative so it's going to be a less subjective measure than the ones that provide the data. It's more as they added the question regarding if agency promotes racial equity and positivity from marginalized populations within the LGBTQ, immigrants, refugees and those disabilities. Padron said they specifically added that the question because the free lunch program they state they do not discriminate they serve whoever comes to the door" Respecting the dignity of the guests has been the cornerstone of our service "an open door, a full plate, no questions asked." This guiding principle of unconditional respect and hospitality is the mission the free lunch program, we do not document serving our guests, we serve a free, nutritious meal that anyone and everyone who enters our door with no questions asked. We do not and are not going to document our guests they are treated as a guest in our home would be or a member of the family. Our guests are very diverse group males, females, LGBTQ individuals, African Americans, Hispanics, Asians, Caucasians, elderly, middle age, college age and children. Those who are physically or mentally disabled and those individuals with drug and alcohol dependencies are welcome. All of the committee members area welcome to come to free lunch any day Monday through Saturday at 11:30am and get in line with this wonderfully diverse group of human beings and share delicious meal at noon with them engaging in conversation. Since we do not document guest this may be the only way to see for yourselves. We do not discriminate against anyone I'm open to any suggestions as to how I could fill out Form B, Agency Demographics, when I have no documentation of backup in the numbers I would enter here. I do list the number of meals we serve per year, which is averaging 40,000 meals per year this summer shows that the program works. I'll be out of town the date of the meeting so if you have any further questions please contact via email or phone."
Lehmann noted it was as they suspected. Fixmer-Oraiz stated she will follow up with Rhonda that they did add that question specifically for Free Lunch because they knew that there was no demographic information collected. Fixmer-Oraiz wants to reiterate with her they understand and that wasn't the question sent, it was just noted in the minutes and she desired to respond to it, which is perfectly okay.

Last question was sent to Pathways, it was the same question that was sent to Horizons.

Lindsay Glynn (Executive Director of Aging Services, Pathways) stated Pathways Adult Day Center is part of their agency. Her answer mimics Mahaffey's exactly, she can happily say who they serve at Pathways is a reflection of older adults of color. She actually started in the same boat as Mahaffey comparing if who they serve is a reflection of the community and when one looks at the data, it is. She wants to make sure that we're serving everyone, and she's put a lot of thought into this because it's important to make sure they are serving all individuals that need assistance. One of the specific things that came up in the question is regarding outreach in order to make sure that people are aware of the services. However the topic is deeper than outreach, there's been little research on older adults of color, how they age, how caregivers respond to their caregiving role. But what the research shows, in the little amount that it is, older adults of color experienced this differently than the white community. For example, they're much less likely to seek out help because of their own feelings of responsibility. They actually have lower stress levels than white caregivers because of culture, they're raised to have stronger family attachments and as people age, they're less likely to fear or feel overwhelmed by that role. There are also other data points that's been found in research. Glynn noted her whole point is that as a white person, she doesn't fully understand what people of color are experiencing. So as they move forward, Aging Services is dedicated to get a better understanding of how to actually serve that population. Doing customer discovery, sitting down having conversations about what it's like to be an older adult of color, what it's like to be a family member of color, and how can their organization best serve those folks. She would love to see the life expectancy of black older adults grow and as a society continuing to make strides to ensure that we are serving all people, regardless of their color throughout the lifespan. Aging Services is dedicated to being part of that and being part of helping older adults of color as they age.

Fixmer-Oraiz asked how can HCDC help their organization? Glynn replied helping older adults in this line of work, it consistently feels like older adults are put on the back burner or the last population to be thought of. Therefore, just continuing to be mindful that older adults are here and they need our help, it's incredibly rewarding to work with them. Glynn noted there is a lot of attention and focus on young families, which they need our help too, but older adults are important as well.

Lehmann noted that answers the three questions that were submitted in advance of the meeting.

Fixmer-Oraiz noted the Commission is not taking any action at this meeting, but opened the floor for any other questions or comments.

Becci Reedus (CommUnity Crisis Services) asked how and when they will know what the total funds to be distributed will be determined. Kubly stated Council budgeting will start in January and they'll determine that. Reedus asked if the Commission will have input into recommendations. Kubly stated they have done staff level budgeting; it goes to staff and then to Finance and then the City Manager and then the Council. Reedus asked if Kubly could share with them what the recommendation is, is it going to be reduced from $675,000 from last year. Kubly said it's likely to be reduced but she doesn't have the exact number.

Eastham still maintains the Commission has a vital role to play in recommending the Aid to Agency budget to Council.

Reedus stated she spoke to two City Councilors who would support a minimum of $675,000 and Reedus suggested a 5% increase over that. Reedus said they were told last year that Council would fund Aid to Agencies at the $675,000 but not to expect it the next year. Therefore that's where they went into the
process and $564,000 is what agencies requested, which would be a 60% increase over the $400,000 that had historically been considered. That does not mean that they don't need the $675,000. Reedus noted the other issue is in finding new funds for the Housing into Homes organization. She is only speaking for her organization but knows many agencies are holding their breath for the next 30 days to see what the federal tax code change is going to do. CommUnity Crisis Services is already seeing some reductions and they've seen an increase in need in the first quarter, they had an 8% increase in clients. Last year they distributed 2 million pounds of food and in this year's first quarter they distributed 200,000 pounds more than that, over 500,000 pounds in a quarter. So with the additional funds they received this year they put it into a Saturday food pantry, which they can't do without having staff people and they have two or three working because they can't open a pantry with only one staff person. Reedus noted all the other agencies likely have similar stories. They've had some great discussions with City Council and great discussions with staff. The discussions with staff were forward reaching in terms of where they were going to look for new funds. They talked about the utility tax, and staff decided that they shouldn't move forward on utility tax that local option sales tax is a possibility, but that's two or three years down the road. Meanwhile there is this gap and we don't even know if we can get local option sales tax passed. Reedus stated in her last discussion with Geoff Fruin (City Manager) she told him that she was going to encourage the Commission to advocate for $675,000 plus a 5% increase over last year. There is now another agency, Houses into Homes. Reedus is not suggesting that each agency is given an increase on top of what they got last year, that is just the pot of money to be distributed. The Commission will make the decisions in terms of distributing up that money based on applications and need. Reedus reiterated they need an increase over last year and that's where they should start.

Lehmann noted this year $660,300 in funds were requested. Reedus asks that they don't go backwards, that they keep moving forward, because they've got a critical next couple of years to get through before they can really solidify funding first agencies with local option sales tax.

After asked how many years funding was stagnant. Reedus stated at least 10.

McKinstry noted the new Consolidated Plan has a commitment to local funding for Aid to Agencies.

Alter stated there was the notion that we can't do this every year, but there's a commitment to incremental increases. However, if it was stagnant for so long, and the need is so great, and with new tax changes and a dip in giving, there's a basis for this as a good model moving forward for the City's responsibilities.

Eastham really appreciates Reedus' recommendation, it gives him and the Commission what he is looking for which is a recommendation from agencies about what the Aid to Agencies budget should be.

Fixmer-Oraiz is curious to talk amongst the Commission to request another joint meeting with Council and invite an Agency Impact Coalition (AIC) representative. It is the Commission's role to help advocate and she is trying to think about what the best way would be. She acknowledged some have talked to City Councilors and would highly recommend everyone do that, it really helps. Fixmer-Oraiz thinks they should request having a joint meeting and similarly giving an update on need.

Reedus believes her guess is going to be that because they were told they would not be able to get that money again, people reduced the amount they requested, and everybody should request what their need is because even if the City can't fund it, it's important for them to know what it costs to do the programs that serve the community. Reedus stated an education of the services they provide to problems that exist in the community, education that it doesn't matter if they're large or small. Earning $1 is hard work and the larger wealth in the community in terms of fundraising is not there. Even as a larger organization, they can't tap into that wealth. Oftentimes there's the larger university campaigns or large arts campaigns and agencies are forgotten. However they serve the neediest populations and that need is not getting any smaller, it's getting bigger and they are struggling in their facilities, with their budgets, and figuring out how they're going to keep it going. Reedus was asked today by a board member which programs would
be on the chopping block if they have to eliminate a program. CommUnity is about to enter the 50th year so to think about which of the program to cut is hard. Is it basic needs, the food bank, crisis intervention services? Those are things that as a business they have to begin to look at if they can't start to figure out where they're going to get increases. They are going to have a difficult time trying to serve more people, they don't turn anybody away. The Food Bank closes at five o'clock and at five o'clock the waiting room was completely full standing room, volunteers and staff didn't get out till eight o'clock because the doors were locked but they continued serving everybody. So those are the problems that they have, the capacity is overwhelming and it would be nice to hire more staff but they don't have the funds to do that. Reedus stated agencies such as theirs shouldn't be an afterthought and asks the Commission to keep moving them forward into a first thought in people's mind in terms of importance, we are a community that cares about people, we have a wonderful volunteer rate that speaks to our compassion for others and it should show in the kinds of funds that are contributed to keep us strong and keep us going.

McKinstry commended legacy agencies for getting together, talking to each other, and coming up with a plan for influencing the process. If there's any way that the Commission can make a recommendation early enough in the budgeting process to assist agencies making their case with Council he is in favor.

Fixmer-Oraiz suggests requesting a joint meeting if they can.

Lehman stated last time HCDC requested a joint meeting in their recommendation to Council in January.

Alter noted there are new Council members coming in so this is going to be great for them to learn, plus repetition helps this not be an afterthought. The agencies are serving the community well and shouldn't be considered a handout. The city is growing and so is the need. It's important to have recurring meetings at budget time and other times to talk about the needs of the community.

Eastham noted anyone who is vaguely familiar with the City's budget understands that a $300,000 to $400,000 increase for Aid to Agencies is a small part of what's available to the City in terms of revenue.

Reedus also noted it is important to keep local option sales tax moving forward if that's going to be a mechanism get the funds they need. She is afraid it's going to linger for a while so that movement needs to keep pushing forward and get on the table and start to talk about what an agency allocation would be.

Fixmer-Oraiz would like to get some education on what getting local option sales tax moving even looks like, what is the process. Lehmann noted it should be a future agenda item after the funding cycle.

Sara Barron (Affordable Housing Coalition) stated the Affordable Housing Coalition has discussed whether to weigh in on the Aid to Agencies process, all the things being discussed. They decided their role is to advocate for making the pie bigger. They don't need to weigh in on how money is allocated, their job is to say all these agencies are underfunded right now and they're going to continue to support the Agency Impact Coalition and all of the agencies who look to the City for funding. Barron wanted to point out that the services provided by these nonprofits that get money through Aid to Agencies are services that you could make an argument that the government should provide, helping people meet their basic needs, so she encourages the Commission to advocate for these nonprofits as vendors to the city, that they could present a bill for the work they're doing on behalf of the City and get it paid. The City routinely does a sidewalk improvement project or capital improvement project, that is a million dollars or two million dollars, and that's for one little project. If the City were to get a bill from all these nonprofits for the services that they provide to the residents of Iowa City it would be fair greater than $700,000. So instead of thinking of this as a charity or handout really this is paying a bill to vendors who are providing needed services to the community on behalf of the local government. And how lucky are we to have skilled professionals, they're not laying bricks, they're not laying sidewalks, they're providing another type of professional, vendor based skill of social services that support our residents and they deserve to be treated like the professionals that we contract with for any other City service.
Barbara Vinograde (Iowa City Free Medical Clinic) stated she echoes everything that has been said by colleagues from other nonprofits. She acknowledged the investments the City makes in the nonprofits is invaluable. She was talking with the medical director today about when someone comes in for a visit at the free clinic they receive not only an exam, but medications on site, labs on site, radiology procedures, education, and referrals to other agencies and institutions. The complexity of what they’re seeing at the free clinic, the complexity and diversity of the people we’re serving now, it's challenging. But it's also incredibly exciting and rewarding to be able to meet the needs of the people who are out there. Vinograde knows all the nonprofits in town are doing this, so she feels like she is preaching to the choir but wanted to reiterate in interactions with the council that what they’re providing is basic needs for people. Think what it would be like if you woke up sick and rather than thinking about calling the doctor to make an appointment, you had to think I can't afford to go to the doctor. It's something to be reminded of every day. Vinograde has never asked for much money from the City because they haven't received it. They receive generous funding from Johnson County and the United Way, she would love to see that matched by Iowa City. So as far as what she wants from HCDC, it's being done, you are asking us what we're doing, how we're doing, what the needs are out there. Vinograde appreciates everything the Commission is doing and advocating for nonprofits.

Eastham asked if an increased request can be included in the Agency Impact Coalition request. Vinograde stated that the Agency Impact Coalition has been a wonderful group to work with.

McKinstry asked the Commission what to do to move things forward? Should they put some language in a motion. Fixmer-Oraiz thinks that would be best. Kubly said if they are making a recommendation for funding, then they’ll need to vote on that, but if they’re just using a joint meeting they can just do that.

Lehmann noted that as part of a conversation at today’s meeting the Commission can send a request to Council that they would like a joint meeting. He thinks they should still vote on it, but no action can be taken on funding.

Alter moved and Eastman seconded and by a vote of 6-0 HCDC requests a joint meeting with Council about Aid to Agencies being a priority for budget allocations.

Lehmann suggested sending a memo to Council stating the Commission discussed this and is requesting a meeting in January. Eastham asked for a simple, straightforward memo a couple of paragraphs at most. Fixmer-Oraiz asked if they are requesting a joint meeting is there interest from AIC members to have a representative attend? Lehmann said it would be a public meeting so AIC members could attend and be ready to make comments.

Fixmer-Oraiz suggested putting in the memo a request to have a member of AIC at the meeting to speak.

Alter noted the meeting should be framed about what are the priorities of Council moving forward as they’re solidifying City Steps and as they’re looking at budgeting what is the agenda priority wise. These are basic needs of the City and we encourage City Council to start envisioning that way and how does that fit into the priorities and goals of City Council.

CONSIDER RECOMMENDATION OF CITY STEPS 2025 DRAFT, CONSOLIDATED PLAN FOR 2021-2025:

Lehmann stated the City Steps 2025 is the Consolidated Plan, they’ve been talking about for a while, it identifies the needs of low and moderate income households in Iowa City, the federal resources that the City of Iowa City has to address those, specifically CDBG and HOME, and then different ways that the City plans on allocating those funds over the next five years. It contains a broad strategy along with the needs assessment and the housing study, all to be approved by the Commission today. Additionally it
includes the annual action plan for FY21, and future annual action plans will also be approved every year. Everything will get sent to HUD in May when they approve that final part of the Plan. Lehmann noted one reason that this is being reviewed now is to get through the funding process because the CDBG/HOME round has to wait until after some of these items are approved to solidify what the application would look like and how that's going to work over the next five years.

Lehmann talked briefly about the Plan, noting they had a few comments so far in the public comment stage which is happening right now, and people are welcome to share comments at this meeting. Any verbal comments and the minutes of this meeting will be incorporated in the document. They also have several comments from individuals that will also be incorporated in the document. Lehmann distributed a memo of potential changes and he’ll discuss those as soon as he’s done talking about the broader changes that are in this Consolidated Plan specifically.

With this Consolidated Plan some of the biggest changes are tied to the Aid to Agencies process, as well as some preferences for capital improvements for those that responded in advance about their capital needs. Lehmann noted he will jump around as he goes through these. The first change about agencies is on page 145. On that page, they added in a section to talk about the Aid to Agencies process specifically that in the future, legacy agencies will be named in the Consolidated Plan which will support continuity over the next five years. Thereafter at the next plan, in five years, that list can be updated. Lehmann added just because an agency is on the list doesn't mean that they would be funded, but it means that they would be considered a legacy agency for the purpose of those grant funds. Legacy agencies listed in the Plan are those agencies designated as legacy agencies this year, or that have been since that distinction was created. Lehmann stated there are opportunities to change the list through Consolidated Plan amendments if agencies come or go, depending on how HCDC wants to deal with that. HCDC will review the Plan every year too so there is always an opportunity to change legacy agencies at that point in time. This was something that is brand new, and he wanted to call attention to.

The capital improvements preference is on page 39, it's a brief section that will be added into ranking criteria. This page talks about which agencies responded to the public facility surveys and what agencies listed as their capital improvements needs over the next five years. This does not restricting public facilities projects to mentioned projects, but the fact that they’re thinking about needs in advance will give them bonus points because they had some forethought and responded. Lehmann reiterated things can be amended. This will help the City and HCDC try to better plan how it's going to allocate CDBG funds.

Alter asked if there would be anything regarding possible emergency items, like an agency wasn’t planning on anything but then an emergency (like storm damage and needing a new roof) happens. Lehmann stated the points for CDBG/HOME was not changed as much as it was for Aid to Agencies because it's generally easier to score these kinds of projects. It's a guide and implies that the Commission values forethought, though there are also a bunch of other criteria that are in the rubric.

Lehmann stated when talking about different projects, the City maintains several project categories that we lump things into, such as “other affordable housing,” “economic development”, or “planning.” one such category is infrastructure, called Neighborhood Improvements. For neighborhood improvement projects, they added the ability to do sustainability improvements. In the past, this category has been used for park projects in low income areas or curb cuts to improve accessibility in low income areas. The idea is that if there’s work that needs to be done, or street drainage, or, they wanted to be able to fit in and especially call out that sustainability should be a part of those projects, such as through green infrastructure.

Lehmann stated, regarding economic development projects, there have been fewer applicants recently. These can either help pay for technical assistance to low income business entrepreneurs who want to start businesses, or it can be provided as direct loans to low income entrepreneurs. Typically, the City sets aside $50,000 annually for economic development activities. Lehmann noted they have just over two years’ of funds right now so they are reaching out to banks to let them know but credit is looser now and
people aren't enthusiastic to jump through federal hoops to get funds if they don't need to. Alter asked what else can be done with the funds. Lehmann said a for profit entity can use them to start a business if it is owned by a lower income household or 51% of employees are low income employees, then they can apply for those funds and go through the underwriting process. Kubly added microenterprises can also apply and the City has funded technical assistance for 4C’s through that money. Lehmann stated one thing they’ve been trying to do recently is to encourage childcare providers to apply if they're for-profit, if they are a nonprofit they can apply for public facilities funds. It is another way to meet the needs of the community. Lehmann stated a change they’re making is if it’s not spent within two years, it goes back in the public facilities fund. Historically, they’ve held these funds because usually there’s a lull and then there's a bunch of applicants, and then another lull. Now they want to keep funds moving.

Fixmer-Oraiz asked about 4C’s technical assistance. Kubly stated they provide technical assistance to low income people who want to start an in-home childcare, who want to meet the DHS requirements. Lehmann stated they’ve helped around 25 businesses, a lot of it is making sure that they’re registered so that they can accept childcare assistance, with a focus on immigrants and infants of zero to two years.

Lehmann next moved on to funds that are set aside for activities, discussed on page 9. 15% of CDBG funds are used for public service activities, that is, Aid to Agencies. Other set asides are $235,000 CDBG for homeowner rehab for low income and then $90,000 HOME for the City's rehab program which includes both owners and renters. Those are all for low income residents making up to 80% AMI with renters receiving HOME funds being restricted to 60% AMI.

Eastham notes on page 134, there is a bulleted list that says assisting households with incomes less than 60% AMI particularly those with incomes less than 30% AMI has been identified as a priority by the City. Eastham asked then why are they set aside up to $235,000 in CDBG funds for households with incomes up to 80% of AMI income. To him those two statements are not compatible.

Lehmann noted he doesn’t have the numbers in front of him, but that a lot of the CDBG funds assist households below 60% AMI already. Kubly stated that a lot of the CDBG funding for mobile homes, at least half of them are mobile home projects. Many are likely not closer to 80%.

Eastham asked why not lower the income eligibility to 60% of AMI for the rehab set aside. Lehmann stated HCDC could recommend that, but it would mean there are households that still need assistance but could not be served, that they don’t need to make a restriction to help prioritized households with lower incomes. Eastham asked if most requests for rehab funds are coming from households at less than 60% AMI, then setting that as a maximum should serve more households with lower incomes. Fixmer-Oraiz agreed noting at the least it should be aligned, the priority should be aligned with what is actually happening. Kubly stated they don't have data on incomes served right now. Fixmer-Oraiz understands but is stating that we’re committed to that priority. Not necessarily saying that it has to align with the data, but it should because that's the priority that the City is set, and it should align just for that sake. Lehmann stated the priority is basically the lower the incomes is the priority of the City. To state just 60% of AMI will reduce flexibility and there are less owners in that range. Eastham stated they could extend the flexibility by setting the upper income 120% of AMI. Kubly stated they can't do that because they're federal funds. Lehmann noted they have City programs that go up 110%. Eastham feels those are misguided.

Kubly asked to confirm that HCDC is recommending that CDBG have the 60% AMI max. Lehmann will keep notes of things the Commission wants to recommend for the Plan, and will incorporate by approving “as discussed.” So the rehab set aside will be 60% AMI.

Lehmann stated another thing they are changing in this Plan is to make CHDO funds a set aside. Until now CHDO funds come before the Commission as part of the competitive request for funds, but they are a federal set aside. Staff is recommend that it be a separate set aside to be requested from staff as projects arise. Typically, CHDO set asides are rehab projects, but it has recently been used for
Housing and Community Development Commission  
December 19, 2019  
Page 11 of 18

acquisition. Currently the City has two CHDOs, The Housing Fellowship and HACAP. He has heard interest from at least one other agency. Historically they've only recently received applications from The Housing Fellowship. This set aside only includes CHDO reserve funds that create or rehab affordable housing, it would not include CHDO operations, that would still come as part of the competitive part. Staff recommends in this Plan that that it be a set aside rather than joining the general pot.

Eastham feels the regulations make it a set aside anyway. Lehmann agreed, so their thought was to simplify it for CHDOs. As staff gets more applications, assuming another agency becomes a CHDO at some time in the future, staff will probably return with application guidelines and develop a program, right now it would be more of a request as needed process since they must be a CHDO.

Lehmann talked about economic development initiatives; those serve households up to 80% AMI and then set asides for administration of funds. In terms of other requirements that come with projects, they're included below the bulleted list on 135, it's basically that same list that was on page nine. He stated housing projects have a minimum of $1,000, some might be under $1,000 if it's an emergency rehab, such as mobile homes or replacing water heaters, weatherization stuff, etc. Lehmann stated $15,000 as a minimum for public service activities, which includes both federal and city funds, that's a rule that they've had for a while. Lehmann stated they are putting in $30,000 for public facilities activities. In the past, they did not have a minimum but had a preference for projects over $50,000 and it seems easier to have an actual minimum and the $50,000 threshold wouldn't meet all of the projects approved recently so they figured $30,000 was realistic and should be enough to make a difference. Finally, for economic development activities, there's a $25,000 maximum. For the homeowner and rental rehab activities for the City's housing rehab program the maximum is just under $25,000 per unit because federal lead rules kick in after that which adds complications. Lehmann stated they still will give first consideration to projects of $50,000 or more, but the rest of them are hard limits. So that explains how funds will get allocated in the future. Beyond these, public facilities activities are mostly going to be other CDBG funds that are part of the set aside, and every other HOME fund that's not part of admin or CHDO set aside would go to the competitive round that the Commission sees every year.

Lehmann stated starting p. 136 contains the priority needs that they see. Priority needs are expansion of affordable rental and owner housing options, preservation of existing affordable rental and owner housing options, housing and services for the homeless and those at risk of homelessness, provision of public services, public facility improvements, public infrastructure and neighborhood based climate action (the technical phrase for what was discussed), economic development and then administration and planning.

Lehmann noted they also incorporated the Analysis of Impediments to Fair Housing Choice into this document. There are a couple places where it's talking about barriers to affordable housing and really those are just lifted from the AI because a lot of the fair housing issues are related to affordability. He also pointed out that pages 130 through 133 are the geographic priorities. In the past, they just said City-wide was the priority but because there are actually geographic priorities, staff figured that should be incorporated. One is the affordable housing location model which is on page 131. That determines areas eligible for new construction or acquisition of rental units for non-elderly, non-disabled households. Lehmann stated the application also shows preferred areas to put affordable housing which are areas with low free and reduced lunch rates because that is one of the primary factors in determining the location model, in addition to clusters of affordable housing. They also have the housing rehab targeted areas, which they use, which are areas where the City's housing rehab program will forgive half of funds and they are also eligible for the City's rental rehab program. It's determined by low income areas and that have more single-family homes which is what the rehab program is generally for and they wanted to incorporate it because is used by the City's rehab program.

Lehmann noted those are the big changes in the document. He added the public input received at meetings was great. They've encouraged other staff at the City to look at the public input because it is a good record. Next Lehmann wants to get into staff other recommendation following public comments.
Alter noted she appreciates the addition of the geographic information because a lot of times even though those things are functionally interconnected, it is disparate and people can't put the pieces together.

Fixmer-Oraiz stated it is a great opportunity to recognize the immense amount of work the staff has done putting this together.

Lehmann said staff got some comments, so he created a memo distributed at the meeting recommending a few additional changes to the document that are not in the draft. First on page 53, adding a sentence talking about the number of Housing Choice Vouchers and their waiting lists, which demonstrates that need for affordable housing in Iowa City. Lehmann noted McKinstry provided some excellent comments about manufactured housing with the Mobile Home Task Force so staff wanted to incorporate those. On page 88 they want to add in some references to the work that's been done. Also on page 137 where there's a description they wanted to add in that manufactured housing communities are important part of affordable housing in the City is committed to supporting the continuance of these as relatively low cost housing type in Iowa City and so they're included in the goal of preserving affordable housing. Also an addition on page 162 where they're talking about barriers to affordable housing, adding in a paragraph about the recent purchase of local manufactured housing communities and subsequent significant increases in lot rents demonstrates a barrier to affordable housing by reducing the number of naturally occurring, affordable units, this has brought to light the need to support such communities to ensure that they continue to be a relatively low cost housing type in Iowa City. Next, on table 106 where they talk about different housing for homeless populations, adding in Cross Park Place to the table because it was omitted, and specifying that it's the Johnson County Affordable Housing Coalition on page 151. Specifying on page 154 they're talking about the local Homeless Coordinating Board noting they are not funded strictly from outside funds and they can carry out stuff without external funding and additionally their mission can be supplemented or expanded with external funding, such as landlord risk mitigation fund.

Lehmann stated one of the larger changes that staff is recommending in this memo is adding the Housing Trust Fund of Johnson County as a legacy agency. The Housing Trust Fund had left as a legacy agency with the understanding that assuming the Affordable Housing Fund wasn't funded, it would be able to come back and apply for funds as a legacy agency. Lehmann noted they recommend adding them back to that list with the understanding that they wouldn't apply unless needed.

Finally, adding in estimated funding amounts, though they are subject to annual action plan allocations which is what they're typically based off. However, staff figured it is best to estimate funding amounts for different needs, especially if the Commission is going to make a recommendation to Council. So Lehmann compiled a table of different funds and how that would align with the table on pages 155 to 157 specifically.

Fixmer-Oraiz noted appreciation for McKinstry for introducing the manufactured housing information, some of which was incorporated, however the paragraph that McKinstry had put together is not in the table, will that be somewhere else. Lehmann said he did not incorporate the full paragraph; he took bits and pieces that he thought best fit in. He noted the entire paragraph was very specific, which is challenging for a Con Plan, it would make more sense in an action plan. Fixmer-Oraiz would like to advocate for it to have its own section because of the national crisis being seen with the manufactured housing communities having predatory acts. She thinks it would be good to tie in something from a national perspective to a more local focus. It is something that is emergent and is quite frankly terrifying. She feels they need to show the City is serious about supporting it moving forward.

McKinstry noted there are a couple ways to look at this, having its own section might draw attention, which would be helpful, also for instance on page 163 where it says facilitate a range of housing types, including manufactured housing. They need to point out again and again throughout the document that when they're talking about affordable housing, whether it's rental or homeownership, they're also talking about manufactured housing.
Kubly noted the language on page 163 is taken directly from the Fair Housing Study so they don’t want to change it.

Fixmer-Oraiz also noted per McKinstry’s other point, the need to showcase Forest View as something different Iowa City is doing. Lehmann stated he would add in the paragraph about the issue and barriers to affordable housing on page 162, maybe on page 163 he can mention furthering the work of the Johnson County Housing Task Force. This will be in addition to the others mentioning that it’s important preservation and mentioning in the housing assessment.

Eastham noted establishing the new Forest View neighborhood is still an ongoing process so when this Plan takes effect on July 1 that process may not be finished so it should be mentioned as plans are underway.

Lehmann noted also on page 165 where they’re talking about helping families avoid homelessness would be a good spot to bring up the Forest View plans.

Lastly Lehmann just wanted to talk briefly about the goal’s summary, pages 155 and 157, about the actual budget amounts and what that might look like. It is based off of the last five years of expenditures plus set aside, that’s how they came up with this amount. For goal one, increase the number of affordable rental housing units, the funding for would be $1.42 million in HOME; tenant based rental assistance would be around $265,000 in HOME; homebuyer activities would be around $280,000 in HOME; for rehabilitating and improving owner-occupied housing units, they’re assuming $1.175 million in CDBG and around $225,000 in HOME; for the rental rehab, which is on page 156, around $625,000 in HOME; for those serving homelessness, in planning terms around $200,000 in HOME, but in all reality, serving homelessness overlaps with so many of the things that are here, so they really only report the public services funds that they give to Shelter House, so that's about what they're anticipating coming from CDBG. Lehmann noted those are estimates based on past trends. For public services, they’re estimating around $330,000 in HOME and $330,000 in CDBG which is the public services funds minus those for Shelter House, and then $95,000 in HOME which would be the CHDO operations, around 3-4% of HOME. For public facilities projects they estimate around $745,000 in CDBG over the next five years; for public infrastructure/neighborhood-based climate action activities would be around $375,000 in CDBG; economic development $250,000; admin planning around $710,000 in CDBG and $270,000 in HOME.

Again, Lehmann stressed those budget amounts are based on past trends and set asides that they’re anticipating. Staff would propose that if the Commission makes a recommendation, either they use that as the base and tweak things as they go based on goals and such. He added the climate action line is a new addition with this Plan with the idea that a lot of those infrastructure projects should be incorporating sustainability, street trees, storm water, etc.

Fixmer-Oraiz asked how they arrived at $375,000 for neighborhood improvements. Lehmann said $375,000 is based on the set aside of $75,000 over five years which was initially created by Council. Kubly added the neighborhood improved set aside is not new they just added the ability to use that for Climate Action Plan. Fixmer-Oraiz asked if the $375,000 would only be used for Climate Action Plan related things? Or is it embedded in neighborhood services and can be used for all those things? Kubly stated it’s embedded in the neighborhood improvements under the public infrastructure goals.

Fixmer-Oraiz asked if there is a section in the Plan about the Climate Action Plan. Lehmann replied not specifically but that is a good point and they should add something about that.

Eastham believes the city’s overall policy should be anything that could be funded by capital improvements funds should not use federal funds (such as HOME or CDBG), because it diverts federal funds from things like building houses. He noted in the budget now there is $800,000 to $1 million in capital improvement eligible activities that are drawing money from the general fund and that is money
that could be used for Aid to Agencies. Capital improvements should be funded through general obligation bonds.

Lehmann stated CDBG funds are specifically for projects that are not planned for in the capital improvements plan, that one can't supplant local funds with federal funds so it has to be above and beyond what they would do in a general CIP. For example, the splash pad was one of the things in Wetherby Park where it was something that they would have liked to do but it wasn't part of the capital improvements plan, so they worked with CDBG funds to be able to fund it. Lehmann understands Eastham to be saying the City shouldn't use federal funds for local projects with the idea being that local funds should go to it. Also, additional federal funds could not go for Aid to Agencies because it's capped at 15% of the CDBG allocation.

Sara Barron (Johnson County Affordable Housing Coalition) stated another way to ask the question is who pays for these projects in not LMI neighborhoods and why then does CDBG pick up the tab in LMI neighborhoods. The conversation has shifted since they've started targeting money for affordable housing to other things that are tangentially related to poor people and it was decided to fund it out of the Affordable Housing Fund, which the idea of investing in closing the gap between what we have and what we need. The more things that they pay for like ongoing services, other functions that the City should already be providing to the entire community, out of set aside to close the gap, the longer it takes to close the gap.

Cady Gerlach (Shelter House) wanted to correct the numbers on the facilities and housing targeted to homeless individuals. The Shelter House has 24 through Cross Park Place that are permanent supportive housing beds. Also, to clarify within the city limits of Iowa City they have three fair weather lodges within the City, a six-bedroom on Amhurst, newly purchased from HOME funds five-bedroom home Wakefield Court and a six-bedroom on Ashely Drive. Their emergency shelter numbers are also underreported in terms of the number of beds available, they have 70 emergency shelter beds available year round, they have 30 overflow beds in that facility seasonally and they have 30 temporary winter shelter beds, and those are all filled to capacity right now. Lehmann asked Gerlach to send that to him in written comment so he can add it into the report.

Ellen McCabe (Housing Trust Fund) wanted to reiterate the Housing Trust Fund accepted the recommendation to leave the Aid to Agencies field this year with the understanding that over the next five years they could go back and be a legacy agency if need be. They have no plans to do that as they hope to continue to have their administrative funds come from the affordable housing fund.

Barron wanted to add a few formal comments about their review of the strategies. She noted the FY21 proposed budget is out and on page 260 something or 270 something is the Neighborhood Services section that would say how much is being proposed for Aid to Agencies. Regardless, they support the variety of strategies that are listed for both rental and homeownership and appreciate the inclusion of the tenant based rental assistance, it would be a big deal if they use HOME funds in that way and to keep doing it in this kind of conscientious way that could potentially expand the number of households that get vouchers. They want to make sure that they’re continuing to use a comprehensive mix of data informed strategies to meet the areas of greatest need, and to evaluate once they are using those strategies, what the impact of them is on those areas. Barron stated they are just going to keep pushing and encouraging as more of a building habits thing than any kind of criticism of what's been done. But now that they're recognizing there have been some gaps in how they’ve addressed manufactured housing in documents and in programs they’re just going to keep saying this isn't specific about manufactured housing. There are some things, for example, in the strategies that specifically would apply to manufactured housing, but it is just not clear when they aren't listed, does that mean it doesn't apply to manufactured housing? The specificity is required in both directions in order to know where the potential gaps might be. Barron also noted there is some small percentage of the CDBG funds that are committed for areas like trails and sidewalks, and again if looking at closing gaps with this federal investment, then they need to make sure
that that services that are being provided city wide by other departments, like Parks and Rec, really encourage LMI areas to be included in their budgets and to use the money from the federal sources to be invested specifically in housing creation and public services that only benefit LMI individuals. CDBG funds are best used to close the gaps in services that are not currently available to LMI individuals because of their increased need based on their income, rather than providing an amenity to their neighborhood that should be provided as it's provided to every neighborhood. Lehman noted that the intent of the CDBG funds is to provide something to the LMI neighborhoods above and beyond what would be provided otherwise. He gave the example of a park improvements plan, where you do a park each year, but CDBG funds help move park improvements in LMI neighborhoods improvements up the list of priorities, while also providing amenities and services that are above what is typically provided.

Eastham stated the City doesn't need to use CDBG funds in that case, they just use the regular or non-LMI area way of funding park improvements for LMI areas.

Barron noted of course, they want to avoid anything that's connected to LMI residents starts to get scooped out of those funds that are set aside to close those gaps. They are not necessarily seeing that in the decision making yet, but they are certainly seeing it in the conversations and the proposals about how to fund new projects. Barron added lastly to support McCabe’s request that the Housing Trust Fund be added as legacy agency.

McKinstry moved to recommend to City Council approval of the City Steps 2025 draft, Consolidated Plan for 2021-2025, with changes as discussed in the meeting. Alter seconded the motion. A vote was taken, and the motion passed 6-0.

CONSIDER RECOMMENDATION OF FY21 APPLICATION MATERIALS:

Lehmann noted for the emerging agencies application is mostly the same as last year as he didn't hear any major complaints with it.

Alter asked about the emerging agencies application, on the fourth question how it addresses the goals of City Steps 2025 and the City's Climate Action Plan, and those may be two separate questions. She suggests they are separated out and asked for the City’s Climate Action Plan, does it address the Plan, and if so how. Of course the new Climate Action Plan is the way we want to have people thinking and doing business, but it seems a little unreasonable to require it at this point. Lehmann noted that could be made as a separate question.

Lehmann stated with regards to the CDBG/HOME application, funding timelines is the first thing he'll point out. Council will look at the Con Plan in January and that's when they'll be able to get the applications out. He stated they may be able to put up emerging agency ones earlier. They will have workshops and hold office hours again as that worked well last year. There will be an optional workshop in January. Pre-apps would be due January 31, HCDC would have the question and answer session on February 20, then HCDC would review at the March 12 meeting and it would be incorporated into the Annual Action Plan. After that point full applications will be due to staff. One thing discussed last year was trying to simplify the process for agencies and it seemed like there was a lot of front end work that was premature in terms of agencies being asked information about projects that were months down the line when they don't even have a property. So the way that Lehmann attempted to address that is a shorter pre-application which only asks the questions that are important for the Commission to make their allocations, anything beyond that, such as the pro forma, can be determined on a staff level, the Commission doesn't have to go through them. The information follows the same general framework as last time, there is the general information, the project need, the type of project, and the goal that it addresses in the City Steps 2025, which are specifically listed in this application. The applicants need to list budget resources, source of funds, in kind contributions, that use of funds and then some narrative if they have additional things that
they need to describe. With feasibility and impact, the same percent for AMI that we always ask, asking if there are any special populations that they help, so whether it's domestic violence victims, elderly, homeless, persons with disabilities, migrant farm workers, persons with AIDS, a lot of these come from HUD regulations so some of them are kind of bizarre like migrant farm workers, we don't have as much of that here but HUD gives them some deference and this Commission should as well. Proposed contract rents or proposed sales price was something that was added in last year that we're keeping, and then timetable, and asking how they promote funds over long term, how they provide affordable housing lower than market rates and describing the manner that it will proceed if it's not awarded full funding. The final section is the capacity and applicant history where they talk about what was their budget that they were awarded if awarded funds within the last five years, how much is spent, and if the project is complete what day was it complete. They also describe the organization's experience and capacity to administer programs, identify any program funds that are unspent because if unspent there would still be some program funds to use. There are also the general questions about staff organization, structure office staff, educational experience of key staff, their operations and business approach and relevant factors about how they identified the demand for the projects, organizations, activities and portfolio, including projects currently underway. If it's a housing provider, what do they manage, how many units, those sorts of stats. They are questioned if any conflicts of interest may come up. The final question is to describe how they would incorporate sustainability initiatives into the project. So the change is this year this would be a pre-app, the Commission would review and then staff would work to get details and do a final app. Appendix A on the back lists the things will be required with the full app that are not required with the pre-app.

Lehmann noted the applicant guide is mostly the same, it's got the updated timeline and has all the updates from the Con Plan. It talks about minimum funding amounts of $30,000 for public facilities, the updated affordable housing location model is in there as well. One slight change is the two policies, one is an investments policy and the other is the delayed projects policy which have been adopted by Council in the past. Those two policies will be incorporated into City Steps to update it all at the same time. Lehmann also specifies the differences between CDBG and HOME where that wasn't as clear before. Finally, evaluation criteria will pretty much the same as last year with the addition of the public facilities bonus points for projects that are mentioned in the ConPlan.

The Commission all agreed the changes were all good and thanked Lehmann for his work on this.

Alter moved to approve FY21 Application Materials, with changes as discussed in the meeting. Kealey seconded the motion. A vote was taken, and the motion passed 6-0.

CONSIDERATION OF MEETING MINUTES: OCTOBER 17, 2019:

McKinstry moved to approve the minutes of October 17, 2019. Alter seconded the motion. A vote was taken, and the motion passed 6-0.

HOUSING & COMMUNITY DEVELOPMENT INFORMATION:

Lehman noted the next is January 16 at 6:30pm in Senior Center Room 202. The agenda will be the staff Aid to Agencies funding recommendation and HCDC will make a budget recommendation. There's been a request to have Houses into Homes plus other agency requests being agenda item.

Regarding the Mobile Home Task Force, he encourages the Commission to look at it.

In terms of projects, Habitat has closed on a house and will close on another one Friday, and its final house would be closed shortly. Successful Living just closed on a house as well.
Regarding the rental permit moratorium, it's been deferred twice so far, please take time to review it as it is something that ties into community development.

Agency monitoring will begin that shortly at the end of the year.

**ADJOURNMENT:**

Kealey moved to adjourn. Alter seconded the motion. A vote was taken, and the motion passed 6-0
## Housing and Community Development Commission Attendance Record

<table>
<thead>
<tr>
<th>Name</th>
<th>Terms Exp.</th>
<th>7/11</th>
<th>8/15</th>
<th>9/19</th>
<th>10/17</th>
<th>12/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aguilar, Peggy</td>
<td>6/30/22</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
</tr>
<tr>
<td>Alter, Megan</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Drabek, Matt</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
</tr>
<tr>
<td>Eastham, Charlie</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Fixmer-Oraiz, Vanessa</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Kealey, Lyn Dee Hook</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>O/E</td>
<td>O/E</td>
<td>X</td>
</tr>
<tr>
<td>McKinstry, John</td>
<td>6/30/20</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Nkumu, Peter</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
</tr>
<tr>
<td>Padron, Maria</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
</tr>
</tbody>
</table>

- Resigned from Commission

**Key:**
- **X** = Present
- **O** = Absent
- **O/E** = Absent/Excused
- **---** = Vacant
Hi, Kirk and Erika. I’ll be at the meeting tonight for at least a bit, but I thought I’d send along our comments in advance for your review.

—We support the variety of strategies listed for both rental and homeownership, and we appreciate the inclusion of TBRA as a potential use of HOME funds. It is important over the next five years to comprehensively execute a data-informed mix of strategies to meet the areas of greatest need, and to evaluate how the strategies employed impact these areas of need.

—We would like to see even more specificity about which programs can and cannot be used by residents of manufactured housing and more data about households living in manufactured housing.

—We recommend against diverting CDBG funds to areas such as trails, sidewalks and other non-housing or public services uses. Although these are indeed significant contributors to overall neighborhood vitality, we believe the city and private entities can commit other sources of funding to these areas as the need arises.

—We want to be sure that the Housing Trust Fund of Johnson County is listed among the legacy agencies, in the case that circumstances change and the need arises for them to apply for funding again through the Aid To Agencies process.

Thanks!
Sara
Hi Kirk,

We just spoke about the input below not being formal comments, but that I am sharing them for what they might be worth.

Page 21 – Agency Number 25 is SVO? Not sure if that is a placeholder or not. Same with next page Agency Number 28 “C-wise Design” And, you probably are aware that Number 37 looks different in terms of color and underlined text.

Page 25 – third row in table – I looked up CEDS and I found CRDS 2040 online, so you might want to check and see if the name of the report has changed, etc.

Page 29 Homelessness and Homelessness Prevention – last bullet. I was not sure which shelter if not all is limiting to 45 days. I was in a meeting where Kristie Doser mentioned stays being cut in half to 45. Is this for general use Shelter House also? Rhetorical. (This cut in stays is mentioned further in the document and I was also not sure which population might be involved. (page 55 - middle of the page, and page 81 - first paragraph)

Page 43 – Substandard Housing – if there are 435 substandard rental units with no rental permits, what is the City of Iowa City doing about that wealth of noncompliance? Or are they some type of rental that does not need a rental permit?

Page 44 – Cost Burden and Severely Cost Burden – I wanted to know what percentage of total households in Iowa City fall into each of these categories.

Page 46 – Households with one or more children 6 years old or younger – struck me that more households are below 80% of AMI (1,535) than over 89% AMI (1,385)

Page 53 – First paragraph - seems like a good place to mention how many actual people or households are no the “years long” waiting list. I think it is useful to describe how many years – even for people who rise to preference list.

Page 54 – Table – last row Average Length of time to Permanent Housing Destination – in days? Seems low.

Page 54 right below table – Most Common Housing problems? 71% severely cost burdened and 37% cost burdened seem like very high numbers looking at the population of Iowa City. Or only of those with housing problems?

Page 55 – At risk – I’d argue that people/households below 30% AMI are at risk

Page 77 – Table 22 – Average Length of Stay looks wonky (days?), and No DV victims?

Page 106 - where is Cross Park Place? 24 beds
Page 119 – is P & G still planning on leaving?

Page 145 – add HTFJC (as we have been discussing)

Page 148 – what is Program Income? More of a curiosity

Page 151 - 3rd full paragraph – Affordable Housing Coalition vs. Johnson County Affordable Housing Coalition?

Page 153 – last paragraph – faith-based agencies? Salvation Army? Might be outdated to include faith-based

Page 154 – last paragraph, last sentence, “if provided funding”, from my one year back on LHCB (after being a founder), it seems that that entity is self-funding through dues and is not funded by others

Page 155-157 – why are the funding columns empty?

Ellen McCabe
Executive Director
Housing Trust Fund of Johnson County
26 E. Market Street #123
Iowa City, IA 52245
319-358-0212
htfjc.org
Erika,

I was impressed with the rehabilitation I witnessed yesterday at the walk-through on Sandusky Street—the sustainability and energy efficiency combined with lower-than-rent mortgage payments make it truly affordable. It is unfortunate that the code requirements for another bedroom could not be met, but it is still a fine project. Thank you also for helping me find the references to mobile homes. I had marked the one on page 137 with a suggestion that, "mobile homes are an important component of (rather than "to") affordable housing"—again I didn't intend to do such picky proofreading but what I stumbled over I marked. Should I bring a printed copy of the content I suggested adding to share with fellow commissioners Thursday evening? What would you suggest?

Thank you.
John
Kirk Lehmann

From: JOHN MCKINSTRY <adisciple0040@msn.com>
Sent: Friday, December 13, 2019 10:00 AM
To: Kirk Lehmann; Erika Kubly; Sara Barron
Subject: Re: City Steps

Kirk and Erika (and Sara)
I realize that the MH Task Force report has just been issued and not yet even fully discussed by the City Council, but I wonder if we (HCDC) could recommend the insertion of some MH language into the CITY STEPS document anyway such as:

Manufactured housing (MH) communities, also referred to as "mobile home parks" or "trailer parks" house about 3000 persons in Iowa City and Johnson County, and constitute a major source of market rate affordable housing for lower income residents. The recent purchase of several local manufactured housing communities by large multistate corporations and subsequent significant increases in the rental amounts paid by residents in those communities has made it obvious to community stakeholders that additional regulations to preserve and encourage manufactured housing as a continuing major type of affordable housing and to protect the rights of residents are needed. A county-wide Mobile Home Task Force composed of a variety of stakeholders, including MH residents and MH park owners, county supervisors, attorneys, city council members and others issued a final report in November of 2019 which includes recommendations to all of Johnson County. The City of Iowa City is committed to reviewing and revising its ordinances and procedures, in consultation with other municipalities and community stakeholders, to try to assure that MH continues to be accessible as a relatively low cost housing type in Iowa City.

I did try to read every page and every chart in the document but it took me many sessions to get through the entire document, so if I have missed some references to MH, please correct me and tell me where I can find them.

Thanks
John McKinstry

From: JOHN MCKINSTRY
Sent: Thursday, December 12, 2019 5:21 PM
To: Kirk Lehmann <Kirk-Lehmann@iowa-city.org>; Erika Kubly <Erika-Kubly@iowa-city.org>
Subject: City Steps

Kirk and Erika,
First of all, congratulations on an excellent job through a long and arduous process to get the CITY STEPS document together. I want to get some comments to you before the meeting next week and I think written comments before a meeting are often more helpful than oral ones which pop out at meetings.
I didn't proofread the document but rather read it for its information/policy content but I did stumble across the word "stable" at the top of page 93 that I believe was meant to be "table."
I was pleased to see several references to plans to use HOME funds for tenant-based rental assistance, and the preference for assisting people who have multiple barriers to housing (previous incarceration, low income, mental illness, accessibility needs, etc.). If we somehow acquire revenue to expand tenant-based rental assistance it is at least a proven, effective way to get some of our lowest income residents housed. I was pleased to see an excellent summary of Aid to Agencies legacy funding process which acknowledged the growing need for service agency support and stability in funding.
I was pleased to see the city's lot on Ronalds Street in the Northside neighborhood listed as a possible site for diverse housing types.
Having served on the recent Mobile Home Task Force, I encourage more specific references to Mobile Homes or Manufactured Housing as one of the more diverse housing types that the City wants to pursue (one of the MH Task Force recommendations). I'd like to see some acknowledgement that Manufactured Housing is a very important segment of our housing stock- being by far the most affordable market rate housing available. I understand that Ed Cole is looking into the possibility of selling lots to individual households in an area near Pearson with the intention of owning the lots where their manufactured homes will be placed. Nationwide, a similar strategy is being employed by Habitat For Humanity: building home using volunteer labor and then moving them to a lot. So, for instance, on page 163 where the text says "facilitate a range of housing types" I would like to add, "including such housing types as Manufactured Housing, cottages, etc." I am not certain that the concept introduced at Forest View of eventual individual ownership of MH lots by residents will actually become reality, but if it does I believe we may look back upon it as the first of many. I understand that Coralville's City Council has had a work session involving the MH Task Force recommendations already. We all have a refreshed awareness of the role of MH thanks to recent predatory investment strategies implemented in our own County so we'll need to figure out what ordinances and incentives we can use to provide MH that fills some of the gaps.
Peace
John
Kirk Lehmann

From: Lorraine Huneke-Bowans <lorraine@movingforwardadvisor.com>
Sent: Wednesday, December 04, 2019 9:52 PM
To: Kirk Lehmann
Subject: feedback on the City Steps 2025

Kirk,

I did read just the pages 28-38 and saw that there is a need for immigrant family’s to understand the home buying process. I do know that Ruhl&Ruhl Realtors did offer classes in French, Spanish and Arabic. I worked with a young African immigrant family and found out they did need help in the mortgage process. The hardest thing was to explain the importance of a credit score. I have talked with a few other families about how to establish a credit score. This issue may be something that Iowa City Area Association of Realtors could help with. Are you still on the Housing Opportunities committee?

I did change firms so email is different.

Enjoy the holiday’s!

Lorraine Bowans
319-331-5032 – cell
Lorraine@MovingForwardAdvisor.com
LorraineB@Remax.net
RE/MAX Affiliates
845 Quarry Rd #120
Coralville, IA 52241
Licensed to sell in Iowa

Sent from Mail for Windows 10
The City is now soliciting feedback on City Steps 2025, the City’s five-year Consolidated Plan for housing, jobs, and services for low- and moderate-income residents.

City Steps 2025 can be viewed online, and residents can provide public comment until Tuesday, Jan. 7, 2020.

The Housing and Community Development Commission will hold a public meeting to accept oral or written comments, and to consider recommending City Steps 2025 to City Council, at 6:30 p.m. Thursday, Dec. 19, 2019, in Room 202 at the Senior Center, 28 S. Linn Street.

City Council will hold a public meeting at 7 p.m. Tuesday, Jan. 7, 2020, in Emma Harvat Hall at City Hall, to accept oral or written comments, and to consider adoption of the proposed Plan.

City Steps 2025 identifies housing and community development needs, priorities, and goals, which will guide the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds for City Fiscal Years 2021 through 2025. The five-year plan is required by the U.S. Department of Housing and Urban Development.

Physical copies of City Steps 2025 are available at Neighborhood Services in City Hall, and in the Iowa City Public Library. Additional information is available by calling 319-356-5230. Comments may be submitted by email to Kirk-Lehmann@iowa-city.org, or by writing to the below address:

Neighborhood Services
410 E. Washington St.
Iowa City, IA, 52240

If you require special accommodations or language translation to attend the above public meetings, please contact Kirk Lehmann, Neighborhood Services, at 319-356-5230 or 319-356-5493 at least seven (7) days prior to the meeting.

Date of publication
Wednesday, December 04, 2019

Contact
Erika Kubly
Neighborhood Services Coordinator
319-356-5121
erika-kubly@iowa-city.org

Quick links
City Code
City Council
Commodities, services, consulting bids
Construction project bids
Fire
Iowa City Public Library
Job Openings
Online payments and services
Parking and transportation
Parks and recreation
Permits and licenses
November 25, 2019

City of Coralville
John Lundell
1512 7th Street
PO Box 5127
Coralville, IA 52241

Dear Mayor Lundell:

This Notice is being provided to you as prescribed under 24 CFR 91 Subpart B Section 91.100 of the Federal Regulations.

Iowa City is an Entitlement Community under the following programs administered by the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships Program

The City has prepared a Five-Year Consolidated Plan for City Fiscal Years 2021-2025 to strategically invest in housing, jobs, and services primarily benefiting low- and moderate-income persons. A more than 30-day public comment period will begin December 2, 2019. The comment period is expected to terminate after City Council holds a public meeting to accept comments and consider adoption on January 7, 2020 at 7:00 PM in Emma Harvat Hall, City Hall, 410 E. Washington Street, Iowa City. We anticipate submitting the final document to HUD by May 15, 2020. Our program year will begin July 1, 2020.

The City does not anticipate that any of the proposed activities will affect your government’s jurisdiction and the activities will not require joint cooperation to be implemented. Our draft Plan (titled City Steps 2025) is available online for your review at www.icgov.org/actionplan.

If you require additional information regarding the Consolidated Plan, or would like to submit any comments, please contact me at 319-356-5245 or kirk-lehmann@iowa-city.org. I look forward to hearing from you.

Sincerely,

Kirk Lehmann
Community Development Planner
November 25, 2019

City of Hills
Steve Harris
PO Box 258
Hills, Iowa 52235

Dear Mayor Harris:

This Notice is being provided to you as prescribed under 24 CFR 91 Subpart B Section 91.100 of the Federal Regulations.

Iowa City is an Entitlement Community under the following programs administered by the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships Program

The City has prepared a Five-Year Consolidated Plan for City Fiscal Years 2021-2025 to strategically invest in housing, jobs, and services primarily benefiting low- and moderate-income persons. A more than 30-day public comment period will begin December 2, 2019. The comment period is expected to terminate after City Council holds a public meeting to accept comments and consider adoption on January 7, 2020 at 7:00 PM in Emma Harvat Hall, City Hall, 410 E. Washington Street, Iowa City. We anticipate submitting the final document to HUD by May 15, 2020. Our program year will begin July 1, 2020.

The City does not anticipate that any of the proposed activities will affect your government’s jurisdiction and the activities will not require joint cooperation to be implemented. Our draft Plan (titled City Steps 2025) is available online for your review at www.icgov.org/actionplan.

If you require additional information regarding the Consolidated Plan, or would like to submit any comments, please contact me at 319-356-5245 or kirk-lehmann@iowa-city.org. I look forward to hearing from you.

Sincerely,

Kirk Lehmann
Community Development Planner
November 25, 2019

Johnson County
Lisa Green-Douglass
913 S. Dubuque St., Suite 201
Iowa City, IA 52240

Dear Chair Green-Douglass:

This Notice is being provided to you as prescribed under 24 CFR 91 Subpart B Section 91.100 of the Federal Regulations.

Iowa City is an Entitlement Community under the following programs administered by the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships Program

The City has prepared a Five-Year Consolidated Plan for City Fiscal Years 2021-2025 to strategically invest in housing, jobs, and services primarily benefiting low- and moderate-income persons. A more than 30-day public comment period will begin December 2, 2019. The comment period is expected to terminate after City Council holds a public meeting to accept comments and consider adoption on January 7, 2020 at 7:00 PM in Emma Harvat Hall, City Hall, 410 E. Washington Street, Iowa City. We anticipate submitting the final document to HUD by May 15, 2020. Our program year will begin July 1, 2020.

The City does not anticipate that any of the proposed activities will affect your government’s jurisdiction and the activities will not require joint cooperation to be implemented. Our draft Plan (titled City Steps 2025) is available online for your review at www.icgov.org/actionplan.

If you require additional information regarding the Consolidated Plan, or would like to submit any comments, please contact me at 319-356-5245 or kirk-lehmann@iowa-city.org. I look forward to hearing from you.

Sincerely,

Kirk Lehmann
Community Development Planner
November 25, 2019

City of North Liberty
Terry Donahue
3 Quail Creek Circle
North Liberty, IA 52317

Dear Mayor Donahue:

This Notice is being provided to you as prescribed under 24 CFR 91 Subpart B Section 91.100 of the Federal Regulations.

Iowa City is an Entitlement Community under the following programs administered by the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships Program

The City has prepared a Five-Year Consolidated Plan for City Fiscal Years 2021-2025 to strategically invest in housing, jobs, and services primarily benefiting low- and moderate-income persons. A more than 30-day public comment period will begin December 2, 2019. The comment period is expected to terminate after City Council holds a public meeting to accept comments and consider adoption on January 7, 2020 at 7:00 PM in Emma Harvat Hall, City Hall, 410 E. Washington Street, Iowa City. We anticipate submitting the final document to HUD by May 15, 2020. Our program year will begin July 1, 2020.

The City does not anticipate that any of the proposed activities will affect your government’s jurisdiction and the activities will not require joint cooperation to be implemented. Our draft Plan (titled City Steps 2025) is available online for your review at www.icgov.org/actionplan.

If you require additional information regarding the Consolidated Plan, or would like to submit any comments, please contact me at 319-356-5245 or kirk-lehmann@iowa-city.org. I look forward to hearing from you.

Sincerely,

Kirk Lehmann
Community Development Planner
November 25, 2019

City of Tiffin
Steve Bemer
300 Railroad Street, PO Box 259
Tiffin, IA 52340

Dear Mayor Bemer:

This Notice is being provided to you as prescribed under 24 CFR 91 Subpart B Section 91.100 of the Federal Regulations.

Iowa City is an Entitlement Community under the following programs administered by the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships Program

The City has prepared a Five-Year Consolidated Plan for City Fiscal Years 2021-2025 to strategically invest in housing, jobs, and services primarily benefiting low- and moderate-income persons. A more than 30-day public comment period will begin December 2, 2019. The comment period is expected to terminate after City Council holds a public meeting to accept comments and consider adoption on January 7, 2020 at 7:00 PM in Emma Harvat Hall, City Hall, 410 E. Washington Street, Iowa City. We anticipate submitting the final document to HUD by May 15, 2020. Our program year will begin July 1, 2020.

The City does not anticipate that any of the proposed activities will affect your government’s jurisdiction and the activities will not require joint cooperation to be implemented. Our draft Plan (titled City Steps 2025) is available online for your review at www.icgov.org/actionplan.

If you require additional information regarding the Consolidated Plan, or would like to submit any comments, please contact me at 319-356-5245 or kirk-lehmann@iowa-city.org. I look forward to hearing from you.

Sincerely,

Kirk Lehmann
Community Development Planner
November 25, 2019

City of University Heights
Louis From
1302 Melrose Avenue
Iowa City, IA 52246

Dear Mayor From:

This Notice is being provided to you as prescribed under 24 CFR 91 Subpart B Section 91.100 of the Federal Regulations.

Iowa City is an Entitlement Community under the following programs administered by the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships Program

The City has prepared a Five-Year Consolidated Plan for City Fiscal Years 2021-2025 to strategically invest in housing, jobs, and services primarily benefiting low- and moderate-income persons. A more than 30-day public comment period will begin December 2, 2019. The comment period is expected to terminate after City Council holds a public meeting to accept comments and consider adoption on January 7, 2020 at 7:00 PM in Emma Harvat Hall, City Hall, 410 E. Washington Street, Iowa City. We anticipate submitting the final document to HUD by May 15, 2020. Our program year will begin July 1, 2020.

The City does not anticipate that any of the proposed activities will affect your government’s jurisdiction and the activities will not require joint cooperation to be implemented. Our draft Plan (titled City Steps 2025) is available online for your review at www.icgov.org/actionplan.

If you require additional information regarding the Consolidated Plan, or would like to submit any comments, please contact me at 319-356-5245 or kirk-lehmann@iowa-city.org. I look forward to hearing from you.

Sincerely,

Kirk Lehmann
Community Development Planner
PUBLIC MEETING NOTICE

FY2021-2025 CONSOLIDATED PLAN

The City of Iowa City is soliciting public comments on City Steps 2025, its proposed five-year Consolidated Plan for housing, jobs, and services for low- and moderate-income residents. The Plan outlines proposed housing and community development; development needs, priorities, and goals; locations; budgets; and scope of activities to be funded by the City’s Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs from City Fiscal Years 2021 through 2025 (Federal FY2020-2024). The Plan is required by the U.S. Department of Housing and Urban Development in accordance with the federal regulations at 24 CFR 91.

City Steps 2025 was developed after analyzing available information and conducting numerous meetings, interviews, and surveys with local for-profit and nonprofit organizations, housing and service providers, residents, and business and civic leaders to identify and prioritize needs. The Plan contains the following major components:

1. A program summary including public input obtained during the development of the Plan;
2. A needs assessment for housing, homelessness, special needs, and community development;
3. A market analysis for housing and for community development assets; and
4. A strategic plan including geographic and need priorities, anticipated resources, goals, and the scope of expected activities.

A public comment period to obtain the views of residents, public agencies and other interested parties will begin December 2, 2019 and end January 7, 2020. Copies are available online at www.icgov.org/actionplan; from Neighborhood Services in City Hall, 416 E. Washington Street, Iowa City; and in the Iowa City Public Library, 123 S. Linn Street, Iowa City. Additional information is available by calling 319-356-5230. Comments may be submitted in writing to Neighborhood Services at the address above or by email to Kirk-Lehmann@iowa-city.org.

City Council will also hold a public meeting on January 7, 2020 at 7:00 PM in Emma Harvat Hall, City Hall, 416 E. Washington Street, Iowa City, to accept oral or written comments from interested persons, and to consider adoption of the proposed Plan. If you require special accommodations or language translation, please contact Kirk Lehmann, Neighborhood Services, 319-356-5230 or 319-356-5493 TTY, at least seven (7) days prior to the meeting.

City Steps 2025 will be submitted to HUD for review and approval on or before May 15, 2020 following the adoption of an Annual Action Plan for City FY2021 (Federal FY2020).
Dear Ms Kubly,

My biggest concern is with the extensive building and development in the City. Something needs to be done to save the stands of trees and the general greenery in Iowa City! For example, on Camp Cardinal Boulevard Southgate has purchased most of the land along that street with plans to develop it. The existing trees should be saved. I get furious every time I drive through that area knowing that someday all of those trees will be gone! People are upset with the number of deer roaming the streets. If the destruction of the trees continues, we will see even more deer in our neighborhoods.

I hope that you will pass this email/concern on to the appropriate person if that is not you.

Thank you.

Sincerely,

Bonnie Bender
MINUTES

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
SEPTEMBER 19, 2019 – 6:30 PM
MEETING ROOM D, IOWA CITY PUBLIC LIBRARY

MEMBERS PRESENT: Peggy Aguilar, Matt Drabek, Charlie Eastham, Vanessa Fixmer-Oraiz, John McKinstry, Peter Nkumu, Maria Padron

MEMBERS ABSENT: Megan Alter, Lyn Dee Kealey

STAFF PRESENT: Kirk Lehmann, Erika Kubly

OTHERS PRESENT: Delaney Dixon, Barb Vinograde, Brian Loring, Sara Barron, Maryann Dennis, Adam Robinson, Stu Mullins, Ron Berg, Heath Brewer, Becci Reedus, Chelsey Markle, Nicki Ross, Daleta Thurness, Crissy Canganeli, Michelle Heinz

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 7-0 the Commission recommends to City Council that the City allocate Low Income Housing Tax Credit (LIHTC) funds to Housing Trust Fund of Johnson County in support of LIHTC project and that City continue to work with their board to identify the best use of funds.

By a vote of 6-0 (Nkumu absent) the Commission recommends to City Council to approve the FY19 Consolidated Annual Performance and Evaluation Report with modifications as discussed.

CALL MEETING TO ORDER:

Fixmer-Oraiz called the meeting to order at 6:30 PM.

APPROVAL OF THE AUGUST 15, 2019 MINUTES:

Aguilar moved to approve the minutes of August 15, 2019. McKinstry seconded. A vote was taken and the motion passed 7-0.

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

Sara Barron (Affordable Housing Coalition) wished to invite all the HCDC Commission members and all others to the Affordable Housing Coalition annual meeting on Thursday, September 26 at North Ridge Pavilion, reception beginning at 4pm with the annual meeting starting at 5pm. Candy Evans, one of the leaders in the Golfview Residents Association will be there to tell her story about the organization of the residents to protect their affordable housing and the state and national ripples they have created.

CITY STEPS REVIEW:

Fixmer-Oraiz noted The City annually solicits input about its five-year Consolidated Plan, titled CITY STEPS. Based on agency feedback, HCDC wants to engage agency representatives in this process
outside of typical funding cycles. This review provides an opportunity for agencies to share trends, gaps, and needs around the community with HCDC and to discuss plans which guide City funding. This may lead to proposed amendments to the adopted Consolidated Plan.

Lehmann noted this is based on the Aid to Agencies process memo that the Agency Impact Coalition had put together, the group of legacy agencies that have received funding in the recent past. One of their ideas was that they want a more collaborative atmosphere, in terms of meeting outside of and having a relationship beyond funding cycles. Lehmann noted staff thought this would be a good opportunity to combine that with the regular City Steps review process where they solicit feedback.

**Becci Reedus** (CommUnity Crisis Services and Food Bank) asked what the plans are for the City to get additional input for the Consolidated Plan from the agencies. Lehmann responded that consultants have a draft that is being reviewed by City staff, once reviewed, staff will send it back for final edits after which it will become publicly available to help guide decisions. Typically, the City Steps review is for HCDC to discuss the plan that's already adopted. Reedus asked if most agencies that receive legacy funding were involved in the process for the new plan. Did the City get the input it needed? Also is there a review period before the draft is finalized? Lehmann said the draft review is coming up. He added they did hear from, if not every legacy agency, most legacy agencies and he was pleased with the turnout at events and the survey response. He noted they started hearing the same things repeat which is usually a sign that you're identifying common issues. Reedus asked if the final draft goes to City Staff after the consultants finish and Lehman acknowledged that was correct and stated staff will review the plan in time to inform the December funding rounds for CBDG and HOME. This means there should be a complete draft by the time of the January allocations for Aid to Agencies. Reedus asked if the Agency Impact Coalition will have an opportunity to look at the draft plan at some point. Lehmann confirmed they would.

**Maryann Dennis** (The Housing Fellowship) stated she noticed in the HCDC minutes of August 15, that it was suggested that applicants for funding receive points if they try to lower rent so the houses that they're renting reduce cost burden. Dennis stated she agrees with that but noted they have applied to the City for HOME funds since the City first got HOME funds and always tried to lower rents as much as possible. In fact, they had some old agreements that agreed to lower rents on 21 permanent affordable rental homes and offer the rents so that a family at 30% was not cost burden. From 2003 to 2017 that resulted in a loss of revenue to The Housing Fellowship of $891,594 and in the meantime they were paying back the loan. In 2018 and 2019 The Housing Fellowship and their consolidated entities that are low income housing tax credit projects have paid back to the City either HOME or CDBG funds $91,605.95 which are funds that go back into the pool so that anybody who's applying for HOME or CDBG can access that money. So while she agrees with giving points for lower rents, she would like the Commission to consider giving points for recipients of City funds who are able to pay back.

McKinstry noted they have had as part of the criteria in the past how many funds were leveraged from outside the City, such as state or federal funds. He feels the request is compatible with what they've done in the past, to say that if an agency can return monies to the City that is the same sort of idea as leverage because it's a greater efficiency for the City's investment.

Eastham noted the Commission will look at the Consolidated Annual Performance Evaluation Report or CAPER later on in the agenda, which shows that for the last year about 90 units received CDBG and HOME assistance. The rents for those units are reported in the CAPER too. Eastham stated 88% of reported units that received CDBG or HOME assistance had rents that required an income of $24,000 or more to be not cost burden. To him that is the essential problem. Eastham thinks the way to get lower rents is to reduce debt service and/or property taxes. Nonprofit affordable housing developers in the City are not required to pay property taxes, so the only other mechanism for lowering rents is to reduce debt service, so he would prefer the Commission concentrate on reducing debt service and not requiring affordable housing developers in those circumstances to repay City funds.

**Crissy Canganeli** (Shelter House) stated the coalition of organizations that formed has compiled and collected information but that the public meetings for City Steps didn't allow for a picture that's more...
cohesive and speaks to what organizations are seeing. When they collectively look at that information there’s been an average increase of 25% to 30% in services across the organizations. Looking even further back, over the last 10 years, using Shelter House as an example, they’ve had a 100% increase in the number of people that they’ve served and 125% increase in the number of nights of shelter. For all of the organizations that participated in City Steps, there have been substantive changes and increases in programming. Canganelli stated she is concerned, as are others, that the public meetings and methodology for collecting input for City Steps misses that kind of input because of the formulaic approach that is required to provide information. In so much as that document is used to inform allocation decisions, she feels there is a missing piece which has been discussed in the past, there is just a baseline of funds that are available and how those have increased or not increased in comparison to both the depth, substantive nature and the quantity and activity of services that have changed and increased across the community. Canganelli stated they would like to be able to have a conversation about that.

McKinstry asked if they would like to see that reflected in the City Steps document. Canganelli said it should be reflected somewhere and it would be a compelling conversation for folks serving on this Commission, for the Council and for the city at large.

Fixmer-Oraiz stated it is appropriate for placement in City Steps because it is a five year plan and it must be revisited every four years, particularly with so much changing. She is not sure if there’s precedent for that, or there are requirements since the document is put together and submitted to HUD.

Lehmann said there are lots of requirements, but thinks the conversation could fit in there, especially the increase in services piece. There could be a narrative noting the funding has remained relatively stable, but he could add charts if they have the data would like to share. Perhaps the last five years’ worth of people served and how that's increased, especially in different categories of services, that could be valuable. Lehmann noted they are just now reviewing the strategic plan portion of the report so it’s a good time to include that local data.

Canganelli said they have been unclear on what they should provide, where it goes and how it will be used, they have started that process and are probably 60% of the way there of collecting all the data and have a good picture of what it's looked like for 10 years. Kubly said the timeline constrain is probably more the City’s budget process so they should provide that info ahead of Council’s budgeting process.

Eastham noted it is best to make recommendations to the City Manager early in the budgeting process, before he makes recommendations to Council. Canganelli noted the City Manager said he would have a conversation with the Agency Impact Coalition soon.

Lehmann added City Steps has more time, so they should focus on the budget schedule.

Eastham asked if there would be problems with putting that information the Agency’s requested into the HUD report. Lehman said it could be described narratively and show the need. Fixmer-Oraiz noted that given the document length, perhaps it should be in a separate document. Lehmann said the data could alternatively be included in an appendix. Fixmer-Oraiz said the big question from the Agencies seems to be when to give input, how to give input, and where does it go. It should be reviewed in a timely manner and continue on in a format that is easily accessible and carries weight. The City Steps seems a good place because it is official but she also doesn’t want the info to get diluted because then it isn’t useful.

Canganelli said it would help to minimize some of the fragmentation they have experienced in knowing what is happening collectively throughout the community. It would be good to have collective input even if in a narrative format.

Lehmann said it could also be helpful to approach it from the mindset like the Affordable Housing Action Plan, where it was concise, the Consolidated Plan is a great document to think through, but it identifies a lot of issues and can get convoluted quickly. He suggested to create a more strategy plan with line items identified of what they want to do over the next five years.
Fixmer-Oraiz stated there should be more conversation about this in the future, but in terms of City Steps perhaps that is the place to start showing trends and gaps. Lehmann agreed and said this sort of a discussion should be a regular topic each year when they review City Steps to discuss priorities and possible changes, its good to approach it from a collaborative nature. Lehmann added next month HCDC will discuss ways to improve the public input process as well. Fixmer-Oraiz asked if moving forward they can get some timeline answers for budgeting and where would be some ideal opportunities for comments for Agency Impact Coalition or others to provide comments before it goes to City Council.

CONSIDER RECOMMENDATION TO CITY COUNCIL ON STIPULATIONS FOR THE HOUSING TRUST FUND OF JOHNSON COUNTY (HTFJC) ALLOCATING CITY LOW INCOME HOUSING TAX CREDIT (LIHTC) FUNDS:

Fixmer-Oraiz stated Iowa City shares a LIHTC application with the HTFJC. On August 20, 2019, HCDC voted to support City staff's recommendation that the City provide the HTFJC its LIHTC match funding to allocate, with the caveat that there be an opportunity to further recommend stricter rent and tenant income requirements. At this meeting, HCDC will consider a final recommendation to Council as to possible requirements for its allocation or use by HTFJC.

Lehmann noted there are two memos in your packet, one from HTFJC, and one from City staff that went to Council. HCDC's recommendation was sent to Council indicating your recommendation that HCDC supports this but wants additional caveats on how it will be allocated with the goal of decreasing rents as much as possible for as many people as possible. In HTFJC's memo they state "Dear HCDC, I relayed your request that the HTFJC prioritize the goal of using the City's $200,000 FY20 LIHTC funding to further encourage LIHTC developers to offer rents as low as possible, for as many of the tenants as possible. The HTFJC Board of Directors will work to achieve HCDC's request to use the City's LIHTC funding as an incentive with LIHTC developers. We look forward to the opportunity to streamline the LIHTC funding process for developers in the coming year by aligning the HTFJC's LIHTC priority award cycle, with an anticipated $1.3 million available, with the City of Iowa City's LIHTC funding. Please let me know if you have any questions or concerns. Sincerely, Ellen McCabe, executive director." Lehmann noted that he also distributed tonight a memo from The Housing Fellowship.

Maryann Dennis (The Housing Fellowship) noted her comments are based on The Housing Fellowship but she is also ex-officio on The Housing Trust Fund of Johnson County Board of Directors. But tonight she is speaking from The Housing Fellowship, not The Trust Fund and she knows The Trust Fund will do everything that they can to reduce rents. Dennis reiterated that The Housing Fellowship has always tried to reduce rents so that very low income renter households are not cost burdened. The Fellowship is a nonprofit housing developer, but also a LIHTC housing developer, which is another body of knowledge that can get complicated. Bottom line is a LIHTC developer receives a reservation of tax credits which can be sold to investors. The investors in LIHTC projects are not altruistic. They are in it because they get a dollar for dollar reduction on their income tax liability, get a return on their investment, and can claim losses for depreciable items for the property. They are in it to make money. Dennis noted as a developer who wants to do affordable rental housing for low income people, if you get a LIHTC award but you can't sell the tax credits to an investor, you don't get the property. Any grants in funding decrease the eligible basis of the credits thereby reducing the credits available for the developer to sell to an investor. The investor then becomes 99.99% owner of that project, and they have full control of the project as far as income and expenses over the first 15 years that project. Dennis reiterated the investor wants to make money and again if they can't sell the credits, they don't get the project. Additionally, The Iowa Finance Authority, which administers the LIHTC funding has certain underwriting criteria that every application must meet. Dennis outlined a couple of the criteria; there's a mandatory minimum debt coverage ratio that so you can't have to too low of debt because then the project is making too much money and you can borrow more money and don't need that much credits. On the other side, there must be a minimum debt coverage ratio and yet not go over a maximum debt coverage ratio. Reducing rents further than what the LIHTC program allows has impacts and makes servicing debt more challenging. The Finance Authority also has a per unit cost cap for every project and adding more sources of funding then are necessary can
make the project go over that per unit cost cap. Dennis feels it is important that people are not cost burdened, especially very low income families, but the best way to do that is to provide tenant base rental assistance, which could be done with these funds, and it is an eligible expense for the HOME program. This way one can get the investors and then have a program where the funding is essentially a voucher, and then the rents would be that guaranteed so they're not cost burden. Of course, the tenant could move and the voucher would move with them.

Eastham noted that Dennis has made an excellent argument for the City not using the money to support low income housing tax credit project because the way we've been doing that in the past with what the City has been buying is non-affordable units for very low income households.

Dennis stated they are building a LITHC building right now, at 628 South Dubuque Street, and they had to do market rate units in that building, four market rate units, without any credits to provide units to folks at 30% median income or below. The one bedrooms units at 30% in that building will be $379 a month and for somebody who was on Temporary Assistance to Needy Families it could be burdensome for them, but it's the lowest rent for a one bedroom in Johnson County.

Eastham asked how many units in that building will be rented at that amount. Dennis said at the 30% there are two one-bedrooms and two three-bedrooms, and then there's some units at 40%. Dennis can send the Commission the rent list, but the rents go from $379 for a one-bedroom and the lowest for the two bedrooms are $440. Eastham noted they have seen the data on rent levels for tax credit finance projects developed in this area for the last few years and they all seem to reflect what Dennis states. Eastham agrees with the recommendation to use City funds to establish a form of a voucher system.

McKinstry agrees and thinks it makes sense and is more efficient and avoids all the extremely complex financial issues with LIHTC and easier to get funding for LIHTC.

Dennis added that the LIHTC program is an IRS program and it produces the vast majority of affordable rental properties in the United States. In a LITHC project, initially the units must be affordable for 30 years, although the investors are only in it for 15 years and only get their credit for 10 years. There is an IRS rule for an opportunity for a qualified nonprofit to acquire those properties which is why The Housing Fellowship as a nonprofit is even in LITHC.

Lehmann stated there have been some LITHC projects in the past, but there is only so much capacity for local nonprofit developers to develop LITHC project. One of the reasons the City started funding LIHTC projects was attract outside developers and to leverage funds from outside the City to develop affordable housing rather than go elsewhere where land values may be cheaper.

Dennis noted that project they are building right now, the City’s LITHC fund gave that project $330,000 but the whole project is a $6.18 million project and the equity, which is cash into the project from the investors, is going to provide $4.1 million, which is not local money, it comes in from investors.

Kubly added, in the event of a voucher program, who would administer those vouchers and how would the program continue after the initial allocation?

Eastham noted it could be either HTFJC if they were able to, or possibly the Iowa City Housing Authority. He added that this conversation should include HTFJC’s board if it were to continue. As to the funds, the City would need to continue allocating funds.

Lehmann noted that in the case of a voucher program, it also may not count as a local contribution if it is tenant-, not project-based. This would go against one of the other original reasons the City began providing funding, which was that projects received points with local City funding.

Fixmer-Oraiz concluded that it sounds like everyone agrees that these funds should be provided to the HTFJC, but it sounds like we need to continue to work with their board.
Eastham moved to recommend to City Council that the City allocate Low Income Housing Tax Credit (LIHTC) funds to Housing Trust Fund of Johnson County in support of LIHTC project and that City continue to work with their board to identify the best use of funds. Padron seconded the motion.

A vote was taken and the motion passed 7-0.

AID TO AGENCIES (A2A) FOLLOW UP:

Fixmer-Oraiz asked if there was any opposition to moving the Aid to Agencies Follow up agenda item before the CAPER review because so many people stayed for that item? In that case, let's move it up.

Lehmann noted that for this item, he wanted a chance to talk briefly about liaisons and let HCDC know that he has not heard back from the Agency Impact Coalition about a potential budget request for FY21, but that after discussion today, it looks like the agencies do have a request, so they should provide an update as to what they think the budget should be.

Canganelli (Shelter House) stated that the budget request calculated by the Agency Impact Coalition is $568,400, that the group wanted to make sure the request was justifiable, so it is based on the increase in services Legacy agencies have seen over the last 10 years. Canganelli continued that the request is around a 9% decrease from last year's allocation, so the agencies see it as a fair starting point for discussion. She noted that others were more involved in quantifying the increase in services, so she'll turn it over to let someone else cover how they came to that number in more depth.

Ross (Table to Table) noted that the group of Legacy agencies worked with the Iowa Policy Project to compile data from the last 10 years on how much funding agencies got and how much services have increased. Ross added that once the data was collected, they identified that there has been around a 45% increase in services used, which doesn’t even account for the increasing complexity of providing those services. Ross continued that over the same time, funding has remained flat or decreased; as such, agencies thought this would be a good way to identify what a fair increase was in budget.

Eastham stated that he thought it could be higher as requests could still outstrip that budget.

Lehmann noted that FY21 requests came in at approximately $630,000.

Canganelli noted that she doesn't think the starting point is meaningful since it was never initially determined by need, but after discussions with the City Manager's Office, Legacy agencies want to be cognizant of constraints within the City budget, but that she feels this budget is within reach and will help agencies meet those increased needs.

Reedus (CommUnity) added that this is a lot better place than agencies were in last year, and that agencies should start asking for what they need rather than what they think they will get.

Eastham asked about the process for FY21 and how HCDC's recommendations will figure into it.

Lehmann noted staff will determine rankings and recommend funding, and HCDC will approve or tweak.

Eastham asked if HCDC was the correct body to do that and suggested that agencies through the Agency Impact Coalition may be better situated to identify needs and allocate funds or determine what to request in advance, that the cooperation happening is good and could increase.

Heinz (Inside Out) noted that not all agencies have been represented in Agency Impact Coalition meetings or correspondence.

Lehmann added that staff making the initial recommendation is intended to help stabilize allocations to avoid shifting priorities of HCDC members as they change over time.
Fixmer-Oraiz stated it that for now, it may be best to stick to current process established, but that it can be an ongoing discussion as processes continue to change over time.

Lehmann noted that FY21 Aid to Agencies applications are online currently at www.icgov.org/actionplan and he would send a link as follow up. Lehmann asked if there was any opposition to staff assigning liaisons randomly, that hearing none, he would include that in his follow up email.

CONSIDER APPROVAL OF THE FY19 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER):

Lehmann stated the CAPER goes to HUD but not Council, it is just a chance for HUD to review recipients data. Tonight he will only review portions of the document, including local data. The first one to review is the City Steps outcomes and progress from the last five years towards the goals in the Plan. Lehmann noted that most goals have made good progress or have already been achieved. The City will also not hit a couple goals because of changes in priorities and project quantity. Overall, the City has produced more housing than expected which indicates we can have higher goals for the next Plan. However, for improving and maintaining public infrastructures and amenities through neighborhood improvement projects, the City will not probably hit that goal because there have been fewer larger projects funded rather than more smaller projects. Another goal that won't be achieved is removing slum and blight because economic development goals have somewhat shifted away from downtown façade projects towards those affordable housing projects.

The second table Lehmann discussed was where projects funded in FY19 are at. Some projects were completed in the year, though many are still ongoing, especially housing projects which take more time. Next Lehmann discussed the race table based on projects completed. CDBG and HOME have helped more nonwhite and Hispanic households compared to racial characteristics in the City. One notable trend that was different this year was that Hispanic households were assisted less in the HOME program this year compared to the past. Lehmann stated it seems like a blip on the radar at this point, and is not too worried about it, but it's something to keep an eye on. Lehmann thinks it is partially explained by more City HOME funding going towards programs assisting persons with disabilities, which tend to have a higher proportion of non-Hispanic white households, which affected the racial/ethnic demographics.

For funds made available this year, the City spent down some backlog of HOME funds, which helps ensure they will hit federal timeliness rules and that agencies are working through their funds. In HOME there are two years to commit funds and four years to spend them because of the time to complete housing projects. CDBG uses a different process which is not as much of an issue right now. It is important to make sure that the City is using funds to produce units and not let them sit in the account. Federal funds have successfully leveraged additional funds. For this fiscal year, projects are expected to leverage $1.18 for every dollar of federal funds used. Most comes from HOME projects because CDBG is often granted to organizations whereas HOME projects tend to leverage private financing. There are also additional subsidies through a local match to HOME so the City exempts property taxes on affordable housing units. For this year, the City will forgo $175,000 over the life of its projects.

Lehmann next discussed affordable housing. For projects completed this year, the City supported 109 persons through affordable housing, 23 of whom were homeless, primarily in Cross Park Place. No tenant based rental assistance projects were completed this year, 24 new units were constructed this year, again primarily at Cross Park Place, 73 existing units were rehabbed, and 12 new units were acquired.

Padron asked how the goals are decided for affordable housing. Lehmann said for this table specifically the one year goal is set by the units that were funded in FY19. The five year goals get set as part of the Consolidated Plan. Lehmann wasn't here for the last process, but imagines it looked back over history and used experience to determine how many people they could expect to assist. Padron understands there is a goal the City is trying to achieve but would also like to see that in reference to what is the actual
need. Drabek agreed that it would be nice to see a visual representation of what percentage of the need the goal represents. Lehmann said they can try to calculate that and include it in this City Steps.

Lehmann moved on to households assisted, most households were extremely low income. Most housing units for this CAPER were actually funded with CDBG, which isn't typical, but both Cross Park Place and Walden Place were funded with CDBG and they were both large affordable housing projects. Lehmann noted HCDC has talked about noting actual rents, so he showed a breakout of different rent levels and the amount of units produced. They see rents consistently below market rate but affordable is in the eye of the beholder. If they were to look at strictly 30% AMI, per Eastham's preferred method, then only some units are available to those populations. Lehmann stated the most affordable units are SRO (single room occupancy) units. He added the City just got new fair market rents which take effect October 1, which shows its approximately $500 per bedroom for larger units, or $1011 for a two bedroom (up from $902).

Sara Barron (Affordable Housing Coalition) noted that data came out from the Joint Center for Housing Studies at Harvard University which shows that Iowa as a state lost many affordable housing units, particularly at that lowest end of the cost spectrum over the last 27 years. Obviously rents are going up faster than people’s wages are, so when you think about what you have to do to reverse that trend when it is that least expensive housing that is being lost as time goes on.

Lehmann noted the data he is showing includes utilities whereas most rents do not. In terms of homeless and other needs, the City is active with the local homeless coordinating board and it has done several cool projects recently such as the landlord risk mitigation fund which is a way to try and incentivize landlords to take on tenants they perceive as “risky” with the idea to house hard-to-house populations.

Crissy Canganelli (Shelter House) had some comments to be added with regards to the Shelter House data. The 14 beds needed for veterans has been reduced to 11 and in October will be reduced to 9 per the VA.

Lehmann noted the City helps low income individuals and families avoid becoming homeless, through a number of ways. 66% of CDBG/HOME funds for FY19 went towards housing affordability, 14% went to support organizations that either directory provide homeless supports or provide public facilities helping low income households (like CommUnity). 2% of federal funds went to economic development initiatives with the idea that increasing incomes reduces housing cost burdens and keep people housed.

Padron noted that the report should state somewhere how much affordable housing was lost. The CAPER is reporting good things but it should also reflect the missed opportunities. Lehmann noted they only have the data for the units they monitor. He added when doing the Fair Housing Choice Study, it looked at the units they monitor that were lost, but most are owned by nonprofits that keep it affordable, even if it's not being monitored anymore. He added he can explore that in future CAPERs.

Canganelli also added that there are several other items that could be added, such as Rapid Rehousing programs for homeless individuals in the transition to permanent housing, permanent support housing, and shortening the period of time for individuals. Canganelli will send Lehmann language to consider.

Lehmann encourages the Commission to read about the other actions as it is a pretty good summary of the City programs. There is one thing Lehmann would also like added to the document which is that the City hosted an equity diversity inclusion fellow with a focus on sustainability. She just presented her report on equitable outreach as a way to think about how to map stakeholders and make sure that you're getting to the people that should be prioritized most for outreach.

Eastham noted his appreciation for including the rents of assisted units in the document.

Padron moved to approve the FY19 Consolidated Annual Performance and Evaluation Report with modifications as discussed. Eastham seconded the motion.

A vote was taken and the motion passed 6-0 (Nkumu absent).
HOUSING AND COMMUNITY DEVELOPMENT INFORMATION:

Lehmann noted the next meeting will be back in Senior Center room 202 at 6:30pm on October 17. Discussion items will be CDBG projects without agreements, the annual public review process and Aid to Agency questions that you have for applicants. Lehmann also distributed the monitoring schedule for agencies to provide reports on their projects. FY21 Aid to Agencies applications are online now too.

Community Development happenings: at the IFA conference two weeks ago Cross Park Place won the special needs housing development award. They also met with other state entitlement communities this week and are establishing an online forum to continue discussions on best practices. The City was monitored by HUD last week about our overall management, other than some outdated citations, we're looking pretty good. Council will consider the tax exemption recommendation at their next meeting.

Two upcoming events, first the Iowa ABA conference October 9-11 and the other is tomorrow morning, 8am to 10 at Merge downtown, it is a Childcare Solutions Summit.

ADJOURNMENT:

Padron moved to adjourn. Aguilar seconded the motion. A vote was taken and the motion passed 6-0 (Nkumu absent).
### Housing and Community Development Commission Attendance Record

<table>
<thead>
<tr>
<th>Name</th>
<th>Terms Exp.</th>
<th>7/11</th>
<th>8/15</th>
<th>9/19</th>
<th>10/22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aguilar, Peggy</td>
<td>6/30/22</td>
<td>☐</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
</tr>
<tr>
<td>Alter, Megan</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td></td>
</tr>
<tr>
<td>Drabek, Matt</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Eastham, Charlie</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Fixmer-Oraiz, Vanessa</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Kealey, Lyn Dee Hook</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>O/E</td>
<td></td>
</tr>
<tr>
<td>McKinstry, John</td>
<td>6/30/20</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Nkumu, Peter</td>
<td>6/30/22</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Padron, Maria</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

- Resigned from Commission

**Key:**
- **X** = Present
- **O** = Absent
- **O/E** = Absent/Excused
- **---** = Vacant
MEMBERS PRESENT: Megan Alter, Charlie Eastham, Vanessa Fixmer-Oraiz, Christine Harms, John McKinstry, Peter Nkumu, Maria Padron and Paula Vaughan

MEMBERS ABSENT: [Vacant]

STAFF PRESENT: Kirk Lehmann, Erika Kubly, Geoff Fruin

OTHERS PRESENT: Crissy Canganelli, Marjorie Willow, Christine DeRunk

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 7-0 the Commission recommends City Council approve the 2019 Fair Housing Choice Study (Analysis of Impediments to Fair Housing Choice) with amendments as discussed during the meeting.

CALL MEETING TO ORDER:

Vaughan called the meeting to order at 6:30 PM.

APPROVAL OF THE MAY 16, 2019 MINUTES:

Harms moved to approve the minutes of May 16, 2019. Fixmer-Oraiz seconded the motion. A vote was taken and the motion passed 6-0 (Nkumu and Padron not present for the vote).

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

DISCUSS CITY STEPS 2025, THE CITY OF IOWA CITY’S CONSOLIDATED PLAN FOR 2021-2025, WITH MULLIN & LONERGAN ASSOCIATES:

Kubly introduced Marjorie Willow and Christine DeRunk, from Mullin & Lonergan Associates, consultants from Pittsburg to help the City create the five-year Consolidated Plan which outlines the goals and priorities for Federal CDBG and HOME funding.

Willow began by giving the Commission an overview of what the consultants had done this week noting the City must go through this process every five years because they receive CDBG and HOME funds and HUD requires this planning process for the City to identify affordable housing and community development needs and to go out into the community for this process. The consultants facilitated seven stakeholder workshops, which were topic based to create a variety of meetings for stakeholders with broad topics like workforce development, housing for those in crisis, healthy homes and healthy neighborhoods, etc. This allowed for discussion to contain many different subtopics. Willow stated each workshop had around 20 stakeholders attending, there were some same faces at the workshops but also new faces at each one. Many organizations showed interest in two or three topics. The consultants will compile the information obtained and present it in a document that will enable the City to identify the priority needs moving forward. This is important because each year of the five years when the City
s submitting its annual plan to HUD the funding must be consistent with the identified priorities. For example, if affordable housing is a priority, applications for affordable housing must be deemed consistent. Willow noted they also held three public meetings, one at the Broadway Neighborhood Center, one at the Pheasant Ridge Neighborhood Center, and one at City Hall. Willow stated this is the third time they have worked with Iowa City on the five-year plan and noted the needs are similar but the intensity of the needs is greater as is the number of people who need services. The cost of housing increased, and wages have either stagnated or actually declined. She added they have seen this similar trend in many cities across the country, but each community has local nuances. For example, Iowa City’s student rental market impacts the overall housing market tremendously. Willow noted from what she has heard this week, in her opinion the three most significant needs are affordable housing, public transportation, and childcare. Just thinking about the cost of childcare and if it could be provided at a higher level, it could have an empowering economic impact on families with children because then parents could work or go to school fulltime, there are many things that they could do if they had affordable childcare at a higher level, it is a significant need (along with public transportation). And of course, affordable housing is needed, rentals, ownership for single individuals without dependents or disabilities that need affordable housing as well as families, etc. Willow stated they received some valuable information to incorporate into the Consolidated Plan to make the it unique to Iowa City. This Plan will be available for review by the new year so entities applying for funds can see the identified needs and tailor their applications accordingly. Willow also noted there is a survey available for feedback as well through July 19. There is also another survey just for nonprofit agencies to survey their public facility or capital needs for the next five years for budgeting and planning needs. That survey is also due back to the consultants on July 19.

Eastham asked if the Consolidated Plan is limited to just the two sources of funds (CDBG and HOME) for addressing the needs within the City. He noted the Plan can also include local tax funds as well. Willow said it can include those as long as they are funding eligible activities, as an extension or supplement to the Community Development Block Grant or HOME activities.

Eastham asked if now is when Staff begins to put Plan together and it won’t come back to this Commission until later this year. Lehmann said it will come back to the Commission in November, hopefully in time for the December round of CDBG and HOME funding rounds. Lehmann noted they plan to add in Housing and Community Development programs that the City already funds (e.g. Aid to Agencies) and incorporate into the Plan.

Fixmer-Oraiz asked if the consultants saw anything unique to Iowa City not seen in other communities, possible solutions or ideas. Willow noted that in Iowa, the state legislature has prohibited the city from doing things on a local level which is a hindrance, however she noted the City has found creative ways to work around it, which is similar to what Austin, Texas, also does. Because the housing need is so great here and the income limit is so high, it is work to get affordable housing in the area, but she noted having the developer contribute housing is a great solution. In terms of things other Cities do, they often fund code enforcement, use TIFs, or use CDBG to apply for Section 108 loans which is an extension of the CDBG program that allows cities to borrow up to five times the entitlement amount. Some communities use that loan program to increase their ability to make significant differences on projects. Lehmann noted to use the loan program it has to be incorporated into the Consolidated Plan in advance. Willow said there is an application process and if it is not in the Consolidated Plan then there would have to be a substantial amendment. Willow noted Iowa City is progressive in the way it tackles affordable housing and the different types of activities it funds. Just last week she was in Bloomington, Indiana, and used Iowa City as an example of success.

Eastham noted Iowa City has used its zoning power to increase the development of housing in the Riverfront Crossings area and while most of that housing is not affordable to lower income housing folks the City requires some affordable housing in those developments. Additionally, it allows developers to pay fees-in-lieu and that is a different way of obtaining money to do affordable housing in a stricter legislative environment. Eastham hopes Iowa City will include the affordable housing plan in the Consolidated Plan. He said there has not been a city-wide affordable housing requirement yet, only in Riverfront Crossings.

Vaughan asked if the Consultant’s report contains other entities, such as the University, or just the City. Willow said they had a couple University representatives at the stakeholder workshops. For example they
had a nurse from the University who is involved in the Healthy Homes Grant and another who attended the affordable housing and equity session who works with fair housing. Vaughan asked if there was any direct tie-in to health conditions and research. Lehmann said the Healthy Homes session tied into that as well as walkability and physical activity, among other related topics.

Lehmann asked if there was anything the Commission felt needed to be included in the Plan.

Padron noted the Commission has heard for a few years childcare should be a priority of the City and she feels we are not doing enough. She would like to see a solution to childcare affordability. Fixmer-Oraiz agreed noting it is the second biggest barrier to economic sustainability. Padrón stated it especially affects women. Fixmer-Oraiz added it’s not just for women and families, it is an economic issue and how kids will do in school (early childhood development), and kids are coming into kindergarten already lagging. Additionally, there is also the economic issue of people opting out of the workforce because they cannot afford childcare or don’t have transportation to get their children to the one or two openings for affordable childcare available within the city. Because of how the State administers childcare vouchers, many providers are reluctant to open more affordable spots because they are not getting recouped from the State. Childcare is a problem, just like affordable housing, and is crippling to a community.

Fixmer-Oraiz asked if the consultants have seen creative solutions for childcare issues. Willow replied not specific to childcare, there are many barriers to it, such as risking breaking a lease because of caring for neighbor’s children and they also heard it is financially difficult to run a childcare taking only childcare assistance because it is not enough income to pay staff. Willow noted all communities are in the same boat with childcare, it is costly and sadly the people who take care of our most valuable possession are the ones we pay the lowest amount although we depend on them to do such an important job. She knows of no one has figured out a way to make it work financially so it is sustainable. Fixmer-Oraiz noted during WWII, childcare was federally mandated and paid for, so it has been done in the past. It seems all these issues, like childcare and healthcare, should be able to be addressed.

McKinstry noted a couple of strategies for increasing the stock of affordable housing that maybe other cities have used and one would be tax abatement. He noticed the tax abatement committee didn’t feel including affordable housing into private developments was a viable option. However having nonprofits own or manage affordable rental units that are rehabilitated and become part of the affordable housing stock is generally less expensive than building new. The other option would be to use manufactured housing, not just mobile home parks, which reduces costs per unit and can be owned by individuals. McKinstry would like to see those items addressed in the five-year plan as something to look at. Willow has not heard of other cities doing either of those two things to increase the affordable housing stock, one thing that is catching more common are community land trusts. A nonprofit organization that acquires land, especially in high cost areas, and the cost of that parcel is removed from the cost of the construction of the total project which makes it more affordable. It also preserves or extends the period of affordability whether it is a 99 year lease or whatever the case might be. There is also the opportunity to make it for commercial uses as well which gives an opportunity for small business owners to be part of a community land trust. Lehmann asked if community land trusts were typically publically owned or nonprofits. Willow said they are almost exclusively nonprofits.

Eastham said The Housing Fellowship has done community land trusts in the past, but in over 15 years, they stopped because after the 2008 financial crisis Sally Mae and Freddy Mac stopped doing secondary loans for land trusts. If the City adds land trusts in this consolidated plan it must address whether secondary financing is available to homeowners when they decide to sell with land trust provisions.

Eastham noted on the childcare issue, he thinks it would be good for this Consolidated Plan to look at whether current zoning regulations interfere with the ability to locate in-home and center-based childcare businesses throughout the community. He is not sure if it is a problem but suspects it might be. Lehmann stated what they have heard from people they talked with is it isn’t so much the zoning or home-based business issues as much as issues with leases and ability to have home-based daycares in rental units. Eastham asked if the City can prohibit certain lease regulations that are deterrent to the public good. Lehmann said that would be a City legal issue and does not know. Eastham said someone should speak to the City Attorney then as it is a possible provision to put into the Consolidated Plan.
Fixmer-Oraiz asked if there were any affordable SRO (single room occupancy) units, like Coralville has with the Iowa Lodge. Lehmann asked if she meant like Shelter House owned. Fixmer-Oraiz said it could be private. Lehmann said there are still some but not that many, the zoning code is generally restrictive to group living uses because they are leery of fraternities and dorm-style housing around downtown. Fixmer-Oraiz said it would be interesting to try to do something like that, treat it like the Affordable Housing Location Model and have the ability to locate such housing away from downtown. She feels it would be an option for single people who need affordable housing and sometimes short-term housing. She recognizes it can be hard to keep those units as nice spaces for people. Harms noted that is what the old YMCAs used to provide. Vaughan noted the concept is popular now in areas like San Francisco where housing is expensive. She wonders if people would have an appetite for such housing in this area. Eastham noted that is a case where zoning regulation is possibly prohibiting a possible housing type.

Padron stated the consultants did the Plans five and ten years ago and wondered what Iowa City has done well and what needs to be improved. Willow stated the City has not been doing anything wrong, the most important point is that problems have gotten worse, through no fault necessarily of the City, but because the cost of housing increased and incomes either stagnated or went down, the cost of housing is outpacing what people earn. The magnitude of need is greater even from 10 years ago. All those problems could not be resolved because there is simply not enough money to address the issues. Willow noted with the funding sources the City has available from HUD, the City is doing a good job, and Iowa City is unique in that it goes above and beyond by providing funding such as Aid to Agencies and requiring payments in-lieu-of and trying to find financial resources to address those problems fully realizing that what’s coming from the federal government is not enough to address the problems. Willow stated Iowa City is does a good job, there is just not enough funding to address everything.

Fixmer-Oraiz asked since the magnitude of the problem is so great and the City is doing a good job with what they have, but there still isn’t enough money to solve the problems, how much worse off will the City be in five years. Willow acknowledged that is a good question with no answer, there are just too many unknowns. Such as when the City did their 2005 Consolidated Plan, they had no way of planning for what happened in 2008 with the flooding. The best laid plans are great, but it is difficult to plan for catastrophic events. She noted most communities are concerned with that, continuing to make progress in critical need areas when a natural disaster or financial downturn happens. Then resources (staff, time, money) are spent on fixing that problem before being able to go back to what was being done on a regular basis.

Eastham objects to that statement about not enough funding, that there is adequate funding in the community to remove all the family households who are now paying more than half their income for rents from the situation. He stated the funding is available, yes they would have to increase property taxes to do so, which would be tolerable to most people in this community, the problem is the City doesn’t have the guts to do it. There was a Council meeting where Eric Theisen called the Council members a bunch of cowards and he was right, Councils have been cowards. The City has the means to fix the problems, just like the school district fixed their school facilities problems, the issue is doing it. Eastham doesn’t want to see anything in this Consolidated Plan that talks about needs that are impossible to meet, he will object to that language. This community survived the 2008 flood, the money came from the federal and state government to support the cleanup from that disaster, the flood did not affect affordable housing issues at all. The affordable housing need is measured in terms of percentage of households that are paying more than half their incomes in rent, and that has increased steadily since 2005, but has not gone up dramatically. The City’s needs are not too great that they cannot be resolved.

McKinstry noted the ability to tax is limited by the State so they would have to borrow money.

Padron noted the City is not doing great and was hoping the consultants would have more ideas or a different response than what they are hearing today. Fixmer-Oraiz agreed and noted it is hard to sit on this Commission because at times it can feel they are not doing enough and they can also only give recommendations to City Council but what they are trying to express is their desire to do what is best for the community. She appreciates what Eastham is saying as she heard just today that in 2008 the City was one of 30 cities across the nation that wasn’t actually impacted by housing economic downturn. This is why so many developers are keen on coming to Iowa City because our market is so strong.
Eastham noted the way to avoid demoting things is the data, to understand what exactly the problem is with housing and childcare and transportation in Iowa City and how to resolve those things. And then make an assessment on whether there is sufficient local money to make up for what the federal and state governments are not doing.

**REVIEW AND CONSIDER RECOMMENDATION TO CITY COUNCIL ON APPROVAL OF 2019 FAIR HOUSING CHOICE STUDY (ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE):**

Lehmann noted it is a 200 page document but hopes they were able to read the executive summary as well as chapter 5 which notes the impediments and recommended solutions. He added that public comment for this document extends past this meeting so if they have comments later, send them to him and he will incorporate those before getting the document to Council. Lehmann briefly reviewed the presentation he showed at the last meeting. He shared the slide that discusses what the Fair Housing Choice Study is, it is technically part of the City’s method of affirmatively furthering fair housing which includes planning for fair housing needs within the community. Fair housing choice is the idea that everyone should be free from illegal discrimination and is guided by federal, state and local laws, and the local laws are the most comprehensive (race, disability, gender, sex, marital status, familial status, etc.). In Iowa City public assistance as a form of income is also a protective class. The goal is to foster inclusive communities. This document gets updated every five years to try to identify impediments to fair housing choice, identify strategies to combat identified impediments, and to incorporate that into the planning processes for activities they to overcome barriers.

Lehmann next reviewed the executive summary. The public input began in October, with 330 contacts with the public through stakeholder and public meetings and a survey. It also looks at quantitative data from the Census, the Home Mortgage Disclosure Act and other local datasets. In the survey, one thing that really emerged was only 43% of respondents felt they understood their housing rights, only 37% knew where to file fair housing complaints, 26% said they experienced discrimination of some sort since moving to Iowa City but only 3% reported it which shows a gap in knowledge about where to file and why. Many responded they didn’t file because they felt it wouldn’t do any good or they didn’t have the time to deal with it. Many people who responded said public assistance as a source of income was the largest form of discrimination which shows it is still an issue and alerts the City they need to reach out to tenants and landlords. The biggest impediment to fair housing choice identified was lack of affordable housing. Other top impediments were displacement due to rising rents and discrimination by landlords/rental agents. Moving forward in terms of timeline, Lehmann noted they are in the public comment period now.

Fixmer-Oraiz asked where the survey talks about City policies that may act as barriers to fair housing choice. Lehmann said he heard that people or agencies didn’t feel the City was always basing funding on the Consolidated Plan, so the City needs to make sure funding follows the priorities identified in City Steps. Additionally, having revamped the Aid to Agencies process factored into some confusion on funding processes. Zoning and housing codes were also identified but are more specifically addressed throughout the plan. No public policy item on the survey passed the threshold of more than half.

Padron asked what the timeline was for public comment. Lehmann noted they are in the public comment period now until July 16. Any comments anyone has can be sent to Lehmann and he will compile them and include responses in the appendix of the plan. There will also be a public meeting on July 16.

Eastham said there were three public sources of information to draw on in assessing the findings of this Study, is one source better than another. Lehmann feels the public meetings are similar to focus groups, the same type of input, and in-person meetings are better for in-depth of information you will not get from a survey. However both are valuable and he would not weigh one over the other.

Lehmann next discussed the general demographics, housing, economic characteristics, noting Iowa City is more diverse, it’s growing, and it’s younger, tends to have less persons with disabilities but tends to have more foreign populations as well. In terms of economic profile there are relatively high incomes paired with low incomes, part of the low income group is a large student body; however not just students.
have low incomes. Overall the poverty rate in Iowa City is 28%, if you remove students it is 11.5% which is higher than the state average once students are excluded. The housing profile is notable because Iowa City has a large renter population, focused near the downtown, homeowner vacancy is 1.4% and rental vacancy is 2.7%, but there is a higher overall vacancy rate because many units are not currently for sale or for rent. There is a lot of new development and housing is more expensive which paired with low incomes creates cost burden in the community. Students are most impacted, but persons of color are also impacted. In terms of fair housing enforcement, outreach is the big thing, as noted in the survey many people don't know or feel comfortable reporting or have the knowledge which are barriers.

Therefore, Lehmann noted four major categories of impediments identified that could use improvement. First is housing choice, there needs to be improved housing choices in Iowa City. The second is facilitating access to opportunities, there are some disparities across the city and they need to try to help balance that. Third is increasing education and outreach, as noted from the survey results. And fourth, operational improvements which encompasses several other items that didn’t fit into other strategies.

For improving housing choices, staff noted four strategies that would help. First is facilitating a range of housing types, including zoning for diversity of housing and encouraging different types of housing within zones. Second is lowering the cost of housing generally, so beyond needing more multifamily zones or allowing different types of housing in single family zones, this recommends things like perhaps lowering the cost of rental permit fees or other items that may affect protected classes at higher rates. Additionally, looking to keep people in their homes because that is often more cost effective in terms of increasing the diversity of the housing stock and not allowing them to be priced out of their homes. Rehab is another option, to invest in the housing stock to address disproportionate impacts and to keep people in their homes. In addition, having an eye on the student population and seeing if there are alternative living arrangements that could make it more affordable to live in Iowa City as a student. Strategy three is to continue investing in affordable housing, Iowa City funds affordable housing but needs to continue supporting and producing it throughout the community, including affordable housing of high quality. Strategy four is to retrofit housing for equal access, specifically for persons with disabilities. For example, if someone needs to put in a ramp, modifying the zoning code to allow it rather than going before the Board of Adjustment, also providing funding for such needs and trying to think of different ways to improve aging in place and quality of life for persons with disabilities in their homes.

For facilitating access to opportunity Lehmann noted the housing that often has the best access can often be more expensive, including downtown Iowa City and areas with transit routes. A lot of the affordable or available land is on the edge of Iowa City, so there is a need to find high opportunity areas of the City and encourage affordable housing to be developed there. Strategy one is emphasizing variety in areas of opportunities, similar to facilitating a range of housing types, but more focused on areas where affordable housing should be developed such as with access to transit, proximity to jobs, or better access to other opportunities/amenities. Strategy two is community investment. While the City encouraging new affordable housing in certain areas they don’t want to neglect other areas, so a balanced approach is needed to encourage access in areas of opportunity while continuing to invest in the other areas of town (looking at rehab dollars, investing in assets in LMI areas, improving transit, improving services, etc.).

Eastham noted in the text regarding strategy two (page 15) it states “Currently Iowa City appears to experience disparate access to opportunity especially when it comes to access to jobs and high performing schools” and Eastham noted any school board member would say there are no low performing schools in the Iowa City Community School District and he agrees and feels phrase is not accurate. Lehmann noted that was discussed as the plan was developed, that text came up while reviewing a table produced by HUD for the Assessment of Fair Housing which was going to be put into effect and it lists opportunity indicators by race and ethnicity including a school proficiency index (page 132). The table used data based on the levels of 4th grade students and neighborhoods with higher or lower performing elementary schools nearby. Eastham noted it doesn’t show the school district’s evaluation of their schools. Lehmann agreed, he used the table when making that statement, as well as job proximity as an area the City needs improvement in. Eastham noted proximity to jobs is a quantitative measure. Lehmann stated he can modify the sentence about the schools and just say “disparate access to opportunities and community investments”. He continued that transit and development are connected are important to ensuring equal opportunity for access to the community. Beyond transit, also walkability
and bike-ability. McKinstry suggested Lehmann modify the statement to read mobility linkages.

Impediment three is education and outreach. The demand side awareness was for tenants, homebuyers, people looking for loans, anyone who uses/needs housing. They need to pay special attention to these populations because they are not often organized and don’t have the education compared to providers.

Fixmer-Oraiz asked if it mentions specifically translated materials. Lehmann noted that is strategy four, language access. This comes up frequently, especially with the higher foreign populations Iowa City has. Fixmer-Oraiz asked who the City uses for translation, because the issue with the Arabic right to left thing is basic and that should have been correct. Lehmann said that the consultants provided the materials and he doesn’t know what service they used for translation. Kubly noted that the City usually uses someone The Housing Authority has connections with (Omnilingua). Fixmer-Oraiz noted her work with Johnson County has an agency they use. Lehmann also noted the police department has a list of informal translators that could be used, though he only just became aware of this.

Continuing, Lehmann said regulator awareness is also important. Making sure boards and commissions are aware of items and knowing where to refer people to when they have issues or questions.

Impediment four is operational improvements, looking at administrative process and regulations that may stop projects or affect protected classes. Also looking at administrative processes outside of Iowa City because they operate in a larger region, so they need to work collaboratively. First to review implemented procedures and regulations, making sure they make sense for nonprofits and those applying for funding. Second looking at unintended consequences as new things get developed, such as rental caps, etc. Third, improving in data collection as local programs have not historically tracked protected characteristics. Finally increasing fair housing enforcement and transparency, trying to better track outcomes for fair housing enforcement, ensure the outcomes are brought to the public, people are aware of tenant and landlord rights, etc. Also want to circumvent some of barriers to reporting fair housing issues and to do some testing for protected characteristics.

Fixmer-Oraiz asked if any on-the-ground verification was done. Lehmann said it was most recently done in 2015. They are looking now at the best way to gather information to see if people are being denied for one reason or another. He noted there may be some partnership opportunities.

Eastham requested to remove the word transparency in strategy four, it is clear fair housing enforcement is a substantial thing the City needs to do better at as seen in the survey data. He noted there are landlords that are not playing by the rules and refuse tenants with public assistance income and the best way to get them to play by the rules is to sanction them.

Alter asked what enforcement looks like, what is the penalty. Lehmann said it is a legal process, a complaint is filed, Human Rights gives landlords an opportunity to respond to the complaint, and then follows through its process. Eastham noted there is a complaint enforcement mechanism, and perhaps Council needs to look at the mechanism to see if it needs to be updated.

Harms noted it is the individual or prospective tenant that must file the complaint which is not being done as seen by the survey results. Eastham said relying on complaints for enforcement is a bad idea, they need to do testing. Harms said as someone that went through a landlord/tenant discrimination she did not want to file a complaint in fear of losing her housing. Lehmann said that was heard from stakeholders. Eastham asked if the complaint procedure is a City law or required by State law. Lehmann said there are due process requirements but is not sure at what level the regulations come from. Eastham stated those questions should be asked and addressed in the Fair Housing Choice Study. Fixmer-Oraiz feels the word transparency should be kept in the statement, but perhaps it should read improving fair housing enforcement and transparency. Lehmann stated transparency is important, they want to be able to show it is a fair process and then more will use it.

Vaughan asked if there is a safe place for people to go if they file a complaint, is there a person assigned to them to help them through the process. Lehmann said the complaint is filed at the City and the City
investigates. It is illegal for landlords to retaliate against a tenant who has filed a complaint.

Fixmer-Oraiz asked if the strategies were prioritized or just listed as one through four. Lehmann said they are not in priority order, if the Commission feels that is important they can do so. Fixmer-Oraiz said after this discussion it seems fair housing enforcement should be listed as priority one if they are prioritized. The process needs to be improved so people feel safe that if they file a complaint they won’t be retaliated against or booted from their homes.

Fixmer-Oraiz noted under facilitating access to opportunity it notes access to jobs and transit, is that an area where access to childcare could be added because that is a huge impediment when looking for jobs. Lehmann agreed it would be a great to add, they did hear in some of the Consolidated Plan meetings the lack of daycares in certain areas of the city. Lehmann noted he will add as an opportunity that people should have access to.

Lehmann summarized the changes discussed. Facilitate access to opportunity, add with access to job affordable, quality daycare. He will also incorporate childcare needs in chapter five. For impediment four, he will move strategy four to being the first listed and state it as improving fair housing enforcement and transparency, looking at ways to strengthen enforcement and improve the processes. Alter added they should also added improve the ways of outreach and education.

McKinstry asked if mobile homes were in these conversations at all. Lehmann said they would be considered on the demand side for awareness. McKinstry noted that renters or owners of mobile homes do not have the same rights as other tenant/landlord situations. Lehmann stated the tenants, homebuyers, people looking for loans, but stated he would add mobile home renters and owners specifically to that statement as well.

**Fixmer-Oraiz moved to recommends City Council approval of the 2019 Fair Housing Choice Study (Analysis of Impediments to Fair Housing Choice) with amendments as discussed during the meeting. Alter seconded the motion. A vote was taken and it passed 8-0.**

**DISCUSS MODIFICATIONS TO THE AID TO AGENCIES PROCESS:**

Fixmer-Oraiz sent a survey to partner agencies and received eight responses and an email from Becci Reedus (Crisis/Community Center) indicating the Legacy Aid to Agencies are meeting to discuss the survey and process and asked if the Commission would wait to consider the survey responses or make any changes until they hear back from the larger group. Fixmer-Oraiz responded she felt strongly the Commission would agree. Fixmer-Oraiz noted overall responses received thus far are positive, there has been questions on why revamp the system and also to stop using the low, medium, high priority system if it isn’t going to be used. Agencies also stated they felt it was required they attend every meeting and the uncomfortableness of being present when the Commission in deciding allocations.

Lehmann said the meetings must be open to the public – but the agencies don’t have to be present. Fixmer-Oraiz said that needs to be made clearer to the agencies somehow.

Fixmer-Oraiz continued that Eastham raised the question at a previous meeting if HCDC is the proper body to make these allocation recommendations to Council and the current response from the survey is yes, HCDC is the appropriate body.

Padron feels the legacy agencies should be given an allocation every year from the City with a percentage increase every year so they can know and plan accordingly. HCDC could then take care of the newer agencies, etc. Some legacy agencies are planning salaries with these allocations so they need to know the funding will be there.

Fixmer-Oraiz said one response was “I believe HCDC is on the right track, but do believe there are far too many COIs (conflicts of interest) throughout the commission members to be 100%.”
Crissy Canganelli (Shelter House) noted the group that is meeting is looking forward to having a more collaborative process and they recognize this commission has heavy lifting to do and goes about it with integrity and compassion. The questions the agencies want to address is how to start the process earlier to get questions answered and to look at it from a need and gaps analysis, impact versus just based on what is available.

Eastham feels it is important to ask the agencies what amount they feel is necessary for Aid to Agency budgeting and how to come to an amount on an annual basis. Eastham believes Padron’s suggestion of continuous, reliable funding for some group of agencies is good. Fixmer-Oraiz noted they are trying to move that direction with the two-year funding cycles.

**STAFF/COMMISSION COMMENT:**

Lehmann stated July 18 is the next meeting, agenda items will be welcoming new members, the Aid to Agencies process recommendations, review of the tax exemption policy, and the South District Partnership Program. Let Lehmann know if there are other agenda items needed.

The two new members are Matt Drabek and Lyn Dee Hook Kealey. Vaughan and Harms are leaving the Commission, Lehmann shared certificates of appreciation with them.

Lehmann also provided the tentative FY20 calendar.

Two commissioners noted they could not attend on July 18. The Commission agreed it could be moved forward to July 11. Lehmann stated he will contact the new commissioners to let them know.

**ADJOURNMENT:**

Vaughan moved to adjourn. Harms seconded the motion. A vote was taken an the motion passed 8-0
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alter, Megan</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Brouse, Mitch</td>
<td>6/30/21</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Eastham, Charlie</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fixmer-Oraiz, Vanessa</td>
<td>6/30/20</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Harms, Christine</td>
<td>6/30/19</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lamkins, Bob</td>
<td>6/30/19</td>
<td>O/E</td>
<td>O/E</td>
<td>X</td>
<td>O/E</td>
<td>O/E</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>McKinstry, John</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nkumu, Peter</td>
<td>6/30/22</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Padron, Maria</td>
<td>6/30/20</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vaughan, Paula</td>
<td>6/30/19</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>O/E</td>
</tr>
</tbody>
</table>

- Resigned from Commission

**Key:**
X  = Present
O  = Absent
O/E = Absent/Excused
--- = Vacant
## In which neighborhood do you live?

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowery</td>
<td>1.73%</td>
</tr>
<tr>
<td>Brookland/Roosevelt</td>
<td>2.08%</td>
</tr>
<tr>
<td>City High</td>
<td>7.96%</td>
</tr>
<tr>
<td>City Park</td>
<td>2.08%</td>
</tr>
<tr>
<td>Clear Creek</td>
<td>0.35%</td>
</tr>
<tr>
<td>College Green</td>
<td>4.84%</td>
</tr>
<tr>
<td>Court Hill/Lucas</td>
<td>4.84%</td>
</tr>
<tr>
<td>Dubuque Road</td>
<td>2.08%</td>
</tr>
<tr>
<td>Foster Road</td>
<td>0.69%</td>
</tr>
<tr>
<td>Grant Wood</td>
<td>2.77%</td>
</tr>
<tr>
<td>Hunter’s Run</td>
<td>1.04%</td>
</tr>
<tr>
<td>Mark Twain</td>
<td>4.50%</td>
</tr>
<tr>
<td>Longfellow</td>
<td>9.69%</td>
</tr>
<tr>
<td>Lower West Branch</td>
<td>2.08%</td>
</tr>
<tr>
<td>Mayflower/Shimek</td>
<td>1.73%</td>
</tr>
<tr>
<td>Melrose/Emerald</td>
<td>1.38%</td>
</tr>
<tr>
<td>Northside/Goosetown</td>
<td>6.92%</td>
</tr>
<tr>
<td>Pheasant Hill/Lemme</td>
<td>4.15%</td>
</tr>
<tr>
<td>Riverfront Crossings East</td>
<td>1.04%</td>
</tr>
<tr>
<td>Riverfront Crossings West</td>
<td>0.00%</td>
</tr>
<tr>
<td>Saddlebrook</td>
<td>0.35%</td>
</tr>
<tr>
<td>Upper Ralston Creek</td>
<td>0.69%</td>
</tr>
<tr>
<td>Village Green</td>
<td>4.50%</td>
</tr>
<tr>
<td>West High</td>
<td>3.81%</td>
</tr>
<tr>
<td>Wetherby</td>
<td>2.42%</td>
</tr>
<tr>
<td>Willow Creek</td>
<td>2.77%</td>
</tr>
<tr>
<td>Windsor Ridge</td>
<td>2.77%</td>
</tr>
</tbody>
</table>

If Unknown/Unsure, please list the name of the street that you live on. 97

Answered 289

Skipped 10
<table>
<thead>
<tr>
<th>Respondents</th>
<th>If Unknown/Unsure, please list the name of the street that you live on.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>9th St. Coralville</td>
</tr>
<tr>
<td>2</td>
<td>homeless</td>
</tr>
<tr>
<td>3</td>
<td>Lucas Farms</td>
</tr>
<tr>
<td>4</td>
<td>hawkeye court</td>
</tr>
<tr>
<td>5</td>
<td>Creekside</td>
</tr>
<tr>
<td>6</td>
<td>Lower West Branch Rd.</td>
</tr>
<tr>
<td>7</td>
<td>Clinton St</td>
</tr>
<tr>
<td>8</td>
<td>Hotz Ave</td>
</tr>
<tr>
<td>9</td>
<td>Hickory Ct</td>
</tr>
<tr>
<td>10</td>
<td>601 Walnut Street</td>
</tr>
<tr>
<td>11</td>
<td>West Side Drive</td>
</tr>
<tr>
<td>12</td>
<td>Dubuque and Benton - downtown</td>
</tr>
<tr>
<td>13</td>
<td>Stonebridge Estates Colchester Drive</td>
</tr>
<tr>
<td>14</td>
<td>Cambria Court</td>
</tr>
<tr>
<td>15</td>
<td>Garden</td>
</tr>
<tr>
<td>16</td>
<td>S Van Buren</td>
</tr>
<tr>
<td>17</td>
<td>Amhurst St.</td>
</tr>
<tr>
<td>18</td>
<td>Foster Rd</td>
</tr>
<tr>
<td>19</td>
<td>Muscatine Ave</td>
</tr>
<tr>
<td>20</td>
<td>Evans</td>
</tr>
<tr>
<td>21</td>
<td>Burlington</td>
</tr>
<tr>
<td>22</td>
<td>Broadway</td>
</tr>
<tr>
<td>23</td>
<td>Tom</td>
</tr>
<tr>
<td>24</td>
<td>American Legion Rd</td>
</tr>
<tr>
<td>25</td>
<td>Tofting Circle</td>
</tr>
<tr>
<td>26</td>
<td>East Davenport Street</td>
</tr>
<tr>
<td>27</td>
<td>Rochester Court</td>
</tr>
<tr>
<td>28</td>
<td>Plaenview</td>
</tr>
<tr>
<td>29</td>
<td>Quail Valley Crt</td>
</tr>
<tr>
<td>30</td>
<td>Mormon Trek Village</td>
</tr>
<tr>
<td>31</td>
<td>East Court St</td>
</tr>
<tr>
<td>32</td>
<td>Auburn Hills, Coralville</td>
</tr>
<tr>
<td>33</td>
<td>Walker Circle</td>
</tr>
<tr>
<td>34</td>
<td>I’m a representative of Shelter House (429 Southgate)--live in Coralville</td>
</tr>
<tr>
<td>35</td>
<td>5th Avenue</td>
</tr>
<tr>
<td>36</td>
<td>Union Road</td>
</tr>
<tr>
<td>37</td>
<td>Butternut Lane</td>
</tr>
<tr>
<td>38</td>
<td>California Ave</td>
</tr>
<tr>
<td>39</td>
<td>Shannon Drive</td>
</tr>
<tr>
<td>40</td>
<td>Cardiff Circle</td>
</tr>
<tr>
<td>41</td>
<td>Muscatine Ave. Iowa City</td>
</tr>
<tr>
<td>42</td>
<td>Hickory Trail</td>
</tr>
<tr>
<td>43</td>
<td>Keukuk st</td>
</tr>
<tr>
<td>44</td>
<td>Walnut Street</td>
</tr>
<tr>
<td>45</td>
<td>Boston Way</td>
</tr>
<tr>
<td>46</td>
<td>Tudor Drive</td>
</tr>
<tr>
<td>47</td>
<td>College Street</td>
</tr>
<tr>
<td>48</td>
<td>Highland Ct.</td>
</tr>
<tr>
<td>49</td>
<td>Keokuk St</td>
</tr>
<tr>
<td>50</td>
<td>1840 Friendship Street</td>
</tr>
<tr>
<td>51</td>
<td>Triple Crown Lane</td>
</tr>
<tr>
<td>52</td>
<td>Esther</td>
</tr>
<tr>
<td>53</td>
<td>320 E. Washington St</td>
</tr>
<tr>
<td>54</td>
<td>Idyllwild</td>
</tr>
<tr>
<td>55</td>
<td>Bluffwood</td>
</tr>
<tr>
<td>56</td>
<td>Hawkeye Court</td>
</tr>
<tr>
<td>57</td>
<td>River and Ellis</td>
</tr>
<tr>
<td>58</td>
<td>Kathlin Drive</td>
</tr>
<tr>
<td>59</td>
<td>Main st</td>
</tr>
<tr>
<td>60</td>
<td>Ty’n Cae neighborhood</td>
</tr>
<tr>
<td>61</td>
<td>Sugar Loaf</td>
</tr>
<tr>
<td>62</td>
<td>South Van Buren Street</td>
</tr>
<tr>
<td>63</td>
<td>Burlington</td>
</tr>
<tr>
<td>64</td>
<td>509 south dodge</td>
</tr>
<tr>
<td>65</td>
<td>Calvin Ct</td>
</tr>
<tr>
<td></td>
<td>Street Name</td>
</tr>
<tr>
<td>---</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>66</td>
<td>Burlington St</td>
</tr>
<tr>
<td>67</td>
<td>Delwood Drive</td>
</tr>
<tr>
<td>68</td>
<td>Catskill Ct</td>
</tr>
<tr>
<td>69</td>
<td>North Clinton</td>
</tr>
<tr>
<td>70</td>
<td>Iinn/washington</td>
</tr>
<tr>
<td>71</td>
<td>Keokuk street</td>
</tr>
<tr>
<td>72</td>
<td>University Heights</td>
</tr>
<tr>
<td>73</td>
<td>North dodge st</td>
</tr>
<tr>
<td>74</td>
<td>W Park Rd</td>
</tr>
<tr>
<td>75</td>
<td>Brookside Drive</td>
</tr>
<tr>
<td>76</td>
<td>28 Eversull Lane</td>
</tr>
<tr>
<td>77</td>
<td>Norwood Cir</td>
</tr>
<tr>
<td>78</td>
<td>Near 4th &amp; Muscatine Ave on east side</td>
</tr>
<tr>
<td>79</td>
<td>Dover Street</td>
</tr>
<tr>
<td>80</td>
<td>Dingleberry Road NE</td>
</tr>
<tr>
<td>81</td>
<td>Governor St</td>
</tr>
<tr>
<td>82</td>
<td>Oakcrest St</td>
</tr>
<tr>
<td>83</td>
<td>Elmridge Avenue</td>
</tr>
<tr>
<td>84</td>
<td>1009 Westside dr 52246</td>
</tr>
<tr>
<td>85</td>
<td>Benton Drive</td>
</tr>
<tr>
<td>86</td>
<td>Dover</td>
</tr>
<tr>
<td>87</td>
<td>Shamrock place</td>
</tr>
<tr>
<td>88</td>
<td>Catskill Ct.</td>
</tr>
<tr>
<td>89</td>
<td>Bowery &amp; S Van Buren</td>
</tr>
<tr>
<td>90</td>
<td>Canton St.</td>
</tr>
<tr>
<td>91</td>
<td>Russell</td>
</tr>
<tr>
<td>92</td>
<td>s gilbert</td>
</tr>
<tr>
<td>93</td>
<td>Rochester ct</td>
</tr>
<tr>
<td>94</td>
<td>Dover street</td>
</tr>
<tr>
<td>95</td>
<td>Glendale</td>
</tr>
<tr>
<td>96</td>
<td>Village Road</td>
</tr>
<tr>
<td>97</td>
<td>Dearborn street</td>
</tr>
<tr>
<td>Housing Activity</td>
<td>Low</td>
</tr>
<tr>
<td>-----------------------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Homebuyer/Down Payment Assistance</td>
<td>29.13%</td>
</tr>
<tr>
<td>Rent/Security Deposit Assistance</td>
<td>17.67%</td>
</tr>
<tr>
<td>Homeowner Housing Rehabilitation</td>
<td>26.32%</td>
</tr>
<tr>
<td>Rental Housing Rehabilitation</td>
<td>22.71%</td>
</tr>
<tr>
<td>Accessibility Improvements for Persons with Disabilities</td>
<td>7.52%</td>
</tr>
<tr>
<td>Energy-Efficiency Improvements</td>
<td>12.99%</td>
</tr>
<tr>
<td>Lead-based Paint Removal</td>
<td>21.24%</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>47.35%</td>
</tr>
<tr>
<td>Rental Housing Acquisition or New Construction</td>
<td>38.77%</td>
</tr>
<tr>
<td>Transitional/Permanent Housing for those Experiencing Homelessness</td>
<td>7.36%</td>
</tr>
<tr>
<td>Senior Housing</td>
<td>13.85%</td>
</tr>
<tr>
<td>Housing for Persons with Disabilities</td>
<td>6.61%</td>
</tr>
<tr>
<td>Housing for Larger Families</td>
<td>29.65%</td>
</tr>
<tr>
<td>Demolition of Blighted Structures</td>
<td>44.74%</td>
</tr>
<tr>
<td>Fair Housing Services</td>
<td>10.57%</td>
</tr>
<tr>
<td>Homebuyer/Homeowner Financial Education &amp; Counseling</td>
<td>31.14%</td>
</tr>
<tr>
<td>Tenant/Landlord Education &amp; Counseling</td>
<td>21.40%</td>
</tr>
</tbody>
</table>

**Indicate other activities or provide additional comments.**

- **Answered**: 235
- **Skipped**: 64
<table>
<thead>
<tr>
<th>Respondents</th>
<th>Indicate other activities or provide additional comments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>more activities for our children in the hood</td>
</tr>
<tr>
<td>2</td>
<td>people get rent paid deposit still loose apt in few months</td>
</tr>
<tr>
<td>3</td>
<td>help the homeless Please!</td>
</tr>
<tr>
<td>4</td>
<td>More affordable housing options</td>
</tr>
<tr>
<td>5</td>
<td>Monitor absentee landlords more closely. Start a program to shame absentee landlords with a sign in front of their un-managed deteriorating structures, the opposite of the signage used to acknowledge a well kept structure, something like &quot;For Shame--our community wants better care of this property&quot;.</td>
</tr>
<tr>
<td>6</td>
<td>Regulate predatory lending and crack down on slum lords</td>
</tr>
<tr>
<td>7</td>
<td>it would be helpful to have something that defines what each of these categories mean for this time period/iowa city, and what's included in the category.</td>
</tr>
<tr>
<td>8</td>
<td>Energy efficiency, fuel efficiency, environmental health impacts, and the intersection of those with LMI residents</td>
</tr>
<tr>
<td>9</td>
<td>Please organize priorities based on the communities most in need: for example, energy-efficiency for current and future generations, addressing homelessness/accessibility concerns/renters in the present, etc.</td>
</tr>
<tr>
<td>10</td>
<td>Emphasis should be placed on not restricting access to housing based on the financial instrument used to secure it. There should be no place for treating people differently if they should choose to lease, rather than buy, any particular property. Rental permitting schemes or other constructs that limit which properties can be rented have no place among any of the housing activities the City is engaged in.</td>
</tr>
<tr>
<td>11</td>
<td>encouraging green spaces and public transportation</td>
</tr>
<tr>
<td>12</td>
<td>The city is so interested in affordable housing then when do they hassle all the available affordable housing owners.</td>
</tr>
<tr>
<td>13</td>
<td>As a real estate agent, what I see is that there is a lot of need for &quot;Senior Living&quot; in Iowa City. Seniors are going to North Liberty to purchase cause builders are building &quot;Zero Entry&quot; homes. I don't see any help in trying to help &quot;Seniors&quot; maintain their homes to stay in.I see to much &quot;Section 8&quot; in different locations which are changing all of the time. :-</td>
</tr>
<tr>
<td>14</td>
<td>Get rid of the slumlords and landlords that are gouging students and immigrants.</td>
</tr>
<tr>
<td>15</td>
<td>Educate all Landlords in the Iowa City/Coralville area to stop Discriminating and Stereotyping people especially people of color,all Black people are not the same we are not going to mess up properties,we just want a nice place to live just like everyone else without getting denied,stereotyped not giving us a chance or getting to know us.Some people/landlord are just racist in my experience down here in Iowa City and it&quot;s just not right the disrespect.</td>
</tr>
<tr>
<td>16</td>
<td>There is too much demolition to make way for new construction of rental properties.</td>
</tr>
<tr>
<td>17</td>
<td>Retrofit housing for zero emissions renewable energy immediately.</td>
</tr>
<tr>
<td>18</td>
<td>Affordable housing for low income families, whether owned or rented</td>
</tr>
<tr>
<td>19</td>
<td>Rental assistance</td>
</tr>
<tr>
<td>20</td>
<td>Dense, mixed use and multi generational housing and development should be a priority</td>
</tr>
<tr>
<td>21</td>
<td>Families with Marginal incomes have difficultly maintaining a home and paying property taxes. Well managed non profit rental property is an essential tool for addressing housing issues.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>22</td>
<td>WiFi</td>
</tr>
<tr>
<td>23</td>
<td>Rent stabilization</td>
</tr>
<tr>
<td>24</td>
<td>The ultimate solution to affordable housing is job creation and easy public transport.</td>
</tr>
<tr>
<td>25</td>
<td>Affordable and accessible housing especially for victims of domestic violence and those experiencing homelessness.</td>
</tr>
</tbody>
</table>
| 26 | - More low-income housing  
- low-income housing that’s close to downtown  
- Rent control |
| 27 | Absentee landlords and landlords who don’t care or pay attention to criminal activity by their renters. |
| 28 | I think we should focus on providing housing and rental assistance for people who need the most help. |
| 29 | Less sprawl, work with what we have and improve deteriorating neighborhoods. Downtown and established neighborhoods have better access to transportation, etc. than houses built around Iowa City. Plus, green space is necessary too and it’s sad to see so many natural areas in and around town bulldozed for new (and expensive) housing. |
| 30 | We need more housing opportunities and financial assistance for people experiencing homelessness. |
| 31 | Assistance in moving to a more welcoming community outside of Johnson County. |
In your opinion, what priority should be assigned to each of the following economic development activities?

<table>
<thead>
<tr>
<th>Economic Development Activity</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workforce Development Programs/Employment Programs</td>
<td>10.48%</td>
<td>36.24%</td>
<td>53.28%</td>
<td>229</td>
</tr>
<tr>
<td>Job Creation/Retention</td>
<td>11.30%</td>
<td>36.52%</td>
<td>52.17%</td>
<td>230</td>
</tr>
<tr>
<td>Start-up Business Assistance</td>
<td>25.00%</td>
<td>47.37%</td>
<td>27.63%</td>
<td>228</td>
</tr>
<tr>
<td>Small Business Loans</td>
<td>22.47%</td>
<td>53.74%</td>
<td>23.79%</td>
<td>227</td>
</tr>
<tr>
<td>Commercial/Industrial Rehabilitation</td>
<td>46.40%</td>
<td>43.24%</td>
<td>10.36%</td>
<td>222</td>
</tr>
<tr>
<td>Business Mentoring/Technical Assistance</td>
<td>28.95%</td>
<td>48.68%</td>
<td>22.37%</td>
<td>228</td>
</tr>
<tr>
<td>Literacy Programs/GED Preparedness</td>
<td>12.50%</td>
<td>32.33%</td>
<td>55.17%</td>
<td>232</td>
</tr>
</tbody>
</table>

Indicate other economic development activities or provide additional comments.

Answered 233
Skipped 66
<table>
<thead>
<tr>
<th>Respondents</th>
<th>Indicate other economic development activities or provide additional comments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Small business loans targeted for minority populations.</td>
</tr>
<tr>
<td>2</td>
<td>Community investment in mitigation and adaptation strategies for businesses that will be affected by the climate crisis -- as well as more investment in programs and businesses that currently serve to slow the progress of climate change.</td>
</tr>
<tr>
<td>3</td>
<td>An educated workforce is a strong workforce.</td>
</tr>
<tr>
<td>4</td>
<td>Where’s the activity for reducing the burden of government in encouraging economic development? How about programs to cut local spending and efforts to reduce taxes?</td>
</tr>
<tr>
<td>5</td>
<td>Allow for more innovative building and land use. Current zoning is too strict and is directly impeding local housing, business and retail space development. City Council infighting about their vision for the city is crippling the ability to move forward with affordable housing, new development and mixed density building. Staff should only be working on projects that have a community need. They should not be tailoring proposals and internal work solely to get council approval.</td>
</tr>
<tr>
<td>6</td>
<td>Would like to see the people coming in on &quot;Section 8&quot; have to go to so much schooling and get them involved in getting a job.</td>
</tr>
<tr>
<td>7</td>
<td>English language acquisition along with literacy.</td>
</tr>
<tr>
<td>8</td>
<td>Basic Banking/Financial Literacy for new immigrants and low-income residents. Budgeting education</td>
</tr>
<tr>
<td>9</td>
<td>Educate all Landlords in the Iowa City/Coralville area to stop Discriminating and Stereotyping people especially people of color, all Black people are not the same we are not going to mess up properties, we just want a nice place to live just like everyone else without getting denied, stereotyped not giving us a chance or getting to know us. Some people/landlord are just racist in my experience down here in Iowa City and it’s just not right the disrespect.</td>
</tr>
<tr>
<td>10</td>
<td>Stop subsidizing developers and landlords. Provide true public housing instead.</td>
</tr>
<tr>
<td>11</td>
<td>Living wage</td>
</tr>
<tr>
<td>12</td>
<td>Increased wages/Fair wages</td>
</tr>
<tr>
<td>13</td>
<td>We need a cultural shift which values the trades and helps students understand the trades as a successful alternative not simply a last chance. We especially need competent well trained and well paid staff and organizations to support those choosing to live their later years in their home.</td>
</tr>
<tr>
<td>14</td>
<td>Increase wages</td>
</tr>
<tr>
<td>15</td>
<td>Affordable/accessible job training and worker’s rights education.</td>
</tr>
<tr>
<td>16</td>
<td>Assistance for businesses hurt by years-long disruption as Ped Mall is resurfaced.</td>
</tr>
<tr>
<td>17</td>
<td>Is there a way to tie these in cooperatively with existing school programs, NGOs, agencies, and resources that exist to reduce duplication of effort?</td>
</tr>
<tr>
<td>18</td>
<td>Supporting clean water and good schools so that businesses want to move to Iowa City.</td>
</tr>
<tr>
<td>19</td>
<td>Add a Sunday bus to increase available employees for business</td>
</tr>
<tr>
<td>20</td>
<td>Definitions of business should include small farms &amp; agricultural ventures. Businesses who build Silver/Gold LEED standards or provide their own energy sources (solar, wind, etc.) could be given tax benefits. Encourage recycling, composting and zero energy goals.</td>
</tr>
</tbody>
</table>
In your opinion, what priority should be assigned to each of the following special needs and services activities?

<table>
<thead>
<tr>
<th>Service Activity</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Shelters/Homeless Services</td>
<td>6.44%</td>
<td>21.46%</td>
<td>72.10%</td>
<td>168</td>
</tr>
<tr>
<td>Elderly Services</td>
<td>9.01%</td>
<td>42.06%</td>
<td>48.93%</td>
<td>114</td>
</tr>
<tr>
<td>Services for Persons with Disabilities</td>
<td>5.22%</td>
<td>32.17%</td>
<td>62.61%</td>
<td>144</td>
</tr>
<tr>
<td>Legal Services</td>
<td>13.97%</td>
<td>47.60%</td>
<td>38.43%</td>
<td>88</td>
</tr>
<tr>
<td>Youth Services</td>
<td>8.23%</td>
<td>39.39%</td>
<td>52.38%</td>
<td>121</td>
</tr>
<tr>
<td>Transportation Services</td>
<td>8.19%</td>
<td>31.47%</td>
<td>60.34%</td>
<td>140</td>
</tr>
<tr>
<td>Substance Abuse Services</td>
<td>10.04%</td>
<td>40.17%</td>
<td>49.78%</td>
<td>114</td>
</tr>
<tr>
<td>Domestic Violence Services</td>
<td>6.52%</td>
<td>25.65%</td>
<td>67.83%</td>
<td>156</td>
</tr>
<tr>
<td>Crime Prevention/Public Safety Services</td>
<td>17.32%</td>
<td>36.80%</td>
<td>45.89%</td>
<td>106</td>
</tr>
<tr>
<td>Early Childhood Education</td>
<td>8.19%</td>
<td>34.05%</td>
<td>57.76%</td>
<td>134</td>
</tr>
<tr>
<td>Healthcare Services</td>
<td>6.49%</td>
<td>37.23%</td>
<td>56.28%</td>
<td>130</td>
</tr>
<tr>
<td>Mental Health Services</td>
<td>5.63%</td>
<td>16.02%</td>
<td>78.35%</td>
<td>181</td>
</tr>
<tr>
<td>Emergency Assistance for Utilities, Rent or Food</td>
<td>9.09%</td>
<td>30.74%</td>
<td>60.17%</td>
<td>139</td>
</tr>
<tr>
<td>Hunger and Nutrition Services</td>
<td>9.17%</td>
<td>32.75%</td>
<td>58.08%</td>
<td>133</td>
</tr>
<tr>
<td>English Language Classes</td>
<td>17.03%</td>
<td>50.66%</td>
<td>32.31%</td>
<td>74</td>
</tr>
<tr>
<td>Veterans Services</td>
<td>15.04%</td>
<td>50.00%</td>
<td>34.96%</td>
<td>79</td>
</tr>
<tr>
<td>Indicate other needs or provide additional comments.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Answered 234
Skipped 65
<table>
<thead>
<tr>
<th>Respondents</th>
<th>Indicate other needs or provide additional comments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Support for individuals after incarceration</td>
</tr>
<tr>
<td>2</td>
<td>ICPD involvement with SROs in community school district, threat assessment teams for mentoring and helpful behavioral assistance. Or peer to peer development groups in schools.</td>
</tr>
<tr>
<td>3</td>
<td>expand all health, shelter and education services -- particularly for LMI, special needs and homeless residents -- because they are the ones that will be impacted most by the current climate crisis</td>
</tr>
<tr>
<td>4</td>
<td>The city council needs to implement a staff proposal review process that is more transparent and forces the city council to understand the details of proposals brought by staff and the community. The city should focus on actual needs instead of pet projects or community stakeholders with their own resources. The city government should be a fail safe, not trying to mold the community to the local government's will. Emergency services and extensive community resources shouldn't be at the expense of doing any one them poorly, otherwise significant resources are wasted in order to get &quot;something&quot; done. We shouldn't be spending federal dollars for the sake of spending them. They need to go to programs and resources that actually benefit the community and have meaningful, measurable impacts on quality of life.</td>
</tr>
<tr>
<td>5</td>
<td>services for sexual assault survivors</td>
</tr>
<tr>
<td>6</td>
<td>This is from what I see around town as I show properties all over Iowa City, Coralville, North Liberty and Tiffin.</td>
</tr>
<tr>
<td>7</td>
<td>child care assistance</td>
</tr>
<tr>
<td>8</td>
<td>Educate all Landlords in the Iowa City/Coralville area to stop Discriminating and Stereotyping people especially people of color, all Black people are not the same we are not going to mess up properties, we just want a nice place to live just like everyone else without getting denied, stereotyped not giving us a chance or getting to know us. Some people/landlord are just racist in my experience down here in Iowa City and it's just not right the disrespect.</td>
</tr>
<tr>
<td>9</td>
<td>Stop overpolicing minority and poor neighborhoods. Retrofit public transit for zero emissions. Bike lanes.</td>
</tr>
<tr>
<td>10</td>
<td>All vulnerable populations should be put in highest priority for the future of this plan</td>
</tr>
<tr>
<td>11</td>
<td>To be honest we have over done the veterans thing. Enough. We need to focus on support for those with disabilities including mental health - many of whom are on the streets. Or on and off the streets. We should continue the great work we are doing through the Shelter House and the Housing Fellowship.</td>
</tr>
<tr>
<td>12</td>
<td>Homelessness prevention</td>
</tr>
<tr>
<td>13</td>
<td>Domestic violence services especially!</td>
</tr>
<tr>
<td>14</td>
<td>More funding for the Domestic Violence Intervention Program</td>
</tr>
<tr>
<td>15</td>
<td>Given the recent violence at Southwest Junior High and the shootings and stabbings in Iowa city I think that community building and crime prevention need to be very high on the list. We need to continue to build up the East and South sides to strengthen the whole city.</td>
</tr>
<tr>
<td>16</td>
<td>These are all important, but we have to address the critical needs first, the base on the pyramid of needs - because when those basic needs of health, food, housing, and security are addressed, people can begin to address those next levels of needs.</td>
</tr>
<tr>
<td></td>
<td>We need to prioritize programs that help those in our community facing hardship. Investing in these people will serve everyone.</td>
</tr>
<tr>
<td>---</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>18</td>
<td>Emergency housing and victim services should be a top priority.</td>
</tr>
<tr>
<td>19</td>
<td>Jail diversion efforts must continue.</td>
</tr>
<tr>
<td>20</td>
<td>Increase cooperation, communication and coordination between non-profits (including churches) and services using government funds or grants so that all areas can be covered.</td>
</tr>
</tbody>
</table>
In your opinion, what priority should be assigned to each of the following neighborhood/commercial district revitalization activities?

<table>
<thead>
<tr>
<th>Activity</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Facade (Exterior) Improvements</td>
<td>45.58%</td>
<td>42.04%</td>
<td>12.39%</td>
<td>226</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>47.58%</td>
<td>35.24%</td>
<td>17.18%</td>
<td>227</td>
</tr>
<tr>
<td>Sidewalk Improvements</td>
<td>15.86%</td>
<td>41.41%</td>
<td>42.73%</td>
<td>227</td>
</tr>
<tr>
<td>Street / Alley Improvements</td>
<td>17.70%</td>
<td>42.92%</td>
<td>39.38%</td>
<td>226</td>
</tr>
<tr>
<td>Street Lighting</td>
<td>19.38%</td>
<td>38.77%</td>
<td>41.85%</td>
<td>227</td>
</tr>
<tr>
<td>Streetscape Improvements</td>
<td>39.29%</td>
<td>43.75%</td>
<td>16.96%</td>
<td>224</td>
</tr>
<tr>
<td>Parking Improvements</td>
<td>27.35%</td>
<td>39.46%</td>
<td>33.18%</td>
<td>223</td>
</tr>
<tr>
<td>Demolition of Blighted Structures</td>
<td>43.30%</td>
<td>31.70%</td>
<td>25.00%</td>
<td>224</td>
</tr>
<tr>
<td>Signage/Wayfinding</td>
<td>44.00%</td>
<td>42.22%</td>
<td>13.78%</td>
<td>225</td>
</tr>
</tbody>
</table>

Indicate other activities or provide additional comments.  

- Answered: 229
- Skipped: 70

![Chart showing priority levels for different revitalization activities]
<table>
<thead>
<tr>
<th>Respondents</th>
<th>Indicate other activities or provide additional comments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Utilize the most sustainable methods possible when pursuing any of these measures, because all actions are those that effect our environment.</td>
</tr>
<tr>
<td>2</td>
<td>The city should allow a homeowner to have their own personal choice.</td>
</tr>
<tr>
<td>3</td>
<td>I think you have done a good job with this. :-</td>
</tr>
<tr>
<td>4</td>
<td>Educate all Landlords in the Iowa City/Coralville area to stop Discriminating and Stereotyping people especially people of color, all Black people are not the same we are not going to mess up properties, we just want a nice place to live just like everyone else without getting denied, stereotyped not giving us a chance or getting to know us. Some people/landlord are just racist in my experience down here in Iowa City and it’s just not right the disrespect.</td>
</tr>
<tr>
<td>5</td>
<td>Stop subsidizing downtown business.</td>
</tr>
<tr>
<td>6</td>
<td>Replace parking lost to new tall buildings and make ramp elevators work!</td>
</tr>
<tr>
<td>7</td>
<td>Improved bus stops</td>
</tr>
<tr>
<td>8</td>
<td>Concentrate on infrastructure supporting all of our lives.</td>
</tr>
<tr>
<td>9</td>
<td>Punish absentee landlords with decrepit rentals</td>
</tr>
<tr>
<td>10</td>
<td>Recent street lighting improvements have been bad: High glare is dangerous! Lower intensity, (even) light levels are better.</td>
</tr>
<tr>
<td>11</td>
<td>Lighting in Mercer Park and surrounding neighborhood.</td>
</tr>
</tbody>
</table>
| 12          | - Walking & Bike-Friendly improvements  
               - For demolition of structures, it would be good to work with salvage organizations like Restore in order to be less wasteful. |
| 13          | Do not demolish buildings. Fix them up. Stop modernizing like Riverfront Crossings and turning everything into a hideous suburban generic and soulless hell. |
| 14          | How about leaving home owners alone so they can make their houses energy efficient, aesthetically pleasing and appropriate to the neighbors rather illiterate high school dropout city workers shilling for work for the contractors on all the city advisory boards. I would never have bought a house and moved to Iowa city if i knew the level of corrupt arrogant shit the government throws my way. I will spend much of my retirement in Wisconsin and Arizona. It would have been here. These choices are based SOLEY on the Iowa City government. |
In your opinion, what priority should be assigned to the following public infrastructure projects?

<table>
<thead>
<tr>
<th>Project</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary Sewer System Improvements / Extensions</td>
<td>18.92%</td>
<td>42</td>
<td>46.40%</td>
<td>103</td>
</tr>
<tr>
<td>Water System Improvements / Extensions</td>
<td>16.59%</td>
<td>37</td>
<td>43.95%</td>
<td>98</td>
</tr>
<tr>
<td>Water and Wastewater Treatment Facilities</td>
<td>14.35%</td>
<td>32</td>
<td>43.05%</td>
<td>96</td>
</tr>
<tr>
<td>Storm Sewer or Stormwater Projects</td>
<td>16.59%</td>
<td>37</td>
<td>43.05%</td>
<td>96</td>
</tr>
<tr>
<td>Tree Planting</td>
<td>21.08%</td>
<td>47</td>
<td>37.22%</td>
<td>83</td>
</tr>
<tr>
<td>Road Improvements/Reconstruction</td>
<td>12.44%</td>
<td>28</td>
<td>33.78%</td>
<td>76</td>
</tr>
<tr>
<td>Sidewalk Improvements/Reconstruction</td>
<td>15.49%</td>
<td>35</td>
<td>42.48%</td>
<td>96</td>
</tr>
<tr>
<td>Indicate other projects or provide additional comments.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Answered</td>
<td>227</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Skipped</td>
<td>72</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In your opinion, what priority should be assigned to the following public infrastructure projects?

![Bar chart showing priority levels for different projects]
<table>
<thead>
<tr>
<th>Respondents</th>
<th>Indicate other projects or provide additional comments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Utilize the most sustainable methods possible when pursuing any of these measures, because all actions are those that effect our environment.</td>
</tr>
<tr>
<td>2</td>
<td>Please consider the health of Iowa waterways - specifically, run-off - and how the city might be more sustainable this way. Thank you for continuing to make improvements with cyclist visibility on the roads as well.</td>
</tr>
<tr>
<td>3</td>
<td>Road and sidewalk improvements/reconstruction should be a high priority so long as that doesn't include various experimental or superlative improvements like 4-to-3 conversions, bike lane markings, and one-way to two-way conversions. Improvements and reconstruction should be focused on maintaining good quality on existing infrastructure first (i.e. proper drainage and pavement surfaces), and making improvements that improve the efficient movement of traffic, designed to benefit the existing users of those facilities weighted by their actual numbers. Not every road is a needed route for cars, bikes, and pedestrians.</td>
</tr>
<tr>
<td>4</td>
<td>Done a good job. :-</td>
</tr>
<tr>
<td>5</td>
<td>BIKE PATHS!! Make this town more bike friendly. Our police need to stop spending so much time focusing on underage drinking and do more to protect the citizens on the roads riding bikes. Issue tickets to drivers not moving over to pass a cyclist. Give tickets to cars entering crosswalks when pedestrians are present.</td>
</tr>
<tr>
<td>6</td>
<td>Bike lanes, please!!</td>
</tr>
<tr>
<td>7</td>
<td>Educate all Landlords in the Iowa City/Coralville area to stop Discriminating and Stereotyping people especially people of color, all Black people are not the same we are not going to mess up properties, we just want a nice place to live just like everyone else without getting denied, stereotyped not giving us a chance or getting to know us. Some people/landlord are just racist in my experience down here in Iowa City and it's just not right the disrespect.</td>
</tr>
<tr>
<td>8</td>
<td>Water and sewer seem in better shape than roads after this awful winter. We've lost a lot of ash trees which off-set carbon.</td>
</tr>
<tr>
<td>9</td>
<td>Plant all public land with trees. Forget roads, bike lanes and renewable energy public transit. Nitrates out of water.</td>
</tr>
<tr>
<td>10</td>
<td>Public alley maintenance and reconstruction - needs to be done by city and not depend on individual property owners to collaborate privately. Add surtax to adjacent property owners to pay for the cost. Gravel alleys should be paved to reduce dust and access issues during inclement weather.</td>
</tr>
<tr>
<td>11</td>
<td>Areas which do not have sidewalks in neighborhoods should have them. Those of us that do have to repair, shovel, etc. while just across the street, for example, they do not. Also, and more importantly, ramps are built into sidewalks which may abruptly end for no reason. I have seen persons in wheelchairs having to use the street (Sheridan, for ex.) because the sidewalk ends or is none existent.</td>
</tr>
<tr>
<td>12</td>
<td>Infrastructure improvements should prioritize bike and pedestrian safety over car use.</td>
</tr>
<tr>
<td>13</td>
<td>Investigate the communities which have great infrastructure and adopt what works.</td>
</tr>
<tr>
<td>14</td>
<td>More public spaces that are just grass should be covered by native prairie instead of lawn mowing. Our school grounds are perfect examples. We can reduce mowing/maintenance costs and increase pollinator habitat and educational opportunities for our kids.</td>
</tr>
<tr>
<td>15</td>
<td>This should have been happening all along.</td>
</tr>
<tr>
<td>16</td>
<td>Speed limit enforcement in residential areas</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>17</td>
<td>The streets in the Court hill/Lucas neighborhood are in desperate need of repairs.</td>
</tr>
<tr>
<td>18</td>
<td>More bike paths and bike lanes are needed.</td>
</tr>
<tr>
<td>19</td>
<td>Extension of new water and sewer services invites sprawl. Increasing the developer burden on these extensions would encourage infill over expansion.</td>
</tr>
<tr>
<td>20</td>
<td>Storm water/storm sewer issues continue to plague the areas in my neighborhood, specifically Bradford, Dover, Sterling. Always flooded in hard rains.</td>
</tr>
<tr>
<td>21</td>
<td>I leave these determinations to the professional city staff that we have that can evaluate our needs.</td>
</tr>
<tr>
<td>22</td>
<td>If the first four are in bad shape, they should be a high priority as well.</td>
</tr>
<tr>
<td>23</td>
<td>Add more bike Lanes and make them all connected.</td>
</tr>
<tr>
<td>24</td>
<td>I don’t know enough about the various water infrastructure projects to truly prioritize but believe we should prioritize those that most impact public health and the environment.</td>
</tr>
<tr>
<td>25</td>
<td>Water mains in older parts of the city fail often. There should be a plan to modernize, not just repairing as needed.</td>
</tr>
<tr>
<td>26</td>
<td>Don't forget bridges--the Burlington bridge over the Iowa River was recently reported as one of the least stable in the state! Improvements for water should include reducing dangerous herbicides &amp; pesticide chemicals that are currently used on public and private lands.</td>
</tr>
<tr>
<td>27</td>
<td>In the last few years the city has planted several trees in the neighborhood that have not been properly placed. Why do we plant trees directly under power lines or in park strips that are less than five feet wide? Why do we plant trees that impede the view of motorists that are trying to pull out into a busy roadway?</td>
</tr>
<tr>
<td>28</td>
<td>Improve bike infrastructure please</td>
</tr>
<tr>
<td>29</td>
<td>Bike trails</td>
</tr>
</tbody>
</table>
In your opinion, what priority should be assigned to each of the following community facilities?

<table>
<thead>
<tr>
<th>Facility</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessibility Improvements for Persons with Disabilities</td>
<td>5.75%</td>
<td>41.15%</td>
<td>53.10%</td>
<td>120</td>
</tr>
<tr>
<td>Senior Centers</td>
<td>19.91%</td>
<td>45.13%</td>
<td>34.96%</td>
<td>79</td>
</tr>
<tr>
<td>Centers for Persons with Disabilities</td>
<td>7.96%</td>
<td>51.77%</td>
<td>40.27%</td>
<td>91</td>
</tr>
<tr>
<td>Homeless/Domestic Violence Facilities</td>
<td>6.14%</td>
<td>23.68%</td>
<td>70.18%</td>
<td>160</td>
</tr>
<tr>
<td>Youth Centers</td>
<td>11.06%</td>
<td>39.82%</td>
<td>49.12%</td>
<td>111</td>
</tr>
<tr>
<td>Neighborhood/Community Centers</td>
<td>16.30%</td>
<td>39.65%</td>
<td>44.05%</td>
<td>100</td>
</tr>
<tr>
<td>Parks/Recreational Facilities</td>
<td>12.95%</td>
<td>46.43%</td>
<td>40.63%</td>
<td>91</td>
</tr>
<tr>
<td>Child Care Centers</td>
<td>11.84%</td>
<td>31.14%</td>
<td>57.02%</td>
<td>130</td>
</tr>
<tr>
<td>Public Safety Facilities (Fire/Police)</td>
<td>21.43%</td>
<td>45.54%</td>
<td>33.04%</td>
<td>74</td>
</tr>
<tr>
<td>Healthcare Facilities</td>
<td>16.14%</td>
<td>46.19%</td>
<td>37.67%</td>
<td>84</td>
</tr>
<tr>
<td>Employment Centers</td>
<td>20.18%</td>
<td>49.33%</td>
<td>30.49%</td>
<td>68</td>
</tr>
<tr>
<td>Substance Abuse Centers</td>
<td>11.45%</td>
<td>38.77%</td>
<td>49.78%</td>
<td>113</td>
</tr>
<tr>
<td>Mental Health Facilities</td>
<td>6.17%</td>
<td>19.38%</td>
<td>74.45%</td>
<td>169</td>
</tr>
</tbody>
</table>

Indicate other needs or provide additional comments.

Answered 231
Skipped 68
<table>
<thead>
<tr>
<th>Respondents</th>
<th>Indicate other needs or provide additional comments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Domestic violence child care centers</td>
</tr>
<tr>
<td>2</td>
<td>Merging youth and senior center activities possibly sponsored through parks and rec.? Ypbour mentor programs for afterschool care for your kids.</td>
</tr>
<tr>
<td>3</td>
<td>Expand all health, shelter and education services -- particularly for LMI, special needs and homeless residents -- because they are the ones that will be impacted most by the current climate crisis</td>
</tr>
<tr>
<td>4</td>
<td>Current facilities in each of these areas appear to be more than adequate already, or beyond the scope of what government should be trying to do.</td>
</tr>
<tr>
<td>5</td>
<td>Consistency and honesty from the city council and staff on reasons for doing infrastructure projects, community development and housing. It's apparent that the City Council is under-reviewing many infrastructure projects, while impeding the development of many of the necessary elements to achieve affordable housing, whether through strict zoning and partitions or through inability to act in a timely manner (Riverfront Crossings FBC misunderstanding and infighting, Chauncy Tower, Pentacrest Gardens, Park expenditures, and rental requirements and demographics). The city spends a lot of money on studies and plans and follows through with very little of the statistically impactful proposals while enacting side projects and bundling unnecessary infrastructure upgrades and changes with critical projects, wasting money and resources.</td>
</tr>
<tr>
<td>6</td>
<td>Controlling rental housing quality</td>
</tr>
<tr>
<td>7</td>
<td>Johnson Co's unemployment rate is so low, unskilled labor is down to the chronically unemployed. We need to help those with mental illness &amp; addiction issues to recover to where they can be employed. Also, find a path for undocumented workers who are able and very willing to fill the huge need in construction, landscaping and agriculture labor that American Citizens feel is beneath them.</td>
</tr>
<tr>
<td>8</td>
<td>Retrofit all city facilities for zero emissions renewable energy immediately.</td>
</tr>
<tr>
<td>9</td>
<td>Non-emergency overnight transportation to the hospital.</td>
</tr>
<tr>
<td>10</td>
<td>More oversight of human services and their business practices. Should survey or interview their staff and clients.</td>
</tr>
<tr>
<td>11</td>
<td>Focus on those who are the most vulnerable.</td>
</tr>
<tr>
<td>12</td>
<td>Targeted promotion of existing facilities.</td>
</tr>
<tr>
<td>13</td>
<td>We need more parks</td>
</tr>
<tr>
<td>14</td>
<td>More funding for DVIP</td>
</tr>
<tr>
<td>15</td>
<td>I do not know what is meant by &quot;community health care facilities&quot;</td>
</tr>
<tr>
<td>16</td>
<td>We need to have more police officers. From recent conversations with them it sounds like they are understaffed.</td>
</tr>
<tr>
<td>17</td>
<td>I don't think homeless/dv facilities should be grouped together - they are and can be very different needs.</td>
</tr>
<tr>
<td>18</td>
<td>Healthcare is important but Iowa City already does a good job here with UIHC and outposts as well as Mercy. Most of the rest of these facilities, Iowa City seems to do well at having access to as well.</td>
</tr>
</tbody>
</table>
In your opinion, what are the THREE highest priority needs in Iowa City for the next five years?

<table>
<thead>
<tr>
<th>Respondents</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>senior help, people with disabilities, domestic violence</td>
</tr>
<tr>
<td>2</td>
<td>Children Care Centers, Mental health facilities, domestic violence disabilities</td>
</tr>
<tr>
<td>3</td>
<td>help homeless, appriciate men &amp; woman who served, equality</td>
</tr>
<tr>
<td>4</td>
<td>truly affordable housing for low income</td>
</tr>
<tr>
<td>5</td>
<td>extreme weather preparedness protocol access to physical and mental health services furniture and clothing recycling programs targeting college student turn over</td>
</tr>
<tr>
<td>6</td>
<td>Access to affordable, sanitary, and quality rental housing for all LMI residents. Access to affordable, sanitary, and quality rental housing for all LMI residents. Access to affordable, sanitary, and quality rental housing for all LMI residents. 3x</td>
</tr>
<tr>
<td>7</td>
<td>Streets concentrating on the inner arterials and older streets such as College, Washington, Muscatine, Court, Rochester, Fairchild and so on. Transportation/Parking Affordable Housing</td>
</tr>
<tr>
<td>8</td>
<td>Services for people below 50% ami (food and shelter services) fixed unaffordable rents, unliveable wages</td>
</tr>
<tr>
<td>9</td>
<td>Affordable housing, (rental housing too), alley improvements and avoiding downtown becoming too student focused</td>
</tr>
<tr>
<td>10</td>
<td>1. Permanent supportive housing; 2. Support services and operating support for homelessness services; 3. Affordable housing opportunities for individuals and families at or below 30% AMI and targeted housing choice vouchers for individuals experiencing homelessness and those who are chronically homeless.</td>
</tr>
<tr>
<td>11</td>
<td>Affordable housing!! Both rentals and purchasing homes. And fair housing - so much discrimination against those with criminal backgrounds, low credit scores or people of color.</td>
</tr>
<tr>
<td>12</td>
<td>I believe that in the next five years focusing on youth employment options, affordable and clean rental properties, and road improvements in specifically the Grant Wood and Willow Creek neighborhoods. There has been a rise in issues with youth behavior which I believe to be lack of youth programming and employment opportunities for kids especially ages 14-16. Employers can easily wait for college students to come and fulfill jobs that local youth could fulfill. Currently there are about three employment options for youth until they turn 16. In regards to clean and affordable rental properties specifically due to the amount of individuals needing to rent it seems that the conditions can easily be overlooked. Unfortunately, that makes it very difficult to keep low to medium income families to stay in Iowa City. Many families move often due to rental prices increasing almost every year. Throughout the Iowa City area there are areas that need improvement on the roads yet Grand Wood area especially in the winter are harassed to drive on them. In the Willow Creek Area, Estron Street is very bumpy no matter how slow one may drive.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>
| 13 | 1. Street repair and maintenance  
2. Affordable housing  
3. Economic diversity |
| 14 | A 2nd library location with free parking, crime reduction- tons of car and home break ins, more service-program-activities for young families |
| 15 | Youth programs/Neighborhood Centers  
Housing- assistance with obtaining housing  
Road improvements |
| 16 | increasing permanent supportive housing  
increasing low income housing  
increasing mental health treatment programs |
| 17 | Parking, mental health services, road pavement conditions |
| 18 | Affordable/Safe Housing  
Youth Prevention Services  
Mental Health Services/access to |
| 19 | Food assistance, homelessness and affordable houseing |
| 20 | Fix the roads. Complete road construction projects much faster. Maintain essential police, fire, and medical services. |
| 21 | - consistent access to primary care, mental health and oral health care resources for uninsured and underinsured residents  
- housing stability for low and moderate income residents  
- consistent and accessible public transportation for low and moderate income residents |
| 22 | Accessibility in government — making city hall transparent.  
Ensuring housing for everyone, not just rich students.  
Stop subsidizing developers with TIFs, etc. |
| 23 | Public Transportation, Affordable housing, Workforce Development Programs |
| 24 | Affordable housing, more thoughtful development plans for near-downtown neighborhoods, workforce development |
| 25 | - Plant more trees  
- Expand improvement/development to areas of need (less downtown, more sycamore mall area)  
- promotion of maintaining/improving current buildings/housing as opposed to continuously building new |
| 26 | ensure all neighborhoods and public areas are safe.  
control rentals so they do not negatively impact neighborhood desirability.  
maintain/improve as needed infrastructure and services (safety, water, sewer, electric, ...). |
| 27 | Homelessness, renter rights/fairness, |
| 28 | - Access to affordable, convenient childcare and early childhood education  
- affordable high quality rental housing  
- youth programs |
| 29 | Historic preservation, development of green spaces, flood mitigation projects similar to Riverfront Crossings. |
| 30 | Affordable housing  
Transportation  
Neighborhood services |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>31</td>
<td>Affordability improvements for renters; diversity, equity, and inclusion programs (reducing the challenges faced by racial and ethnic minorities in the housing market, in particular); improvements to walking infrastructure (better shoveling policies, sidewalk safety/maintenance, additional 4-way stops at dangerous intersections, etc.)</td>
</tr>
<tr>
<td>32</td>
<td>Low income housing</td>
</tr>
</tbody>
</table>
| 33 | Housing for downsizing retirees that is accessible  
Neighborhood community supports for neighborhood based beautification, recreation and community education.  
Mental Health services |
| 34 | Housing transportation education |
| 35 | Low and middle income housing, help with energy efficiency upgrades for low/middle income housing, infrastructure |
| 36 | Safety in our school systems. Assessment and management needs for citizens who needs are variable. (i.e: mental health not jail, not ERs) and affordable housing |
| 37 | Affordable housing, affordable childcare, more trade training for employment |
| 38 | - Financial assistance that is more accessible to a greater range of folks, especially financial assistance for people who have not yet become homeless  
- Increase recognition of hate crimes and support for survivors of hate crimes  
- Affordable housing (less high rises!) |
| 39 | Affordable Housing, mental healthcare, education |
| 40 | AFFORDABLE HOUSING |
| 41 | 1. Taking substantive action in order to address the current climate crisis  
2. Taking substantive action in order to mitigate the effects of the current climate crisis on vulnerable populations  
3. Taking substantive action in order to mitigate the effect of the current climate crisis on expensive city infrastructure |
| 42 | Creating affordable housing options for low and mid-income individuals and families (apartments AND houses), drastically improving access to and expansion of mental health services, and increasing funding for programs assisting youth in crisis (youth services, domestic violence services, and sexual violence services). |
| 43 | Inclusive housing, growth, and accessibility |
| 44 | Affordable housing, affordable daycare and mental health. |
| 45 | Stabilizing housing costs  
Make downtown accessible for all  
Think regionally about transportation |
| 46 | Taking care of existing facilities, respecting the constitutional rights of residents and visitors, and cutting operational costs. |
| 47 | 1. Allowing/promoting population and economic growth.  
2. Loosening strict zoning regimes (allowing for mixed use neighborhoods that alleviate the economic and resource islands present in Iowa City).  
3. Infrastructure projects that have an actual measurable impact (i.e. statistically |
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>relevant investment for increased quality of life with engineering vs. perceived or desired impacts based on urban planning.</td>
</tr>
<tr>
<td>48</td>
<td>Affordable housing (poverty level, not AMI), services for individuals with disabilities, climate change</td>
</tr>
<tr>
<td>49</td>
<td>Victim Services, Emergency Assistance, Mental Health/Substance Abuse</td>
</tr>
<tr>
<td>50</td>
<td>services for sexual assault survivors services for homeless population services for substance abuse</td>
</tr>
<tr>
<td>51</td>
<td>With all the new apartments coming on line, landlord and tenant education, mental health help and more child care/youth services</td>
</tr>
<tr>
<td>52</td>
<td>Housing support for the mentally ill/disabled; improvement with mental health services; financial support/procurement of housing for poor/disabled.</td>
</tr>
<tr>
<td>53</td>
<td>Jobs-Safety-Education</td>
</tr>
<tr>
<td>54</td>
<td>Mental health care, infrastructure, housing assistance</td>
</tr>
<tr>
<td>55</td>
<td>Lower tax burden Maintain financial stability Public safety</td>
</tr>
<tr>
<td>56</td>
<td>Holding abusive landlords responsible (including discrimination against single moms). Services to help people BEFORE they become homeless. Affordable housing.</td>
</tr>
<tr>
<td>57</td>
<td>New Growth, New Jobs, more options for new business</td>
</tr>
<tr>
<td>58</td>
<td>roads and bridges/mental health facilities</td>
</tr>
<tr>
<td>59</td>
<td>Seniors, housing for seniors, activities for seniors</td>
</tr>
<tr>
<td>60</td>
<td>Better low income housing options, better mental health services, better dealing with the homeless issues in the area.</td>
</tr>
<tr>
<td>61</td>
<td>transitional housing for those experiencing homelessness, mental health and substance abuse services</td>
</tr>
<tr>
<td>62</td>
<td>1) walk-ability and improve public transportation 2) spread services and resources around city, not just concentrated in downtown area. 3) continue current programs that improve blighted areas.</td>
</tr>
<tr>
<td>63</td>
<td>Mental health, homeless, expanding animal shelter</td>
</tr>
<tr>
<td>64</td>
<td>Reduce Section 8 or put in place more requirements.</td>
</tr>
<tr>
<td>65</td>
<td>Need to focus on a pedestrian friendly city. NO MORE BARS!</td>
</tr>
<tr>
<td>66</td>
<td>Attracting jobs, developing amenities (Parks/rec/restaurants) that make people want to live in each neighborhood and controlling the amount of housing that becomes rental properties and isn’t t maintained that changes neighborhoods.</td>
</tr>
<tr>
<td>67</td>
<td>1) adhering to plan to lower city’s carbon footprint 2) affordable housing for working families; families need places like the mobile home parks because they are affordable but they are not safe in storms, there is not enough room for children to play. 3. balancing the need for tax revenue with whacky development like another 15 story apartment complex. Enough of that already</td>
</tr>
<tr>
<td>68</td>
<td>--Poverty programs--affordable permanent housing for people who are homeless. --Development of affordable housing for under 60% AMI</td>
</tr>
<tr>
<td>69</td>
<td>mental health service, housing needs for low income families, hunger and nutrition services</td>
</tr>
<tr>
<td>70</td>
<td>Affordable Housing, Childcare Assistance and Improved Transportation. Getting to work from point A to B still a challenge for many due to limited bus route. Have one bus right that goes around the entire city a certain times.</td>
</tr>
<tr>
<td>71</td>
<td>Affordable rental housing</td>
</tr>
<tr>
<td>72</td>
<td>Energy-Efficiency Improvements, Early Childhood Education (and PARENTING), and Mental Health Services</td>
</tr>
</tbody>
</table>
| 73 | 1) Integration of non-whites into all areas of community life  
2) Integration of low income people into all areas of community life  
3) Integration of more white people into all areas of community life |
| 74 | Expand transit system from outlying areas. Improve mental health & addiction rehab for homeless. Do something about the deer overpopulation. |
| 75 | Accessibility to parks and walk ways. Roads  
Affordable Housing |
| 76 | Affordable Childcare; Affordable Housing; Better Public Transportation |
| 77 | Homelessness, energy efficient/climate change, town spirit/coming together |
| 78 | Affordable Housing for Low-Income people and persons with or without Disability, Fix concrete and potholes. |
| 79 | Safety for those in vulnerable neighborhoods or in areas of the city where there could be some egregious activity due to atmosphere.  
Mental health assistance (those misusing substances, support for those who are homeless/near homeless, family support, reducing stigma for those suffering, beds available for these situations)  
Water and waste management that promotes health for all and also the environment |
| 80 | Roads/bridges infrastructure; tree planting; maintain or expand senior center. |
| 81 | Sober living places, rehab center where woman or man can have there kids, more water pads at parks. |
| 83 | Make renting more affordable/higher standards for rental units, housing/resources for people experiencing homelessness, accessible healthcare |
| 84 | Accessible transportation, mental health facilities, employment centers |
| 85 | Services for people with disabilities and mental health issues. Repairing sidewalks-they are in need or repair and the cost of repair shouldn't be placed on homeowners. |
| 86 | Accessibility, Affordability, and Workforce |
| 87 | Infrastructure upgrades, affordable housing, human services accessibility |
| 88 | making Child care available and affordable  
Jobs with adequate pay affordable housing |
| 89 | Energy efficiency, public transportation, winterization |
| 90 | Affordable housing, affordable mental health and substance abuse services |
| 91  | Affordable housing  
    | Mental health services  
    | Universal pre-k education  |
|-----|---------------------|
| 92  | Affordable housing, supported housing, and accessible housing for persons with disabilities |
| 93  | Affordable housing for low-income families and individuals  
    | Nutrition assistance for low-income families and individuals  
    | Domestic violence services |
| 94  | "Green" policies that require sustainable housing, energy, transportation, and landscaping development  
    | Mental health services including substance abuse services  
    | Affordable housing |
| 95  | Homelessness, affordable housing, mental health and substance abuse services |
| 96  | Mental health, jobs and affordable housing |
| 97  | Income disparity and its social consequences. Growing numbers of elderly baby boomers needing housing, medical and social connections. Affordable housing. |
| 98  | Aggressive Energy Efficiency and Tree Planting and Tree Maintenance Program, Street and Sidewalk Improvements in and leading to the CBD Core Area, Neighborhood Park Additions and Expanded Activities and Facilities in them. |
| 99  | Environmental improvements, decreasing crime (especially violent crime) and improving human services. |
| 100 | Safe affordable housing ... not just student-focused housing  
    | Downtown business development and business retention  
    | Green space development including community gardens, more trees, walking paths |
| 101 | Emergency youth shelter/youth services, mental health facilities, and community centers |
| 102 | Affordable missing-middle housing, medium-density development, small-business creation |
| 103 | Affordable housing, homeless intervention & prevention services, more childcare centers that accept child care assistance |
| 104 | Shelter/Housing for the homeless (Rental assistance)  
    | Housing for person w/ disabilities  
    | Affordable and Accessible housing |
| 105 | Flood recovery and mitigation efforts, affordable housing (and relevant programming), and bicycle and pedestrian infrastructure |
| 106 | Affordable housing for persons with poor credit/background issues. Emergency shelter/homeless services. Housing for persons with disabilities/mental health needs. |
| 107 | More housing for homeless population.  
    | Assistant with mental and other health care issues for low income population.  
    | Early childhood education for low income children. |
| 108 | 1. Affordable apartment units for people experiencing homelessness  
    | 2. Housing for people with substance abuse disorders and mental illnesses  
    | 3. Educational resources for new property managers hoping to improve housing conditions and offer better opportunities within the city. |
| 109 | 1. Maintaining and increasing affordable housing opportunities  
    | 2. Providing amenities for the homeless  
    | 3. Racial bias and discrimination training for city staff and public officials (i.e. cops) |
| 110 | Mental health facilities, road improvements and transitional/permanent housing for those experiencing repeated homelessness. |
| 111 | Mental and social services for the most vulnerable including those with mental and physical disabilities. In home care organizations. |
| 112 | 1. Have a single Section 8 list.  
2. Improve apartments in downtown  
3. Educate low-income communities about home finance |
| 113 | Iowa City needs to find ways to increase the quantity of affordable rental properties, both for temporary residents like students and permanent low socioeconomic residents.  
The city needs to find a way to come down on rental companies that swindle both students and other people who rent properties out of money via withholding security deposits and fake "property damage" claims.  
In light of recent situations like the death of two homeless people, Iowa City needs to put more support into the pre-existing shelter house and also try to establish other ways to support the homeless population. |
| 114 | Affordable housing, healthcare access, multimodal transportation infrastructure |
| 115 | Realizing historic overlay requirements make it expensive for younger families make needed repairs.  
Some homes in the historic districts are beyond help. The city should explore options for easing restrictions if someone wants to build newer construction closer to downtown. It would be great to see Peninsula Neighborhood styled homes closer to downtown |
| 116 | Lower rents  
Better bike Lanes  
Better student housing |
| 117 | Expanding affordable housing options, extending bus hours/improving bus accessibility, improving lighting in residential areas |
| 118 | Affordable housing  
Mixed income neighborhoods  
Creating welcoming environment for all races, regions, ethnicities. |
| 119 | Sustainability, affordable housing, access to childcare. |
| 120 | Affordable Housing, Mental Health Services, and Reentry of Citizens Returning from Incarceration. |
| 121 | Affordable Housing  
Child Care  
Mental Health |
| 122 | Infrastructure maintenance, handicapped accessibility, |
| 123 | Real Affordable Housing  
Transportation |
<p>| 124 | Housing, housing and housing! We are dangerously close to a serious crisis of affordable housing. |
| 125 | Affordable housing for families. |</p>
<table>
<thead>
<tr>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>126</td>
</tr>
<tr>
<td>127</td>
</tr>
</tbody>
</table>
| 128  | Rent stabilization  
No more apartment complexes  
 Forced upgrade of existing rentals |
| 129  | Access to housing for low income families, access to services to address issues that could negatively impact families- ie job training, substance and domestic abuse, affordable childcare. |
| 130  | Low income housing  
Employment assistance  
Homeless assistance |
| 131  | Affordable housing  
services for homeless and domestic violence victims  
Preschool child care |
| 132  | Reduce property taxes, reduce property taxes, reduce property taxes! |
| 133  | Crime prevention, reduction of chronic homelessness |
| 134  | Low-income housing  
Mental health services  
Substance abuse services |
| 135  | Creation of affordable housing  
Mental health services  
Transitional housing |
| 136  | Housing  
Mental Health Care  
Police Training |
| 137  | There are many issues we have and many things need improvement. However, the City government should focus on the basics before expanding its services and trying to save the world.  
1. To make the City increasingly attractive for business from within or outside of the State to come, creating jobs and increasing people's disposable income.  
2. Encourage and assist start-ups by forging a friendly social and fiscal environment.  
3. Facilitate child care facilities to allow competition and reasonable prices. |
| 138  | Public Safety  
Vibrant Economy  
Fiscal Reponsibility |
| 139  | Domestic violence  
Affordable housing/homelessness  
Mental Health |
| 140  | Road reconstruction.  
Daycare centers.  
Street reconstruction. |
| 141  | 1. Continue to develop Iowa City based business. The work on South Gilbert is an excellent example of success.  
2. Continue to invest in community spaces such as parks, youth/elderly centers and recreation spaces.  
3. Focus infrastructure spending on road development. Much of Iowa City still uses "small town" roads where it is necessary to add additional lanes, turn lanes and stop lights. |
<table>
<thead>
<tr>
<th>Page</th>
<th>Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>142</td>
<td>Affordable housing, mental health assistance, youth activities</td>
</tr>
<tr>
<td>143</td>
<td>Affordable housing Employment with sustainable income and sheltering</td>
</tr>
<tr>
<td>144</td>
<td>Affordable rental housing Health/Mental Health Services Child Care Services</td>
</tr>
<tr>
<td>145</td>
<td>Low-income housing, mental health resources, eco-friendly/low-waste planning</td>
</tr>
<tr>
<td>146</td>
<td>Crime prevention. Youth center to prevent kids from getting into trouble. More lightning on dark streets and park (Mercer park for example)</td>
</tr>
<tr>
<td>147</td>
<td>Integrating climate resilience work across all sectors will improve outcomes for all.</td>
</tr>
<tr>
<td>148</td>
<td>Streets sidewalks Parks</td>
</tr>
<tr>
<td>149</td>
<td>Homelessness/Domestic Violence Rental/Housing/ Food Assistance Storm Sewer System improvements/projects</td>
</tr>
<tr>
<td>150</td>
<td>Transitional housing for homeless Reduced rent for low income Low cost/free medical services</td>
</tr>
<tr>
<td>151</td>
<td>Domestic Violence program, protecting the environment/lowering our carbon emissions as a city, supporting the homeless</td>
</tr>
<tr>
<td>152</td>
<td>renewable and sustainable energy, mental health services, and domestic violence survivors</td>
</tr>
<tr>
<td>153</td>
<td>Preservation (More overlays, more city support) Combat Absentee Landlords (crappy, unsafe, rentals) Updated zoning (form-based and/or inclusionary)</td>
</tr>
<tr>
<td>154</td>
<td>Affordable public transportation system 24/7 More law enforcement officers....look at diversity More attorneys such as for Legal Aid</td>
</tr>
<tr>
<td>155</td>
<td>Domestic Violence, low-income housing, free mental health services</td>
</tr>
<tr>
<td>156</td>
<td>1. Funding for the Domestic Violence Intervention Program should increase 2. Money for structural changes to DVIP 3. More resources for Spanish speakers &amp; undocumented migrants</td>
</tr>
<tr>
<td>157</td>
<td>Infrastructure, mental health facilities for children/teens, improvements in areas other than downtown.</td>
</tr>
<tr>
<td>158</td>
<td>Infrastructure (streets, storm water management) Dealing with increasing crime and violence in neighborhoods OTHER than downtown and student population Increasing funding for public safety and schools</td>
</tr>
<tr>
<td>159</td>
<td>Solve parking downtown Make our neighborhood safe Stop selling valuable city property to developers, selling the property behind city hall was amazingly short sighted</td>
</tr>
<tr>
<td>160</td>
<td>Tax breaks for commercial business. Money to help those in historic districts fix their homes. More police officers to stop the violence that is hidden. Rehabilitation</td>
</tr>
<tr>
<td>161</td>
<td>increasing safety and building community and economy on the East side</td>
</tr>
<tr>
<td>162</td>
<td>Improvements to homeless services, improvements to mental health services, improvement to domestic violence services</td>
</tr>
<tr>
<td>Page</td>
<td>Text</td>
</tr>
<tr>
<td>------</td>
<td>------</td>
</tr>
</tbody>
</table>
| 163  | 1) Expanded services/funding for domestic violence/human trafficking services  
2) Accessible mental health services for low/no-income persons  
3) Housing first style programs to meet homeless persons where they are |
| 164  | Domestic Violence Services, Homelessness Services, Mental Health Services |
| 165  | Affordable housing, mental health and victim services |
| 166  | Homelessness aid and prevention (bringing back the painted benches), domestic violence intervention services, services for persons with disabilities |
| 167  | Domestic Violence Prevention  
Shelter/Services for Homeless citizens  
Expanded youth services |
| 168  | Increasing housing that is affordable at less than 30% of income for very low income families and individuals by increasing locally funded rental assistance or new construction.  
Support for families and individuals that are without housing.  
Recovering stolen wages. |
| 169  | Affordable housing, housing access for all, and mixed use zoning to ensure strong neighborhoods. |
| 170  | Build and improve our existing neighborhoods (e.g transportation, renovate deteriorating homes, build up/not out)  
Decrease crime  
Stop sprawl/more natural areas |
| 171  | Domestic Violence/Homeless Populations, Mental Health, and Substance Abuse |
| 172  | 1. More funding for domestic violence programs.  
2. More funding for homeless shelters, including those that serve victims of domestic violence.  
3. More agencies that provide financial assistance. |
| 173  | Funding for emergency housing assistance, domestic violence, and transportation |
| 174  | Affordable housing, domestic violence facilities, rent assistance |
| 175  | Homeless/Domestic Violence Facilities  
Mental Health Facilities  
Centers for Persons with Disabilities |
| 176  | 1) Parking and transportation. Improve the already great public transport system. A few more direct buses are needed from the hospital to the East Side. Also increase the bike lane.  
2) Green energy.  
3) street light. They will increase the feeling of safety and I will be able to see in front of me while walking my dog. |
| 177  | Victim/survivor of violent crime Services, Transportation, Mental Health |
| 178  | Access to community resources, rapid rehousing and shelter for those in DV situations or those that are suffering from homelessness |
| 179  | Fair housing, low-income or transitional housing, domestic violence shelter and services, and more accessible transportation. |
| 180  | Housing support for those who do not have the means to meet rising rent costs.  
Victim/survivors of violent crime having access to safety and security. Mental health and substance abuse treatment centers. |
<p>| 181  | Emergency shelters, domestic violence, food |</p>
<table>
<thead>
<tr>
<th>Page</th>
<th>Text</th>
</tr>
</thead>
</table>
| 182 | Emergency services for victims  
Affordable Housing  
Crisis Services - including mental health services |
| 183 | DV/Homeless Shelter  
Employment initiatives  
Better low income housing |
| 184 | -Services for the elderly and making downtown more friendly to seniors  
-Services that positively impact children & youth, especially those living in poverty or in foster care  
-Public transportation |
| 185 | Adjusting to lower tax revenues while providing high level of services. Adding bus service on Sundays. |
| 186 | Affordable housing.  
Senior citizens.  
Crime reduction. |
| 187 | #1 Affordable housing (including for graduate students, internationals and working families with low income)  
#2 Planned variety of housing for all socioeconomic levels so that local schools and neighbourhoods are mixed  
#3 Offer activities and training for businesses and neighbours that will build understanding and community between long-time residents and new arrivals |
| 188 | Education, Healthcare, Housing |
| 189 | phone, power, water |
| 190 | Affordable housing, road/sidewalk improvements, sustainability efforts |
| 191 | End the incipient corruption in city government. The people that give out permits, inspect things and decide what one is allowed to do with their own property allow for no option to appeal the incredibly biased and unscientific decisions. You can become The 21st century Mississippi via Trump or arrogant leftist assholes. Iowa City has apparently chosen the latter. Let’s retake the American moral high ground. Land of the free and home of the brave is a fundamentally progressive principle. Fix the potholes.  
Slow, don’t encourage development. |
### Table: What types of housing, economic development, or community development projects would you like to see in Iowa City?

<table>
<thead>
<tr>
<th>Respondents</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>all or any available to Iowa</td>
</tr>
<tr>
<td>2</td>
<td>economic</td>
</tr>
<tr>
<td>3</td>
<td>waterpark</td>
</tr>
<tr>
<td>4</td>
<td>low income housing dispersed through town w/out being multi-plex, larger than duplexes (low crime)</td>
</tr>
<tr>
<td>5</td>
<td>I would like to see a shelter that accepts pets and is built to prepare IC residents and visitors for worst case scenarios in the face of climate change</td>
</tr>
<tr>
<td>6</td>
<td>Utilizing creative strategies to integrate neighborhoods across class and income levels. In Riverfront Crossings, increase the amount of &quot;payment in lieu&quot; for the affordable housing units to ensure affordable housing is indeed built within Riverfront Crossings and not exported to the fringe areas. We need integrated neighborhoods.</td>
</tr>
<tr>
<td>7</td>
<td>Affordable housing for the limited and low income individuals and families. Promotion and development of 55+ Active Community Living. Promotion and marketing of Iowa City as a travel destination by development of bike trails, a botanical garden, zip line courses, and recruit companies such as IKEA to come to Iowa City.</td>
</tr>
<tr>
<td>9</td>
<td>Permanent supportive housing projects, increased access to transportation, affordable rental housing for</td>
</tr>
<tr>
<td>10</td>
<td>Increase permanent supportive housing opportunities for individuals experiencing homelessness; increase affordable housing opportunities for individuals and families at or below 30% AMI; increase housing choice vouchers for individuals experiencing homelessness and those who are chronically homeless.</td>
</tr>
<tr>
<td>11</td>
<td>Affordable housing for single individuals. Small affordable efficiency apartments in residential neighborhoods for working non-students.</td>
</tr>
<tr>
<td>12</td>
<td>It is encouraging to see the developments on the Eastside of town by Sycamore Mall and Broadway area and the other areas of new businesses. I hope that the economics that are bringing in the franchises will not force out the locally owned businesses. Iowa City is unique to how many local places there are so I hope that doesn't change. From a project stand point, I would like to see more collaboration among youth programs that can build on one another. Currently there are some options for youth, yet each program runs in its own silo.</td>
</tr>
</tbody>
</table>
| 13          | Affordable housing
Increased diversity of businesses |
<p>| 14          | More splash pads, kid pools, indoor play places |
| 15          | Accessible parks, assistance with housing for homeless/low income, building up community/Neighborhood centers for youth and under-served populations |
| 16          | More permanent supportive housing with access to mental health, substance abuse and health services |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>Better landlord-tenant relations</td>
</tr>
<tr>
<td>18</td>
<td>neighborhood empowerment projects</td>
</tr>
<tr>
<td>19</td>
<td>more affordable housing, increase the minimum wage,</td>
</tr>
<tr>
<td>20</td>
<td>Affordable housing, shelters for the homeless and more food banks</td>
</tr>
<tr>
<td>21</td>
<td>More jobs, more retail brick and mortar shopping locations.</td>
</tr>
<tr>
<td>22</td>
<td>establishment of a federally qualified health center to ensure access to primary care, mental heal, and oral health care services for low to moderate income residents</td>
</tr>
<tr>
<td>23</td>
<td>Affordable, for families.</td>
</tr>
<tr>
<td>24</td>
<td>Affordable housing, where housing is not just affordable for poor families, it’s also affordable for middle class families.</td>
</tr>
<tr>
<td>25</td>
<td>More affordable housing (rental or purchase) for seniors and others on limited income; and a form-based code developed for the Northside Marketplace area.</td>
</tr>
<tr>
<td>26</td>
<td>Reuse and improvement of old buildings or underutilized buildings/housing</td>
</tr>
<tr>
<td>27</td>
<td>Parks and streetscapes Neighborhood focus for small businesses</td>
</tr>
<tr>
<td>28</td>
<td>Programs aimed at increasing options/affordability for renters; efforts to assist business owners from underrepresented groups; initiatives aimed at raising awareness of racial discrimination in Iowa City (in the housing market, by businesses downtown, etc.)</td>
</tr>
<tr>
<td>29</td>
<td>low income housing</td>
</tr>
<tr>
<td>30</td>
<td>Affordable housing</td>
</tr>
<tr>
<td>31</td>
<td>More homeowner education and incentives on making ecological homeowner choices in design, remodeling, heating and landscaping.</td>
</tr>
<tr>
<td>32</td>
<td>Affordable housing</td>
</tr>
<tr>
<td>33</td>
<td>walkable city--more essential businesses throughout the community/outside downtown; more small houses, low and middle income housing</td>
</tr>
<tr>
<td>34</td>
<td>Affordable housing.</td>
</tr>
<tr>
<td>35</td>
<td>Dispersed low-income housing or affordable housing</td>
</tr>
<tr>
<td>36</td>
<td>-Less high rises, more housing for people who are experiencing homelessness</td>
</tr>
<tr>
<td>37</td>
<td>More affordable housing</td>
</tr>
<tr>
<td>38</td>
<td>LESS HIGH RISES, more attention to affordable housing options and support for students and community members who are not rich.</td>
</tr>
<tr>
<td>39</td>
<td>Anything that would help mitigate the effects of the current climate crisis</td>
</tr>
<tr>
<td>40</td>
<td>A drastic increase in affordable housing (in a wide variety of options to accommodate individuals and families), expansion of housing-first initiatives for homeless individuals, and investment in public service projects normalizing mental health issues and reducing the stigma around seeking treatment for mental health issues.</td>
</tr>
<tr>
<td>41</td>
<td>Senior housing, help with homeless</td>
</tr>
<tr>
<td>42</td>
<td>Walkable commercial in the South District Small affordable homes</td>
</tr>
<tr>
<td>43</td>
<td>Elimination of zoning restrictions, and the entire planning and zoning board infrastructure. Adopt state building codes without modification, to help streamline building processes.</td>
</tr>
<tr>
<td>44</td>
<td>Allowing for mixed density housing and for policies that don't enable Iowa Citations to implement gentrification in the guise of neighborhood stability and class structuring in neighborhoods.</td>
</tr>
<tr>
<td>45</td>
<td>More elderly/disabled housing</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>46</td>
<td>at risk for homelessness (keep people in their homes)</td>
</tr>
<tr>
<td>47</td>
<td>housing for the homeless community centers</td>
</tr>
<tr>
<td>48</td>
<td>More infill projects, stop taking out productive farmland. This area has some of the best farmland and topsoil in the USA, and in the world, we need to keep it, not put houses on it. Build up, not out</td>
</tr>
<tr>
<td>49</td>
<td>support for low income and disabled housing and services.</td>
</tr>
<tr>
<td>50</td>
<td>Improvement to neighboring parks</td>
</tr>
<tr>
<td>51</td>
<td>Road improvement and upgrades to traffic signals/signage</td>
</tr>
<tr>
<td>52</td>
<td>Rather than spending money on projects, lower taxes, return money to residents, and allow them to invest in these projects.</td>
</tr>
<tr>
<td>53</td>
<td>affordable housing. more homeless shelters. rental assistance.</td>
</tr>
<tr>
<td>54</td>
<td>Community based business park.</td>
</tr>
<tr>
<td>55</td>
<td>seniors</td>
</tr>
<tr>
<td>56</td>
<td>Part neighborhood centers, youth centers and educational opportunities in minority communities within the city</td>
</tr>
<tr>
<td>57</td>
<td>housing that addresses those that are at less than 50% of median income.</td>
</tr>
<tr>
<td>58</td>
<td>Programs that fill in the gaps for home affordability. More diverse housing styles and types. Improve roads. Encourage entrepreneur programs. Incubators. Develop multicultural community programs.</td>
</tr>
<tr>
<td>59</td>
<td>LESS apartments! Time to focus on improving what we currently have.</td>
</tr>
<tr>
<td>60</td>
<td>More teenage activities. I am not sure what they would be...maybe some type of work programs for kids to get involved.</td>
</tr>
<tr>
<td>61</td>
<td>Affordable housing for all. Clean up the corrupt landlords who are charging too much and screwing students.</td>
</tr>
<tr>
<td>62</td>
<td>A focus on the neighborhoods surrounding Sycamore Mall/Marketplace to enhance business development into the east part of town.</td>
</tr>
<tr>
<td>63</td>
<td>More diverse neighborhoods would be great,</td>
</tr>
<tr>
<td>64</td>
<td>More mixed use housing More affordable housing More permanent supportive housing for the homeless</td>
</tr>
<tr>
<td>65</td>
<td>More low income housing for single parent families that are not clustered in one specific area of Iowa City.</td>
</tr>
<tr>
<td>66</td>
<td>Access to small business loans, improve existing recreation centers space wise. Improve Neighborhood centers.</td>
</tr>
<tr>
<td>67</td>
<td>Affordable rental housing</td>
</tr>
<tr>
<td>68</td>
<td>Spend more money in the schools (or outside of schools), implementing positive programming for youth energy efficiency; safe streets and sidewalks: by safe I am not referring to crime</td>
</tr>
<tr>
<td>69</td>
<td>Housing to improve business for the outlying areas. A common complaint is that it is too expensive to live in Iowa City - even for new college graduates.</td>
</tr>
<tr>
<td>70</td>
<td>More low income senior housing.</td>
</tr>
<tr>
<td>71</td>
<td>Promote denser housing throughout the community; focus density (both residential and commercial) on major transportation corridors</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>73</td>
<td>I'd love to see more bike lanes and more public transportation options</td>
</tr>
<tr>
<td>74</td>
<td>More actual Affordable Low-Income Housing like there is student housing all over Iowa City</td>
</tr>
<tr>
<td>75</td>
<td>Housing which is affordable and healthy to live in for those with lower incomes so that chronic illness is not exacerbated</td>
</tr>
<tr>
<td>76</td>
<td>More involvement in public works - parks, arts.</td>
</tr>
<tr>
<td>77</td>
<td>Some type of sober living or rehab for woman or man can have thier kids with them</td>
</tr>
<tr>
<td>78</td>
<td>Retrofit housing and transit for zero emissions renewable energy immediately. Stop subsidizing developers. Stop suburban sprawl.</td>
</tr>
<tr>
<td>79</td>
<td>Higher standards of sustainability for all new buildings/improvements, job help for homeless/disadvantaged, better public transportation</td>
</tr>
<tr>
<td>80</td>
<td>Neighborhood/ community centers</td>
</tr>
<tr>
<td>81</td>
<td>More resources for low income individuals.</td>
</tr>
<tr>
<td>82</td>
<td>Accessible housing for persons with disabilities.</td>
</tr>
<tr>
<td>83</td>
<td>tiny homes for sale on small lots, removing mowing from lots and converting to food gardens/fruit trees to help food bank and homeless, reduce/eliminate pesticide use/mowing on public property by switching to organic methods such as steam treatment of weeds and diverse grass areas (clover, buffalo grass, short ground covers)</td>
</tr>
<tr>
<td>84</td>
<td>jobs providing adequate income community gathering places affordable housing that is walking/bus distance to jobs</td>
</tr>
<tr>
<td>85</td>
<td>Medium density multi family residential, winterizing and energy efficiency</td>
</tr>
<tr>
<td>86</td>
<td>More housing opportunities for people experiencing homelessness or at risk of homelessness</td>
</tr>
<tr>
<td>87</td>
<td>Development of affordable housing and rehab of low rent neighborhoods</td>
</tr>
<tr>
<td>88</td>
<td>Permanent supportive housing projects for those who cannot live independently</td>
</tr>
<tr>
<td>89</td>
<td>despite the dozens of new apartment buildings constructed in the last 5 years, there remains a shortage of housing for low-income families and individuals. I would like to see subsidized new construction of low-rent apartments alongside the other new constructions, in all areas of town.</td>
</tr>
<tr>
<td>90</td>
<td>Fewer bike paths, more programs that benefit lower income residents, especially in terms of neighborhood centers, programs for children, summer/before school/after school activities, a branch of the IC Public Library in the Grant Wood area</td>
</tr>
<tr>
<td>91</td>
<td>Rental and first time home buyer assistance programs increased. Affordable housing in areas of city (many) which have historically been too pricey for any but the very wealthy.</td>
</tr>
<tr>
<td>92</td>
<td>GED programs, education for adults, affordable housing, and jobs with living wages.</td>
</tr>
<tr>
<td>93</td>
<td>We need commercial on south east side. Lots of new housing, condos, but without Kmart and Paul's, where do I buy socks or a shower curtain without driving to Coral Ridge.</td>
</tr>
<tr>
<td>94</td>
<td>Basic Living Space Housing designed to accommodate additions/expansion on sites with usable outdoor space.</td>
</tr>
<tr>
<td>95</td>
<td>More LOW income housing, cleaning up and monitoring existing low income housing projects, more focus on training for blue collar jobs.</td>
</tr>
<tr>
<td>96</td>
<td>See above</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>97</td>
<td><strong>Low-Income Housing Tax Credit projects</strong></td>
</tr>
<tr>
<td>98</td>
<td>income-based housing that's handicap accessible</td>
</tr>
</tbody>
</table>
| 99 | Increase in affordable housing or increased wages  
Childcare centers  
Centers for people with mental disabilities and the elderly |
| 100 | Iowa city should prioritize funding arts and public events |
| 101 | More permanent supportive housing for Chronically Homeless.  
More efficiencies/ one bedroom, affordable housing options for those with background/credit issues  
Supportive housing for those with mental health and substance abuse issues. |
| 102 | The Misfits (an AA group in Iowa City) recently purchased a building at 1927 Keokuk St that is planned to become a rooming-house for low-income individuals with addiction and mental illness, many of whom may be experiencing homelessness or housing instability. This is a brand new project and any funding or educational opportunities would be valued and would make this place a home for people who really need it. |
| 103 | Community spaces that homeless folks can at least sleep in at night.  
Youth mentoring opportunities. |
| 104 | New homes built at price levels for the first-time home buyers. More new affordable, smaller homes built with only two bedrooms. |
| 105 | Expand our well managed nonprofit housing and homeless organizations: specifically the Hosing Fellowship and the Shelter House. |
| 106 | Increasing the supply of housing both multi-family and single family is a good place to start. Iowa City is in a tough place in terms of NIMBYS and capping the amount of rental properties in specific neighborhoods certainly didn't help the problem. However, the riverfront crossings is a good place to start.  
Doing some redevelopment along the commercial parts south of Kirkland ave and highland ave could get rid of some of those blighted buildings. |
| 107 | More low and middle income level apartments. |
| 108 | 1. Planned Urban Developments in walking distance of Downtown  
2. Density/height  
3. PROTECTED bike lanes |
| 109 | More variety of housing options for all income levels, more investments in public art, taking a housing first approach with people experiencing homelessness. |
| 110 | Mixed income housing |
| 111 | Increased access to English Language/job training classes for non-native English speakers. More affordable childcare programs. Public ransportation access evenings and weekends. |
| 112 | Affordable Housing |
| 113 | Ability to convert MH parks to resident-owned communities and to real estate the qualifies for conventional loans  
Extension of inclusionary zoning beyond Riverfront Crossings area |
<p>| 114 | Affordable senior housing |</p>
<table>
<thead>
<tr>
<th>Page</th>
<th>Text</th>
</tr>
</thead>
</table>
| 115  | More Affordable Housing for large families  
Multi Family Homes Affordable |
| 116  | More affordable housing, increased transportation options, operational dollars for existing nonprofits that choose to collaborate with small nonprofits that need mentoring to avoid duplication of effort. |
| 117  | Projects that focus on the poorest people— housing, jobs, transportation. |
| 118  | Stop subsidizing slumlords  
More rental assistance  
Pathways to ownership |
| 119  | Transitional housing for those recovering from substances, new immigrants, and those returning from incarceration. |
| 120  | More homeless assistance and low income housing. I see folks who find jobs but cannot find rental or housing that they can afford even though they have jobs. Its a vicious cycle. |
| 121  | Inclusionary zoning  
affordable units in every housing construction  
support for Shelter House  10. Focus on Hollywood Blvd/ Sycamore St. |
| 122  | My top concern right now is safety and stopping the shootings. |
| 123  | Low-income housing |
| 124  | Inclusionary Housing  
Small business assistance |
| 125  | Early Education Intervention  
Health Care, especially for children  
Recreational support for disadvantaged youth |
| 126  | Create better connection between the University, which has a population that sometimes tends to live in a silo, with the local community. |
| 127  | Low income housing.  
Rent to own projects. |
| 128  | We need affordable housing in ALL parts of the city—not just the SE side and a few pockets here and there. |
| 129  | True affordable housing, public transportation available for late workers and Sundays |
| 130  | More affordable rental housing |
| 131  | Fewer rental company monopolies, low-income housing, shelters serving domestic violence survivors that provide mental health/substance abuse resources |
| 132  | Youth centers. |
| 133  | Encourage mixed zoning, in lieu of single family developments. Evaluate locations of Affordable Housing against metrics of access to services, energy efficiency, diversity of housing types. |
| 134  | Condos that are all on 1 level that are affordable |
| 135  | Domestic Violence/Homeless Support projects  
Rental rehabilitation |
| 136  | Low-income housing |
| 137  | affordable housing /apartments |
| 138  | affordable housing, affordable parking |
| 139  | Property tax that's based on "best use" rather than value...which is a State of Iowa issue...but I'd like IC to work at it. |
| 140  | More low income/subsidized housing with green space |
| 141 | Support for Domestic Violence, transitional housing |
| 142 | Way more low-income housing |
| 143 | Small business startup facilities, cohousing developments, care for children so parents can work. |
| 144 | Help those in need |
| 145 | Rehab to older homes. |
| 146 | We need to help people to make improvements to rundown housing while still keeping it affordable. |
| 147 | Free public transportation, implicit bias/racial justice trainings for service providers (hospital personnel, law enforcement, etc) |
| 148 | 1) Expanded transitional housing options for domestic violence/human trafficking survivors  
2) Housing first programs to provide homes to chronically homeless persons  
3) Income based housing that is accessible and actually meets healthy living standards |
| 149 | Housing projects for people experiencing homelessness |
| 150 | More low income and affordable housing |
| 151 | More housing options for those experiencing homelessness and fleeing domestic violence situations. |
| 152 | More permanent supportive housing for individuals and families, more funding for housing opportunities for everyone, and transportation on weekends and evenings. |
| 153 | I really like what you are doing with building more housing downtown (high rise buildings) and the UniverCity program.  
I don't like the sprawl on/near Scott Blvd, into North Liberty, and westside Iowa City. Nature needs a place too and our native prairie and woods are more valuable to our well-being than more cookie-cutter townhouses and duplexes too far away from public transportation, further contributing to traffic congestion.  
Neighborhood programs and events to get people involved and in contact with their neighbors are always good.  
Tougher penalties for deadbeat landlords/slumlords who don't maintain their properties and make their neighborhoods unsafe or less desirable.  
Better transportation and bike lanes for people who don't/can't drive: buses could run longer. Bike lanes (especially Jefferson and Market: one of the best ways to get from eastside IC to downtown or UofI) are frequently covered in debris and rough to ride.  
More eastside Iowa City business. |
<p>| 154 | Low Income Housing Development, Green Spaces, and Infrastructure |
| 155 | Transitional housing for DV victims/survivors |
| 156 | More homeless shelters and low income housing. |
| 157 | More affordable and low income housing. Later bus routes and more accessible transportation. Mental health care and better funded homeless and domestic violence services. |
| 158 | affordable housing, one-bedroom apartments, apartments for larger families |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>159</td>
<td>Increase in affordable housing, housing assistance.</td>
</tr>
<tr>
<td>160</td>
<td>Some housing to help the homeless</td>
</tr>
<tr>
<td>161</td>
<td>Affordable transportation throughout the corridor, emergency, and long term housing for victim/survivors of violent crimes, economic development on the Southeast side of Iowa City.</td>
</tr>
<tr>
<td>162</td>
<td>More transitional housing for mentally ill, low income. Dv survivors</td>
</tr>
<tr>
<td>163</td>
<td>Low-income or transitional housing</td>
</tr>
<tr>
<td>164</td>
<td>Affordable housing</td>
</tr>
<tr>
<td>165</td>
<td>Access to affordable housing, emergency sheltering.</td>
</tr>
<tr>
<td>166</td>
<td>I would like to see there be an effort made to house people without homes and stop ignoring substance abuse and its ties to homelessness.</td>
</tr>
<tr>
<td>167</td>
<td>Affordable housing, 1 bedroom</td>
</tr>
<tr>
<td>168</td>
<td>Affordable housing, 4 bedroom</td>
</tr>
</tbody>
</table>
| 169 | -55+ housing community  
-Summer programming to support interns' exploration of the city so they want to find work here after they graduate  
-Environmental justice initiatives in low income neighborhoods |
| 170 | Innovative housing solutions for chronically homeless and/or ultra low income people like tiny house village. Purchase trailer parks and turn them into coops/not for profits. Add incentives for builders to build condos/townhomes in $120k or less range suitable for young families. |
| 171 | Affordable housing. More housing vouchers. |
| 172 | Cooperative, eco-friendly clusters of small homes that have been successful in Europe |
|   | Affordable housing, clean energy development |
In what areas of town should the City focus its investments?

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowery</td>
<td>1.56%</td>
</tr>
<tr>
<td>Brookland/Roosevelt</td>
<td>0.00%</td>
</tr>
<tr>
<td>City High</td>
<td>5.47%</td>
</tr>
<tr>
<td>City Park</td>
<td>1.56%</td>
</tr>
<tr>
<td>Clear Creek</td>
<td>0.00%</td>
</tr>
<tr>
<td>College Green</td>
<td>3.91%</td>
</tr>
<tr>
<td>Court Hill/Lucas</td>
<td>3.91%</td>
</tr>
<tr>
<td>Dubuque Road</td>
<td>0.78%</td>
</tr>
<tr>
<td>Foster Road</td>
<td>1.56%</td>
</tr>
<tr>
<td>Grant Wood</td>
<td>15.63%</td>
</tr>
<tr>
<td>Hunter’s Run</td>
<td>0.00%</td>
</tr>
<tr>
<td>Mark Twain</td>
<td>21.88%</td>
</tr>
<tr>
<td>Longfellow</td>
<td>1.56%</td>
</tr>
<tr>
<td>Lower West Branch</td>
<td>0.78%</td>
</tr>
<tr>
<td>Mayflower/Shimek</td>
<td>0.00%</td>
</tr>
<tr>
<td>Melrose/Emerald</td>
<td>3.13%</td>
</tr>
<tr>
<td>Northside/Goosetown</td>
<td>3.91%</td>
</tr>
<tr>
<td>Pheasant Hill/Lemme</td>
<td>0.78%</td>
</tr>
<tr>
<td>Riverfront Crossings East</td>
<td>3.91%</td>
</tr>
<tr>
<td>Riverfront Crossings West</td>
<td>5.47%</td>
</tr>
<tr>
<td>Saddlebrook</td>
<td>3.91%</td>
</tr>
<tr>
<td>Upper Ralston Creek</td>
<td>1.56%</td>
</tr>
<tr>
<td>Village Green</td>
<td>4.69%</td>
</tr>
<tr>
<td>West High</td>
<td>0.00%</td>
</tr>
<tr>
<td>Wetherby</td>
<td>10.16%</td>
</tr>
<tr>
<td>Willow Creek</td>
<td>3.91%</td>
</tr>
<tr>
<td>Windsor Ridge</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

Answered: 128  
Skipped: 171
Please provide any additional comments or feedback related to housing, economic development, and community development needs in your neighborhood or for Iowa City.

<table>
<thead>
<tr>
<th>Answered</th>
<th>73</th>
</tr>
</thead>
<tbody>
<tr>
<td>Skipped</td>
<td>226</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Respondents</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>road repair</td>
</tr>
<tr>
<td>2</td>
<td>N/A</td>
</tr>
<tr>
<td>3</td>
<td>needs major improvement. god bless</td>
</tr>
<tr>
<td>4</td>
<td>Focus investments in East side.</td>
</tr>
<tr>
<td>5</td>
<td>we have a shitty way of kicking the poor and minority populations around in this city. I heard mention of a program where the city would buy the properties on Taylor, fix them up then sell them at lower prices to low income families. The few men who own those properties have been screwing over their tenants for years, providing bare minimum in energy efficiency, property upkeep, and health conditions. I hope they will be given bare minimum for their properties and that they are assessed at their actual value. I know at least one of them has friends in city government and is given a lot of wiggle room when it comes to his rentals. Many of the people living there will not be able to get loans to buy these places even at lower rates and even so, where will the renters go? We have eliminated virtually all low income multifamily structures.</td>
</tr>
<tr>
<td>6</td>
<td>Get rid of single family housing zones. Follow Minneapolis' lead. Apply inclusionary zoning citywide.</td>
</tr>
<tr>
<td>7</td>
<td>Work with landlords to maintain older home rental properties within a stricter set of guidelines in order to avoid a rundown house appearance in need of demolition. Secondly, provide bus service 7 days a week on all routes in order to better serve those with without cars.</td>
</tr>
<tr>
<td>8</td>
<td>You should build a pool and a second rec center on the south side of town, and you should improve sidewalks in that area to stores near pepperwood plaza. So residents can walk safely. And plant more trees for shade.</td>
</tr>
<tr>
<td>9</td>
<td>Create capacity for data driven justice work to continue and data sharing/matching to encourage targeted services and decreased involvement in criminal justice and emergency health/human services; ensure all first responders and front line staff across human services are CIT trained.</td>
</tr>
<tr>
<td>10</td>
<td>The city needs to do something about affordable housing. Housing costs are so high and there are so many individuals who work here but cannot afford to live here. There need to be more affordable options in this town. We don't need any more luxury apartments just need more basic housing for single individuals as well as families. Also landlords need to be better regulated, they take advantage of so many individuals in our community and discriminate against people of color, those with criminal backgrounds, and/or low credit scores.</td>
</tr>
<tr>
<td>11</td>
<td>Street repair and maintenance is a city wide need. It would be great if downtown was more than bars and restaurants</td>
</tr>
<tr>
<td>12</td>
<td>Better bike trail signage, especially by Foster Road</td>
</tr>
<tr>
<td>13</td>
<td>Balanced development in the community</td>
</tr>
<tr>
<td>Page</td>
<td>Text</td>
</tr>
<tr>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>14</td>
<td>Iowa City would benefit from utilizing a racial equity lens to its approaches to housing, economic development and community development regarding its workforce, program development, policy development and ultimately implementation of housing, economic development and community development solutions. As a GARE member, they should be well aware of the tools and resources to help the City in this regard.</td>
</tr>
<tr>
<td>15</td>
<td>In my opinion, having few affordable units (only for really poor families) in an expensive high rise does not help with desegregation. You cannot bridge the gap between rich and poor without thinking of middle class. There is a need for building affordable houses for middle class families in the same neighborhood as those expensive units in downtown, and ensuring that these houses are occupied by people who live there and do not end up becoming investment properties. We need to encourage more local business, that do not only cater to ultra rich, but businesses like a small grocery store (city government can help with procurement of goods at competitive prices to local retailers), relax regulations so that small businesses can remain competitive, provide incentive to open affordable shops.</td>
</tr>
<tr>
<td>16</td>
<td>I LOVE everything the IC Downtown Association is doing, especially the public art program. Also, please maintain or increase Senior Center funding; it’s a unique and valuable resource for a growing population.</td>
</tr>
<tr>
<td>17</td>
<td>I object to the many mansions with their huge acreages; I would rather see more modest homes &amp; properties.</td>
</tr>
<tr>
<td>18</td>
<td>I wasn’t sure on this survey if there is a legal distinction for “blighted structures” which made me unsure who makes that aesthetic assessment. What’s the difference between blighted and condemned?</td>
</tr>
<tr>
<td>19</td>
<td>We need comprehensive, all day preschool for all pre-k children, 3yo-school aged.</td>
</tr>
<tr>
<td>20</td>
<td>Support the people who need support in Iowa City -- it will always benefit us all.</td>
</tr>
<tr>
<td>21</td>
<td>Please start taking substantive action to address and mitigate the effects of the current climate crisis.</td>
</tr>
<tr>
<td>22</td>
<td>The city needs to stop trying to solve problems that don’t actually exist. Quit letting outside influences (in exchange for funding) require activities like this very survey that residents of the city wouldn’t be willing to fund on their own.</td>
</tr>
<tr>
<td>23</td>
<td>Currently, the city is not equipped both in staff expertise and city council resolve to spend these federal dollars wisely. Policy and actions plans need to be followed once agreed to and there needs to be more evidence of understanding of projects, plans and community services to be offered. It takes the city too long to make an informed and educated decision on many topics, like that of many local governments. However, Iowa City does not seem to have checks in place to make sure that good decisions are being made with respect to programs and services offered. There is no general guidance or community resolve to come to a consensus of understanding of need and action. Each stake holder seems close to many of these projects is influencing too many of the other projects and everything gets hamstrung with the sentiment of trying to appease everyone, while having their (i.e. council members, community members or city staff) own pet projects get funded and implemented.</td>
</tr>
<tr>
<td>24</td>
<td>Any support for mental health/disabled is always needed and appreciated.</td>
</tr>
<tr>
<td>25</td>
<td>The city needs to provide advocates for people who are being taken advantage of by their landlords. Management companies need more oversight and accountability. AFFORDABLE HOUSING!</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>26</td>
<td>I think we need to get new idea and new business in town to help facilitate growth in and around our city with all different types of housing options for different income levels.</td>
</tr>
<tr>
<td>27</td>
<td>seniors</td>
</tr>
<tr>
<td>28</td>
<td>I live in a pretty affluent part of the city. But we can no longer believe we are the Athens of the Midwest without acknowledging the growing diversity and change of demographics of the community.</td>
</tr>
<tr>
<td>29</td>
<td>Encourage programs to develop all areas of the city, not just the downtown area.</td>
</tr>
<tr>
<td>30</td>
<td>Given above...</td>
</tr>
<tr>
<td>31</td>
<td>The previous question is ridiculous... my neighborhood is not even on the list.</td>
</tr>
<tr>
<td>32</td>
<td>The City High neighborhoods and south need more commercial development to support incoming housing developments. Sycamore Mall/Marketplace area needs investment.</td>
</tr>
<tr>
<td>33</td>
<td>My little sister from the Big Brothers Big Sisters program lives in Forest View mobile home park. I have been to this area once a week for the last year and one half. I am impressed with the careful planning that seems to be going into changing this area, though I am still concerned about what is going to happen with the remaining families. When I ask questions the families don’t seem to know. Also, another rough area is Town and Campus apartments. That’s a pretty scary place. I know it would be hard, but integrating low income housing throughout existing neighborhoods seems so much better. Dense housing of low income families is too stressful. None of us would want to live like that.</td>
</tr>
<tr>
<td>34</td>
<td>The City needs to focus on immigrants population, hire more diverse population who speak the language. Find ways to approach immigrant communities and get them involved.</td>
</tr>
<tr>
<td>35</td>
<td>The Wetherby neighborhood needs commercial areas for residents in the neighborhood. There are virtually no commercial services available south of hwy 6.</td>
</tr>
<tr>
<td>36</td>
<td>Hold all households accountable for upkeep, not just rental units. Utilize funding equally around all districts, not just those labeled as &quot;low-income&quot;.</td>
</tr>
<tr>
<td>37</td>
<td>Investments should be focused on all areas of Iowa City.</td>
</tr>
<tr>
<td>38</td>
<td>My neighborhood does just fine. The City needs to help provide housing &amp; public transportation for workers needed to support our businesses, but who can not afford to live within the city.</td>
</tr>
<tr>
<td>39</td>
<td>Educate all Landlords in the Iowa City/Coralville area to stop Discriminating and Stereotyping people especially people of color, all Black people are not the same we are not going to mess up properties, we just want a nice place to live just like everyone else without getting denied, stereotyped not giving us a chance or getting to know us. Some people/landlord are just racist in my experience down here in Iowa City and it’s just not right the disrespect.</td>
</tr>
<tr>
<td>40</td>
<td>There is too much focus on new construction and not enough on rehabilitation or affordable housing.</td>
</tr>
<tr>
<td>41</td>
<td>Drop everything and address climate change.</td>
</tr>
<tr>
<td>42</td>
<td>Provide more assistance to organization developing accessible housing for persons with disabilities.</td>
</tr>
<tr>
<td>43</td>
<td>I appreciate the work you have been doing downtown to improve infrastructure. Please continue to do so throughout Iowa City as you are able. Try continuing to switch us over to less maintenance intensive and more energy efficient landscapes.</td>
</tr>
</tbody>
</table>
and facilities. Include solar whenever possible. There are many new methods for rainwater collection and recycling that would relieve pressure on the water treatment facility. Please consider permeable materials for sidewalks, parking lots etc. whenever possible to again reduce runoff.

<p>| 44  | Item 10 only allows for one choice, so I will specify here that I would like to see an investment in low-income housing in areas of town where that is not already concentrated, such as downtown, Longfellow, Goosetown |
| 45  | East Iowa City seems to be off the radar much of the time, especially the area south of Hwy 6. It would be nice if Grant Wood School could also be a neighborhood center for neighborhood kids. In our Creekside neighborhood, we could use better lighting on the streets. Finally, speed bumps are really a mixed blessing on Friendship Street. More stop signs might be more effective. |
| 46  | I don’t think focusing on neighborhoods or areas for development is the way to go, but rather to make housing affordable in all areas of town, to avoid the segregation we now see of people of color, for example, in certain areas of the city. |
| 47  | Some of the low income housing projects are squalid. This is not in my neighborhood but I’ve had clients who live there. It’s pretty much a slum. Dolphin Point/lakeside was even worse before it was torn down. I don’t understand why things are allowed to get so bad. On the other hand, some of the subsidized housing the City owns and rents out are really nice. |
| 48  | Better quality VA services Better quality rehabilitation services |
| 49  | Lucas Farms Neighborhood could use some attention. I know tons of youth there that need meals and positive influences in their lives. |
| 50  | Stop expanding the number of nonprofits providing fundamental services and fund those doing the best jobs. |
| 51  | Students pay too much for rental housing. Many young people and families are leapfrogging over to North Liberty, Coralville, and Cedar Rapids because new housing/apartments in Iowa City aren’t affordable to them. Many people rely on the public bus/transit. |
| 52  | I applaud our city government. We are so fortunate for all of the vision, dedication, and collaboration that has made it possible to live in such a beautiful, safe and healthy city. |
| 53  | Affordable Housing |
| 54  | Focus on the SE side and other pockets of poverty. Fund all kinds of community organizations that focus on disadvantaged populations |
| 55  | I work at a church downtown and we see more and more folks asking for all kinds of assistance. Many of them just need that one leg up to find a job so they can find a home so they can get their kids in school etc. I realize it’s a big problem, but working on it would be a good start. |
| 56  | DVIP support |
| 57  | I would prefer to see low-income housing dispersed through all neighborhoods in Iowa City |
| 58  | The east side of Iowa City needs further revival. Consider being flexible with zoning regulations to facilitate Walkable neighborhoods by allowing neighborhood cafes, florists, corner stores, etc. The older residents would especially appreciate small locations to meet and greet. |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>59</td>
<td>Thank you for asking for community input</td>
</tr>
<tr>
<td>60</td>
<td>More and permanent developments on the Eastside. Other than railroad bridge not a lot has changed.</td>
</tr>
<tr>
<td>61</td>
<td>The urgency to integrate planning for climate change resilience is increasing and it will disproportionately disadvantage LMI citizens.</td>
</tr>
<tr>
<td>62</td>
<td>I appreciate the area's with wide side walks. People walk or run a lot in our area and there are many dog owners who come out all year long.</td>
</tr>
<tr>
<td>63</td>
<td>Iowa City needs to differentiate itself from the rest of Iowa. To do that, we need to highlight (and financially support) arts (like public art), culture (preservation), entertainment (Englert, Film Scene, Riverside Theater)</td>
</tr>
<tr>
<td>64</td>
<td>Main concern areas should be where the most crime, evictions, school truancy/non-graduation rates occur</td>
</tr>
<tr>
<td>65</td>
<td>More money for DVIP</td>
</tr>
<tr>
<td>66</td>
<td>A map of the areas mentioned in 10 would have been useful. I've lived here 23 years and I don't know where most of them are.</td>
</tr>
<tr>
<td>67</td>
<td>To the above listed question; focus should be on all areas of town, as that is where those experiencing violence, homelessness or struggling with income live. Providing homelessness/low-income services to a specific area of the community enforces the belief that those people in our community should be segregated from the rest of the community.</td>
</tr>
<tr>
<td>68</td>
<td>Bringing back the painted benches, not only because those experiencing homelessness deserve them, but because they are such a huge part of the charm of Iowa City and it's disappointing to see that culture and uniqueness be diminished.</td>
</tr>
<tr>
<td>69</td>
<td>We need more housing for low income people. We have enough &quot;posh student living.&quot; We need to focus on people who are living on the street year round and invest in programs that will help them. It would be nice to have a community pool or money to help with things like rental applications. Also having a community pool of money that landlords who serve people with barriers to housing (past evictions, low credit score) can rely on in case they need to pursue legal action. This is to lower the financial risk to these landlords to increase the likelihood that they will work with these people.</td>
</tr>
<tr>
<td>70</td>
<td>The lack of affordable housing in the Iowa City area is the most glaring issue. Expensive student housing continues to push our most vulnerable residents out and decreases the space for affordable and low income housing. With instable housing comes higher rates of crime, mental health, substance abuse, displaced children, hunger, domestic violence, and crisis.</td>
</tr>
<tr>
<td>71</td>
<td>For #10--the City should balance its investments between neighborhoods that are the poorest and areas that get the most use.</td>
</tr>
<tr>
<td>72</td>
<td>I despise Riverfront Crossings. I want locally owned, non chain businesses encouraged and supported. Quit spending so much money downtown. The per mall construction is horrible and the changes are not even noticable.</td>
</tr>
<tr>
<td>73</td>
<td>The above question asks for &quot;areas&quot;--plural--but it's only possible to give one answer! All of Iowa City will benefit when there is a focus on any area that has a significant level of poverty.</td>
</tr>
<tr>
<td>Answer Choices</td>
<td>Responses</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Less than $15,000</td>
<td>12.95%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>7.14%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>6.25%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>12.05%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>18.30%</td>
</tr>
<tr>
<td>$75,000 or higher</td>
<td>43.30%</td>
</tr>
<tr>
<td><strong>Answered</strong></td>
<td>224</td>
</tr>
<tr>
<td><strong>Skipped</strong></td>
<td>75</td>
</tr>
</tbody>
</table>
**Are you Hispanic or Latino?**

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>2.68%</td>
</tr>
<tr>
<td>No</td>
<td>97.32%</td>
</tr>
<tr>
<td><strong>Answered</strong></td>
<td><strong>224</strong></td>
</tr>
<tr>
<td><strong>Skipped</strong></td>
<td><strong>75</strong></td>
</tr>
</tbody>
</table>

**What is your race? Please check all that apply.**

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>African American/Black</td>
<td>8.11%</td>
</tr>
<tr>
<td>Asian/Pacific Islander</td>
<td>2.70%</td>
</tr>
<tr>
<td>Caucasian/White</td>
<td>87.84%</td>
</tr>
<tr>
<td>Native American/Alaskan Native</td>
<td>1.35%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>3.15%</td>
</tr>
<tr>
<td><strong>Answered</strong></td>
<td><strong>222</strong></td>
</tr>
<tr>
<td><strong>Skipped</strong></td>
<td><strong>77</strong></td>
</tr>
</tbody>
</table>

Respondents

<table>
<thead>
<tr>
<th>Respondents</th>
<th>Other (please specify)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>But daughter is 1/2 hispanic.</td>
</tr>
<tr>
<td>2</td>
<td>How does this matter? We are educated, tax paying, very productive citizens.</td>
</tr>
<tr>
<td>3</td>
<td>Euro American</td>
</tr>
<tr>
<td>4</td>
<td>Mixed race</td>
</tr>
<tr>
<td>5</td>
<td>French Canadian</td>
</tr>
<tr>
<td>6</td>
<td>Races do not exist</td>
</tr>
<tr>
<td>7</td>
<td>mixed</td>
</tr>
</tbody>
</table>
Does your household include a person with a disability?

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>22.03%</td>
</tr>
<tr>
<td></td>
<td>50</td>
</tr>
<tr>
<td>No</td>
<td>77.97%</td>
</tr>
<tr>
<td></td>
<td>177</td>
</tr>
<tr>
<td>Answered</td>
<td>227</td>
</tr>
<tr>
<td>Skipped</td>
<td>72</td>
</tr>
</tbody>
</table>

What is your gender?

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>70.27%</td>
</tr>
<tr>
<td></td>
<td>156</td>
</tr>
<tr>
<td>Male</td>
<td>27.93%</td>
</tr>
<tr>
<td></td>
<td>62</td>
</tr>
<tr>
<td>Other</td>
<td>1.80%</td>
</tr>
<tr>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Answered</td>
<td>222</td>
</tr>
<tr>
<td>Skipped</td>
<td>77</td>
</tr>
</tbody>
</table>

What is your age?

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>0</td>
</tr>
<tr>
<td>18-24</td>
<td>11.06%</td>
</tr>
<tr>
<td></td>
<td>25</td>
</tr>
<tr>
<td>25-44</td>
<td>41.59%</td>
</tr>
<tr>
<td></td>
<td>94</td>
</tr>
<tr>
<td>45-54</td>
<td>14.16%</td>
</tr>
<tr>
<td></td>
<td>32</td>
</tr>
<tr>
<td>55-64</td>
<td>15.93%</td>
</tr>
<tr>
<td></td>
<td>36</td>
</tr>
<tr>
<td>65-74</td>
<td>12.39%</td>
</tr>
<tr>
<td></td>
<td>28</td>
</tr>
<tr>
<td>75+</td>
<td>4.87%</td>
</tr>
<tr>
<td></td>
<td>11</td>
</tr>
<tr>
<td>Answered</td>
<td>226</td>
</tr>
<tr>
<td>Skipped</td>
<td>73</td>
</tr>
</tbody>
</table>
PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting
The City’s goal for citizen or resident participation is to ensure broad participation of City residents; housing, economic development, and other service providers; City departments; nonprofit organizations; neighborhood groups; and other stakeholders in the planning and implementation of community development and housing programs. The City’s Citizen Participation Plan (CPP) supports that goal by providing residents meaningful information about the document’s contents, and ways to comment on and participate in the creation of the document.

The purpose of the CPP is to establish the process by which residents, public agencies, and other interested parties can actively participate in the development and revision of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER) and to set forth the City’s policies and procedures for resident participation. The CPP is available on the City’s website at www.icgov.org/actionplan.

The CPP provides for and encourages public participation and consultation, emphasizing involvement by residents and the organizations and agencies that serve LMI persons through the use of HUD programs.

The outreach process for the current Consolidated Plan included stakeholder outreach, three public meetings, a community-wide survey and a survey sent to service agencies. Collectively, there were 442 contacts with the public during the outreach process.

Stakeholder Sessions

Workforce Development
Meeting Room A, Iowa City Public Library (123 S. Linn Street)
June 18, 2019 from 1:30pm-2:45pm

Immigrant and Refugee Community Needs

- There is a need for English language training programs. Language barriers are most prominently felt by refugees and immigrants who do not speak or are not fluent in English. Stakeholders reported that these groups are leaving the community to work elsewhere, particularly in meatpacking facilities where being fluent in English is not perceived as being essential in those positions.
• Wage theft is an issue, particularly within the immigrant community. One stakeholder reported recovering over $120,000 in unpaid wages in recent years.
• Stakeholders suggested that Iowa City could follow the lead of other jurisdictions like Minnesota and Oakland, CA, both of which now have wage theft laws. Enacting a wage theft ordinance in Iowa City could have a significant impact on both the immigrant community and the service providers who are assisting them. For example, victims of wage theft may currently rely on food pantries but, if paid wages owed, would be better able to afford food.

Employment and Job-Readiness Training

• Stakeholders reported that some challenges facing job seekers include lack of digital literacy, language barriers and transportation. Education is needed to overcome the digital literacy and language barriers.
• There is a need for training for displaced workers and youth up to age 24, particularly for those who dropped out of school.
• Stakeholders identified a mismatch between employer needs and the skills in the labor market. Employers in the following areas need skilled workers: healthcare, IT, manufacturing, customer service and construction.
• Many businesses have closed or moved elsewhere, taking jobs with them. Stakeholders reported that when the closure/relocation is not trade-related, it makes an even larger negative impact because there are no resources available, whereas federal resources are available when the job losses are trade-related.
• Stakeholders noted that there is a need for an entrepreneur training program in the City.

Job-Preparedness and Challenges for Youth in School

• Schools should increase efforts to include special education populations in workforce development programs. Stakeholders noted that employers are engaging with youth through school-based programming, but special education populations are frequently not included.
• Employers are interested in engaging with youth to educate and expose them to available workplace options. For example, manufacturing employers want to educate youth about modern manufacturing practices as the industry has changed over the years, but many are not be aware of those changes and are therefore less inclined to consider it as a career path.
• Job shadowing can be a useful and powerful tool but because there is no clearinghouse, employers become fatigued because there are too many uncoordinated requests. There is a need to better coordinate efforts.
• There is an existing 8th grade program to lay out a course of study which provides an opportunity to engage students with adults to develop a plan for a career path.
• Sometimes youth face a barrier to employment because employers prefer to hire persons who are at least 18 years old because there are fewer restrictions.
Youth need training on soft skills such as the importance of arriving to work on time, avoiding being on a cell phone while working, and how to be trainable among other skills.

Childcare

- Stakeholders spoke about the need for affordable childcare. Childcare is expensive – approximately $900 or more per month per child – and Childcare Assistance can be a benefit to those that receive it. However, there are not many slots available because childcare facilities can’t afford to accept children using a voucher because the vouchers pay about $300 or less per child than the market rate.
- Stakeholders commented that the Childcare Assistance policies should be revised. The current structure incentivizes persons to decline a promotion unless it is significant. For example, it is possible for a person to have an additional $200 in monthly income but then lose $900 in Childcare Assistance because of the increased income.
- Stakeholders commented that it is a challenge to operate a small childcare business despite the significant need for such providers. It was stated that typically persons who want to run this type of business live in rental units and their leases prohibit the operation of a home-based business. Business owners are then risking eviction to operate the business.

Transportation

- The transportation system poses a challenge to the portion of the workforce that relies on public transit because there is no service on Sundays.
- Second and third shift workers are not able to rely on public transit because of service hours.
- It is a challenge for persons who live in Iowa City but work outside of the City to navigate multiple transit systems. There should be greater coordination among the systems.

Housing Affordability & Equity

Meeting Room A, IC Public Library (123 S. Linn Street)
June 18, 2019 from 3:00pm – 4:15pm

Challenges faced by LMI Renters

- Even though the rental vacancy rate is increasing, those with the lowest incomes and/or a history of mental illness/contact with the criminal justice system have difficulty finding a suitable rental unit because they are competing with households without similar constraints.
- Stakeholders reported that common move-in costs include first and last month’s rent, a security deposit plus the Iowa City utility deposit of $150 for a total of $2,400 to $2,850.
• Households with lower credit scores have trouble finding housing because landlords target tenants with high credit scores (many students’ parents co-sign on the lease).
• Because of the low availability of affordable units, many households turn to mobile home parks, some of which have unsatisfactory living conditions.
• Stakeholders stated that many tenants – particularly the most vulnerable – do not know their rights but even among those that do, the fear of retaliation is a deterrent from reporting the landlords’ resistance to making repairs and keeping buildings up to code. There is a need for education and outreach related to tenant rights.
• There is a need for decent, large, affordable units. Habitat for Humanity reported that they are primarily building large houses for large families with the average having four-bedrooms.
• Stakeholders reported that landlords will frequently keep the security deposit even when there was no substantial damage to the units. Tenants view the security deposit as a tax and can be reluctant to move into a new unit because of the need to save for another security deposit.

Homelessness and Homelessness Prevention

• There is a need for increased homelessness prevention including additional funding to help households stay housed in the event of unforeseen circumstances. Stakeholders reported that a temporary setback can have long-term consequences for households living at the margins. For example, if a tenant falls behind on utilities and the service is cut off, this triggers an eviction per the lease agreement. It is difficult to get evictions expunged which makes it difficult for the household to find housing in the future.
• Stakeholders reported that there are existing services and funds to assist struggling households with utility arrears but there is a need for additional funding.
• One stakeholder reported that 930 people, approximately 25% of whom are children, pass through Shelter House annually. While 450 households were placed into housing, there is a shortage of available and affordable units.
• There is a need for additional beds in emergency shelters. It was reported that persons are staying in shelters for 45 days. The previous time limit had been 90 days, but the time limit needed to be reduced because of increased demand for emergency shelter stays due to the difficulty in finding affordable rental units.

Transportation

• Transportation is costly for teenagers to get to places of employment or to community assets.
• There is a need for greater coordination among the City transit system and the regional systems to decrease time spent commuting. Given the current transit routes and connectivity between job centers and areas with affordable housing, it is costly for families with children because the parents/guardians need to pay for childcare not only for the time spent while at work but also during the time spent commuting which could be substantial.
The Need for Smaller Units

- There is a need for studio apartments and one-bedroom units in the downtown area. Some landlords advertise for a one-bedroom unit but when potential tenants inquire, they discover that the advertised rent is for one bedroom in a larger unit. That is, it is the shared cost for each roommate and not a one-bedroom unit.
- Stakeholders stated Iowa City’s zoning ordinance should be updated to better meet the needs of residents and allow for greater housing types and unit sizes throughout the City.

Student Concerns

- Students from lower income families have difficulty finding co-signers for a lease.
- The new affordable student housing is not affordable.
- University of Iowa dorms are overbooked which may result in equity issues.

Subsidized Housing

- Stakeholders inquired about the ability of Iowa City to acquire more Housing Choice Vouchers (HCV) and stated that there should be a locally-funded program that operates in a similar manner as the HCV program.
- While lawful source of income is a protected class by law, landlords are able to find ways around accepting vouchers. There is a need for education and outreach regarding fair housing.
- Stakeholders reported that there is a years-long waiting list for HCVs. The demand for subsidized housing is so great that a person who doesn’t meet one of the primary preference categories (i.e., elderly, disabled, families, etc.) will not be able to access housing.

Education and Outreach

- There is a significant need for education and outreach among students and LMI households regarding fair housing laws.
Housing for Those in Crisis
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 19, 2019 from 9:00am-10:15am

Employment

- There is a need for better-paying jobs. While a 2005 study reported that the Iowa City-Cedar Rapids area was one of the top five job producing areas in the entire United States, closer inspection of the findings showed that in the aggregate, the jobs paid less than 80% AMI.

Permanent Supportive Housing and Emergency Housing

- Shelter House recently constructed 24 new units of permanent supportive housing. There is a need for additional units.
- There is a need for emergency housing and supportive services for youth (teens and persons in early 20s) who are currently couch-surfing. These persons need life and jobs skills to become self-sufficient before they age out of assistance.

Social and Supportive Services

- Stakeholders reported that there are currently several assistance programs such as a utility assistance program run by CommUnity Crisis Services. However, the demand exceeds the availability of resources. Water bills are a big concern for persons living at the margins. There are additional resources needed to meet the demand.
- There are an increasing number of persons with disabilities who come to Johnson County and Iowa City in search of services. Stakeholders reported that agencies such as Goodwill will go to a job site with a client to assess the work environment, talk with the employer and to teach the client about their trigger situations and how to handle difficult situations. Some employers are more open to this than others.
- There is a need for supportive services for persons exiting mental health facilities and/or correctional facilities. There is also a need for additional beds in substance abuse treatment facilities because it is difficult to get help even when one is ready to get help.
- There is a need for credit repair services as well as education related to how to be a tenant, how to present oneself to a landlord, homebuyer education, financial literacy and fair housing laws.
Public Facilities and Services
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 19, 2019 from 10:30am-11:45am

Sustainability in Funding and Consistency

• There is a need for additional funding to meet the current needs. The needs of the community have shifted and become more complicated, especially as the number of immigrants and refugees in Iowa City has increased. Health issues are more chronic and more complicated than they have been historically. An increasing number of youths need mental health services. As a result of increased complexity and need, providers must fundraise more because they need more staff to meet the increased demand. While current staff and agencies perform well, there just are not enough providers to meet demand. Iowa City does not have a large philanthropic community; therefore, agencies are competing with each other for public funding dollars.

• Many public services agencies are overcrowded but unable to expand their facilities because of a lack of capital. There is a need to look holistically at the needs of service providers in Iowa City to determine if there can be some economies of scale/convenience by sharing space and/or locating complementary services nearby.

• Public service providers largely agreed that the City’s funding allocation of CDBG public service activity dollars should be reviewed and recommended by City staff, who should be more active in making the decisions about allocation of resources instead of HCDC.

Preserving Affordable Housing
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 20, 2019 from 9:00am-10:15am

Housing Rehabilitation

• Stakeholders reported that the housing stock in Iowa City is generally good so the rehab programs are steadily busy and well utilized but that the nature of rehabilitation projects generally is not dire. There is currently a three- to four-month waiting period for the City’s rehabilitation program.

• There is a need to expand rehabilitation efforts in mobile home parks.

• Stakeholders identified the need for more programs to make accessibility modifications to allow people to age in place.

Landlords and Concerns within the Rental Market and Community
• There is a need for code enforcement within the rental market. Stakeholders commented that while an inspection program exists, the inspections often occur only once every two years and many landlords who are not currently maintaining their properties make repairs right before the inspection but not otherwise.
• There is a need to limit the proportion of units in neighborhoods that are rentals to preserve neighborhood stability.

Asset Building in Neighborhoods
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 20, 2019 from 10:30am-11:45am

Childcare

• There is a need for affordable childcare options in LMI areas. The difficulty is that Childcare Assistance payment standards threaten the financial viability of the centers that accept the vouchers so providers are not able to accept too many vouchers.
• Stakeholders expressed an interest in revising policy to change the income eligibility levels for Childcare Assistance.
• Several stakeholders mentioned a study conducted by Iowa Women’s Foundation in which childcare was identified as one of the biggest issues for women across the State of Iowa.

Transportation

• Stakeholders commented that transportation is an issue. There is no public bus that services the three new schools and children who rely on public transit are not able to access community assets such as recreation centers because there is no bus.
• For persons employed in the retail sector, many work in Coralville but it can take three hours each day to commute to and from work by bus. There is a need to reassess the transit system routes and to encourage greater cooperation among the different transit systems.

Other Issues Identified

• There is a significant need for affordable retail centers and a laundromat in LMI areas because it is difficult for persons without access to a private vehicle to travel to retail areas in Coralville.
• There is a need for additional support for children experiencing homelessness so that they can stay in their home schools and have the support needed to be successful. There is the expectation that students who are homeless are still available for school projects and group work.
Healthy Homes and Neighborhoods
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 20, 2019 from 1:30am-2:45am

Energy Efficiency and Infrastructure

- There is a need for increased energy efficiency, especially within the rental market. Stakeholders pointed out that even with utility assistance in the winter months, a household can still have a heating bill of over $1,000. Landlords are not required to maintain minimum energy efficiency standards in their properties to reduce utility costs for tenants, and they have no incentive to make improvements because many tenants pay all utility costs.
- There is a need to change the building code to increase energy efficiency and decrease the impacts on climate change.
- There is a need for sidewalk connectivity; there are areas where there are no sidewalks and children walk along these areas to and from school.

Community

- Stakeholders commented that there is a need for people to have a sense of community and a sense of place. There is a need for more activities and opportunities within each area for people to get to know one another.
- There is a need for access to affordable healthcare. Being physically healthy contributes to healthy neighborhoods.

Public Health Concerns

- Stakeholders commented that overcrowding is an issue which leads to health concerns as well as potentially leads to eviction due to breach of contract.
- Bedbugs, mold and mildew and, less frequently, pests are a problem. There are also concerns with ineffective HVAC systems and kitchen appliances that do not work properly.
- There is a need for mental health assistance to help alleviate problems associated with hoarding.
Public Meetings

Public Meeting #1
Broadway Neighborhood Center (2105 Broadway Street)
June 18, 2019 from 6:00pm – 7:00pm

Childcare and Youth Programming

- There is a need for affordable childcare.
- There is a need for affordable youth programming and activities such as a skating rink, arcade, zoo or aquarium, cultural activities and summer camps.

Educational Opportunities

- Stakeholders identified the need for financial literacy classes and programs to assist with credit repair. This includes the need for services to help clear the credit records of children whose parents put utility bills in the child’s name. This results in the child having damaged credit upon entering adulthood.
- Stakeholders reported an interest in classes designed for entrepreneurs and small business owners to determine if starting a small business is the right decision and, if so, to educate the individual on how to get started.

Transportation

- Stakeholders stated that there is a need to ensure that bus routes transport riders to where they want to go to ensure that it does not take three hours to do what can be accomplished in ten minutes via private car (i.e. a trip to Walmart). Greater coordination is needed among the different transit systems.
- There is a need for second- and third shift and Sunday bus routes.
- Bus stops need to be better coordinated with school locations as some children have been seen walking in areas that are barren, and it can be dangerous for children to be walking along the route.
- There is a need for bus service to the area’s mobile home parks.
Public Meeting #2
Emma Harvat Hall, Iowa City City Hall (410 E. Washington Street)
June 19, 2019 from 1:30pm – 2:45pm

Affordable Housing

- Stakeholders commented that because Iowa City is a relatively affluent place, “affordable housing” is not always affordable. Rents have gotten expensive because students and their parents are willing and able to pay higher rents.
- Stakeholders commented that there is a gap in housing and services for low-income persons who are struggling and not yet homeless but whose incomes are not high enough to access certain services for LMI households. For example, these households cannot access housing built by Habitat for Humanity but also cannot gain access to public housing.
- There is a need to desegregate poverty and to make sure that affordable units are located throughout Iowa City.
- There are not enough units affordable to those households with incomes between 0-30% AMI.
- There is the continued need for a repairs program because it is cost effective and can keep people in their homes as well as preserve the number of affordable units.
- Stakeholders commented that the City should reconsider current zoning and make changes that would make it easier to build new units and to get transportation to the units.
- Stakeholders commented that some landlords do not always take care of properties and will sometimes blame tenants for pre-existing damage to the unit. There is a need for greater accountability for landlords.
- Stakeholders stated that many tenants are not aware of their rights and that there is a need for education and outreach related to fair housing and tenant rights.

Transportation

- Stakeholders commented that there is a need for second- and third-shift and Sunday bus routes.
- There is a need for better coordination among the City transit system and regional systems so that it is easier to move in and outside of Iowa City to job centers and area amenities such as shopping districts.
Public Meeting #3
Pheasant Ridge Neighborhood Center (2651 Roberts Road)
June 19, 2019 from 6:00pm – 7:00pm

Affordable Housing

- Stakeholders commented that they wished there was additional capacity to expand affordable homeownership opportunities.
- There is a need for affordable rentals. Rents have gotten expensive because students and their parents are willing and able to pay higher rents and many of the new units seem to have been built for students.

Childcare and Youth Programming

- There is a need for affordable childcare, particularly for large families. The mothers are largely unable to attend school while their children are young because there is no way to afford childcare while the mother would attend classes.
- There is a need for weekend childcare so that caregivers can go to work on the weekends.
- Stakeholders stated that there are some women who are not low-or moderate-income but who still struggle to make ends meet because they are childcare cost burdened.

Transportation

- There is a need for better coordination among the City transit system and regional systems so that it is easier to move in and outside of Iowa City to job centers and area amenities such as shopping districts.

Community-wide Survey
There were 302 responses to the survey. Respondents were asked to rate the priority of various activities as being low, medium or high priority. A summary of results is included below for activities ranked as high priority. The complete survey results are attached.

- **Housing Activities Priority:**
  - transitional/permanent housing of homeless – 67.5%
  - fair housing activities - 61.7%
  - housing for those with a disability - 60.8%
  - Accessibility for disabled persons - 55.8%
• Economic Dev activity priority:
  o Literacy programs/GED preparedness – 55.2%
  o workforce dev/employment activities - 52.3%
  o job creation/retention – 52.2%

• Special Needs Services:
  o mental health services - 78.4%
  o emergency shelters and Homeless services – 72.1%
  o domestic violence service – 67.8%

• Neighborhood/commercial district services priority:
  o sidewalk improvements – 42.7%
  o Street Lighting - 41.6%
  o Street improvements – 39.4%

• Infrastructure Improvements
  o Road Improvements/Reconstruction – 53.8%
  o Water and Wastewater Treatment Facilities – 42.6%
  o Sidewalk Improvements/Reconstruction - 42.0%
  o Tree Planting – 41.7%

• Community Facilities
  o Mental health facilities – 74.5%
  o Homeless/Domestic Violence Facilities – 70.2%
  o Childcare Facilities – 57.0%

• In your opinion, what are the THREE highest priority needs in Iowa City for the next five years?
  o Affordable housing, infrastructure/road improvements, mental health/homeless services are most often cited priorities

• What types of housing, economic development, or community development projects would you like to see in Iowa City?
  o Affordable housing, more resources for small businesses/startups like low cost loans or incubators, park improvements and school/youth services funding
Public Service Provider Survey

To understand the capital improvement needs of core public service agencies, the City sent out a survey to identify necessary capital improvements over the next five years and, where possible, identify associated costs. The goal was to prioritize projects that had predetermined capital improvement needs in competitive rounds to facilitate the efficient use of federal funds and to improve project outcomes. One requirement for potential grantees is that the organization either own the building or have a long-term lease. Not all agencies participated in the survey. The seven agencies that completed the survey and their planned capital improvements are summarized below, though some of the needs are not CDBG eligible. The needs are noted here, however, for completeness:

<table>
<thead>
<tr>
<th>Organization:</th>
<th>Capital Improvements Anticipated over the next five years</th>
</tr>
</thead>
<tbody>
<tr>
<td>4Cs: Community Coordinated Child Care</td>
<td>Improvements to parking lot</td>
</tr>
<tr>
<td>CommUnity Crisis Services &amp; Food Bank</td>
<td>Sidewalk and parking lot replacement and Shed construction Programming/staffing space expansion or possibly new building</td>
</tr>
<tr>
<td>Domestic Violence Prevention Program</td>
<td>Siding replaced and roof reshingled on shelter, Tree removal to improve visual security, repair fence, replace porch, replace casement windows, Remodel main floor bathroom for accessibility, install accessible W/D units; remodel two bathrooms for accessibility, replace all doors to client rooms, expand security cameras to include parking lot, replace NC units, replace HVAC systems, possibly boiler, reinstall or remodel south side stairwell</td>
</tr>
<tr>
<td>Iowa City Free Medical &amp; Dental Clinic</td>
<td>Reconfiguration of lower level for patient care; ventilation of three bathrooms; repaving parking lot</td>
</tr>
<tr>
<td>Neighborhood Centers of Johnson County</td>
<td>Broadway Center: Roof and window/door repair/replacement Pheasant Ridge Center: Playground equipment replacement, window sash replacements, and parking lot repairs</td>
</tr>
<tr>
<td>Prelude Behavioral Services</td>
<td>Carpet replacement, group room chairs, staff lounge upgrades (flooring and cabinets), Office furniture for counseling staff, and updates to reception area workspace (no estimate provided)</td>
</tr>
<tr>
<td>Shelter House</td>
<td>Replace geothermal system with traditional HVAC system, Replacement of all showers, some kitchen equipment replacement, Fence replacement along north property line, Carpet and flooring replacement, Installation of solar panels on roof, expanded storage space for donations, Drop-in space expansion separate from shelter, need additional/expanded office space</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Kirk Wohmann</td>
<td>City of Iowa City</td>
</tr>
<tr>
<td>Charlie Eastham</td>
<td>HCDC</td>
</tr>
<tr>
<td>Ellen McCabe</td>
<td>Housing Trust Fund of IC</td>
</tr>
<tr>
<td>Scott Mather</td>
<td>Iowa Workforce Dev</td>
</tr>
<tr>
<td>Peggy Aguilar</td>
<td>Citizen of IC</td>
</tr>
<tr>
<td>Susan Gray</td>
<td>YCS</td>
</tr>
<tr>
<td>Missie Formes</td>
<td>YCS</td>
</tr>
<tr>
<td>Liz Hubing</td>
<td>ICAD</td>
</tr>
<tr>
<td>Danielle Fiedler</td>
<td>City of I.C. Eco Dev</td>
</tr>
<tr>
<td>Rafael Marti</td>
<td>Center for Worker Justice</td>
</tr>
<tr>
<td>Melissa Copeland-Silver</td>
<td>Iowa Vocational Rehab Serv</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>E-mail Address &amp; Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crissy Cargnell</td>
<td>Shelter House</td>
<td><a href="mailto:crissy@shelterhouse.iowa.org">crissy@shelterhouse.iowa.org</a> 319-338-5411 x 200</td>
</tr>
<tr>
<td>Heath Brewer</td>
<td>Iowa Valley Habitat</td>
<td><a href="mailto:heath@iowavalleyhabitat.org">heath@iowavalleyhabitat.org</a> 319-519-6122</td>
</tr>
<tr>
<td>Gabe Martin</td>
<td>Iowa Valley Habitat</td>
<td><a href="mailto:gabe@iowavalleyhabitat.org">gabe@iowavalleyhabitat.org</a> 319-337-9947</td>
</tr>
<tr>
<td>Mark Sotka</td>
<td>Shelter House</td>
<td><a href="mailto:mark@shelterhouse.iowa.org">mark@shelterhouse.iowa.org</a> 319-351-0326</td>
</tr>
<tr>
<td>Stu Mullins</td>
<td>United Action For Youth</td>
<td><a href="mailto:stu.mullins@unitedactionaryOUTH.org">stu.mullins@unitedactionaryOUTH.org</a> 319-338-7518</td>
</tr>
<tr>
<td>Peggy Aguilar</td>
<td>citizen</td>
<td>515 586 0326 <a href="mailto:pillaquilart@gmail.com">pillaquilart@gmail.com</a></td>
</tr>
<tr>
<td>Cam E Newton</td>
<td></td>
<td><a href="mailto:CZN46@hotmail.com">CZN46@hotmail.com</a></td>
</tr>
<tr>
<td>Jennifer Modeston</td>
<td>UNIV OF IOWA – EBD</td>
<td><a href="mailto:jennifer-modeston@gmail.com">jennifer-modeston@gmail.com</a> 335-0705</td>
</tr>
<tr>
<td>Lysbeth Jacoby</td>
<td>JoCo Social Services</td>
<td><a href="mailto:lya@joconow.org">lya@joconow.org</a> 319-356-6090</td>
</tr>
<tr>
<td>Rachel Carter Sable</td>
<td>HACAP</td>
<td><a href="mailto:rcart@hacap.org">rcart@hacap.org</a> 319-36-1100</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
<td>Email Address &amp; Phone Number</td>
</tr>
<tr>
<td>-----------------------</td>
<td>---------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>Roger Lusala</td>
<td>MYEP</td>
<td><a href="mailto:R.Lusala@myep.us">R.Lusala@myep.us</a></td>
</tr>
<tr>
<td>Ellen McCabe</td>
<td>HTF JC</td>
<td><a href="mailto:emccabe@htfjc.org">emccabe@htfjc.org</a></td>
</tr>
<tr>
<td>Angelica Vannatta</td>
<td>Shelter House</td>
<td><a href="mailto:angelica@shelterhouseiowa.org">angelica@shelterhouseiowa.org</a></td>
</tr>
<tr>
<td>Charlie Gasthan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kristie Boser</td>
<td>DVIP</td>
<td><a href="mailto:Kristie@dvipiowa.org">Kristie@dvipiowa.org</a></td>
</tr>
<tr>
<td>Peggy Aguilar</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maryann Dennis</td>
<td>THF</td>
<td><a href="mailto:mdermi@noviiifellowship.com">mdermi@noviiifellowship.com</a></td>
</tr>
<tr>
<td>Tashundra Gatrright</td>
<td>THF</td>
<td><a href="mailto:TASHUNDRA@MARSHALLHOUSINGFELLOWSHIP.COM">TASHUNDRA@MARSHALLHOUSINGFELLOWSHIP.COM</a></td>
</tr>
<tr>
<td>Joseph Lear</td>
<td>Resurrection Assembly of God</td>
<td>Pastor Joseph, <a href="mailto:resurrection@gmail.com">resurrection@gmail.com</a>, 319-593-8664</td>
</tr>
<tr>
<td>Laura Idefaux</td>
<td>Shelter House</td>
<td><a href="mailto:laura@shelterhouseiowa.org">laura@shelterhouseiowa.org</a></td>
</tr>
<tr>
<td>Ellie Puckson</td>
<td>Habitat</td>
<td></td>
</tr>
<tr>
<td>Michelle Howze</td>
<td>Inside Out center</td>
<td><a href="mailto:insideoutcenter@gmail.com">insideoutcenter@gmail.com</a></td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
<td>Email Address &amp; Phone Number</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Lucy Barker</td>
<td>Houses into Homes</td>
<td>houses into homes319@gmail.com319-435-1075</td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
<td>Email Address / Phone Number</td>
</tr>
<tr>
<td>----------------</td>
<td>--------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Nighi Omw</td>
<td></td>
<td><a href="mailto:Nighi@ymail.com">Nighi@ymail.com</a></td>
</tr>
<tr>
<td>Marcella Hentadu</td>
<td></td>
<td>M.</td>
</tr>
<tr>
<td>Bruce Clark</td>
<td>SHELTER HOUSE</td>
<td></td>
</tr>
<tr>
<td>Tony Burch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scott Howes</td>
<td>IVHFIT</td>
<td></td>
</tr>
<tr>
<td>Laura Bergus</td>
<td>resident</td>
<td><a href="mailto:Laura.Bergus@gmail.com">Laura.Bergus@gmail.com</a> 319-541-9472</td>
</tr>
<tr>
<td>Ismael Marsee 1</td>
<td>6:15</td>
<td></td>
</tr>
<tr>
<td>Tiffany Curry</td>
<td>6:26</td>
<td><a href="mailto:TiffanyCurry350@gmail.com">TiffanyCurry350@gmail.com</a></td>
</tr>
<tr>
<td>Daisy Brazelton</td>
<td>6:48</td>
<td></td>
</tr>
<tr>
<td>Names (please print legibly)</td>
<td>Organization</td>
<td>Email Address &amp; Phone Number</td>
</tr>
<tr>
<td>------------------------------</td>
<td>--------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Betty Hughes-Freyne</td>
<td>Unlimited Abilities</td>
<td></td>
</tr>
<tr>
<td>Shirley Frumke</td>
<td>Unlimited Abilities</td>
<td><a href="mailto:Limit3dAbilitiesInc@gwcirm.com">Limit3dAbilitiesInc@gwcirm.com</a></td>
</tr>
<tr>
<td>Becci Reedus</td>
<td>Community Crisis Services</td>
<td><a href="mailto:becci.reedus@builtbycommunity.org">becci.reedus@builtbycommunity.org</a></td>
</tr>
<tr>
<td>Name (please print legibly)</td>
<td>Organization</td>
<td>Email Address &amp; Phone Number</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>--------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Dorene Nott</td>
<td>Elder SVCS/Horizons</td>
<td><a href="mailto:dnot@elderservices.org">dnot@elderservices.org</a> 319-541-2321</td>
</tr>
<tr>
<td>Ellen McCabe</td>
<td>HTFJC</td>
<td><a href="mailto:emccabe@htfjc.org">emccabe@htfjc.org</a></td>
</tr>
<tr>
<td>Michelle Henz</td>
<td>Inside Out Reentry</td>
<td><a href="mailto:insideout-reentry@gmail.com">insideout-reentry@gmail.com</a></td>
</tr>
<tr>
<td>Heather Harvey</td>
<td>HACAP</td>
<td><a href="mailto:harney@hacap.org">harney@hacap.org</a></td>
</tr>
<tr>
<td>Lucy Banker</td>
<td>Houses into Homes</td>
<td>housesintohomes@<a href="mailto:19@gmail.com">19@gmail.com</a> 319-435-075</td>
</tr>
<tr>
<td>Stu Mullins</td>
<td>United Action for Youth</td>
<td><a href="mailto:Stu.mullins@unitedaction4youth.org">Stu.mullins@unitedaction4youth.org</a> 319-338-7518</td>
</tr>
<tr>
<td>Laura Oebbeke</td>
<td>ShelterHouse</td>
<td><a href="mailto:Laura@shelterhouseiowa.org">Laura@shelterhouseiowa.org</a></td>
</tr>
<tr>
<td>Roger Goadkeen</td>
<td>Successful Living</td>
<td><a href="mailto:rogerkeen@icsuccess.org">rogerkeen@icsuccess.org</a></td>
</tr>
<tr>
<td>Steven Racklis</td>
<td>FCHHA</td>
<td><a href="mailto:Steven-Racklis@iowa-city.org">Steven-Racklis@iowa-city.org</a></td>
</tr>
<tr>
<td>Mark SertHert</td>
<td>ShelterHouse</td>
<td><a href="mailto:Mark@shelterhouseiowa.org">Mark@shelterhouseiowa.org</a></td>
</tr>
<tr>
<td>Angelica Vannatta</td>
<td>ShelterHouse</td>
<td><a href="mailto:Angelica@shelterhouseiowa.org">Angelica@shelterhouseiowa.org</a></td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
<td>Email/Address &amp; Phone Number</td>
</tr>
<tr>
<td>--------------------</td>
<td>------------------------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Doreen Nott</td>
<td>Elder Succs/Horizons</td>
<td><a href="mailto:dnott@elderservicesinc.org">dnott@elderservicesinc.org</a> 319-541-2321</td>
</tr>
<tr>
<td>Jan Dragunow</td>
<td>YACAP</td>
<td><a href="mailto:ydragunow@charfa.org">ydragunow@charfa.org</a> 319-736-1545</td>
</tr>
<tr>
<td>Susan Gay</td>
<td>YS</td>
<td></td>
</tr>
<tr>
<td>Missie Forbes</td>
<td>UCS</td>
<td><a href="mailto:missieforbes.mnel@gmail.com">missieforbes.mnel@gmail.com</a></td>
</tr>
<tr>
<td>Elias Ortiz</td>
<td>DUAP</td>
<td><a href="mailto:eles@duapiowa.org">eles@duapiowa.org</a></td>
</tr>
<tr>
<td>Roger Lusala</td>
<td>MYEP</td>
<td><a href="mailto:R.Lusala@myep.us">R.Lusala@myep.us</a></td>
</tr>
<tr>
<td>Zee Hac</td>
<td>CIC Parks</td>
<td><a href="mailto:zee.hacc@iowa.edu">zee.hacc@iowa.edu</a></td>
</tr>
<tr>
<td>Stu Mullins</td>
<td>United Action for Youth (UAY)</td>
<td><a href="mailto:stu.mullins@unitedactionforyouth.org">stu.mullins@unitedactionforyouth.org</a> 319-328-7517</td>
</tr>
<tr>
<td>Michelle Heritz</td>
<td>Inside Out Reentry</td>
<td><a href="mailto:insideout.reentry@gmail.com">insideout.reentry@gmail.com</a></td>
</tr>
<tr>
<td>Mark So Hoff</td>
<td>Shelter House</td>
<td><a href="mailto:mark@shelterhouseiowa.org">mark@shelterhouseiowa.org</a></td>
</tr>
<tr>
<td>Kathryn Drumke</td>
<td>RVAP</td>
<td><a href="mailto:kdrumke@rvap.org">kdrumke@rvap.org</a></td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
<td>Email Address &amp; Phone Number</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Barbara Vinograde</td>
<td>IC Free Clinic</td>
<td><a href="mailto:bvinograde@free.medicalclinic.org">bvinograde@free.medicalclinic.org</a></td>
</tr>
<tr>
<td>Juli Seydell Johnson</td>
<td>IC Parks &amp; Rec</td>
<td><a href="mailto:juli-sjohnson@iowa-city.org">juli-sjohnson@iowa-city.org</a></td>
</tr>
</tbody>
</table>

**Date:** 6/19/19  **Time:** 10:30 am  **Group:** Public Facilities
<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Email Address &amp; Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ray Bishop</td>
<td></td>
<td><a href="mailto:stache5413@outlook.com">stache5413@outlook.com</a></td>
</tr>
<tr>
<td>Megan Alter</td>
<td>HCDC</td>
<td><a href="mailto:nearlyalter@gmail.com">nearlyalter@gmail.com</a></td>
</tr>
<tr>
<td>Heath Brewer</td>
<td>IVHFF</td>
<td><a href="mailto:health@iowavalleyhabitat.org">health@iowavalleyhabitat.org</a></td>
</tr>
<tr>
<td>Ellie Paxson</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wesley Farl</td>
<td>City of I.C.</td>
<td></td>
</tr>
<tr>
<td>Maria Omega Kummer</td>
<td>Vancouver/IC Community member</td>
<td></td>
</tr>
<tr>
<td>Kari Kroe</td>
<td>City resident</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
<td>Email Address &amp; Phone Number</td>
</tr>
<tr>
<td>--------------------</td>
<td>----------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Shenna Jones</td>
<td></td>
<td><a href="mailto:ShennaJones@yahoo.com">ShennaJones@yahoo.com</a> 319 512-3204</td>
</tr>
<tr>
<td>Gabe Martin</td>
<td>Iowa Valley Habitat for Humanity</td>
<td></td>
</tr>
<tr>
<td>Emily Schiefer</td>
<td>Inside/out Reentry</td>
<td><a href="mailto:eschiefs2@msn.com">eschiefs2@msn.com</a> 512-9448</td>
</tr>
<tr>
<td>Rashid Mohammed</td>
<td>NA</td>
<td>319 512 4525</td>
</tr>
<tr>
<td>Kamel Elgiseer</td>
<td>SVO</td>
<td><a href="mailto:eezmike@gmail.com">eezmike@gmail.com</a></td>
</tr>
<tr>
<td>Maysara Saeed</td>
<td>Iowa Valley</td>
<td><a href="mailto:Maysara.Saeed@yahoo.com">Maysara.Saeed@yahoo.com</a></td>
</tr>
<tr>
<td>Jeff Falk</td>
<td>ICHR</td>
<td><a href="mailto:joanjeff@centurylink.net">joanjeff@centurylink.net</a></td>
</tr>
<tr>
<td>Sabri Elleman</td>
<td></td>
<td><a href="mailto:subri2002@gmail.com">subri2002@gmail.com</a></td>
</tr>
<tr>
<td>Fatima Ahmed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mohammad Mohamed</td>
<td></td>
<td><a href="mailto:mohamedkhbeer@gmail.com">mohamedkhbeer@gmail.com</a></td>
</tr>
<tr>
<td>Yassir Alt+1</td>
<td></td>
<td><a href="mailto:xassirali2004@hotmail.com">xassirali2004@hotmail.com</a></td>
</tr>
<tr>
<td>Name (First and Last)</td>
<td>Organization</td>
<td>Email Address &amp; Phone Number</td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Shama Abdalla</td>
<td></td>
<td><a href="mailto:Shama46550@yahoo.com">Shama46550@yahoo.com</a></td>
</tr>
<tr>
<td>Aafia Hassan</td>
<td></td>
<td><a href="mailto:Aafia1974@hotmail.com">Aafia1974@hotmail.com</a></td>
</tr>
<tr>
<td>Nuha Ballal</td>
<td></td>
<td><a href="mailto:nuhaballal@gmail.com">nuhaballal@gmail.com</a></td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
<td>Email Address</td>
</tr>
<tr>
<td>--------------------</td>
<td>------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Jordan Demouche</td>
<td>HACAP</td>
<td><a href="mailto:jdemouche@hacap.org">jdemouche@hacap.org</a></td>
</tr>
<tr>
<td>Delaney Dixon</td>
<td>DVI P</td>
<td><a href="mailto:delaney@dpiowan.org">delaney@dpiowan.org</a></td>
</tr>
<tr>
<td>Ellen McCabe</td>
<td>HTFJC</td>
<td><a href="mailto:emccabe@htfjc.org">emccabe@htfjc.org</a></td>
</tr>
<tr>
<td>Heath Brewer</td>
<td>IVHFH</td>
<td><a href="mailto:heath@iowavalleynhabitat.org">heath@iowavalleynhabitat.org</a></td>
</tr>
<tr>
<td>MaryAnn</td>
<td>TFF</td>
<td></td>
</tr>
<tr>
<td>Tashundra Guthright</td>
<td>THF</td>
<td>TMARSHALL E HOUSING FELLOWSHIP</td>
</tr>
<tr>
<td>Scott Hawes</td>
<td>IVHFH</td>
<td></td>
</tr>
<tr>
<td>Ellie Paxson</td>
<td>Habitat</td>
<td></td>
</tr>
<tr>
<td>Nalo Johnson</td>
<td>JCPH</td>
<td><a href="mailto:njohnson2@co.johnson.in.us">njohnson2@co.johnson.in.us</a></td>
</tr>
<tr>
<td>Lysetta Jackson</td>
<td>JESS</td>
<td><a href="mailto:yjacoby@co.johnson.in.us">yjacoby@co.johnson.in.us</a></td>
</tr>
<tr>
<td>Name (please print legibly)</td>
<td>Organization</td>
<td>Email Address &amp; Phone Number</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>--------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Nala Johnson</td>
<td>JCPH</td>
<td><a href="mailto:njohnson@co.johnson.iowacounty.gov">njohnson@co.johnson.iowacounty.gov</a></td>
</tr>
<tr>
<td>Delaney Dixon</td>
<td>Domestic Violence Intervention Program</td>
<td><a href="mailto:delaney@dvipima.org">delaney@dvipima.org</a></td>
</tr>
<tr>
<td>Marla Bourgeois</td>
<td>C &amp; I</td>
<td><a href="mailto:marla-bourgeois@iowacity.org">marla-bourgeois@iowacity.org</a></td>
</tr>
<tr>
<td>Tyler Baird</td>
<td>CIC Park &amp; Rec</td>
<td><a href="mailto:tyler-baird@iowacity.org">tyler-baird@iowacity.org</a></td>
</tr>
<tr>
<td>Jason McGinnis</td>
<td>Twin Cities Elementary</td>
<td><a href="mailto:mcginnis.jasone@iowacityschools.org">mcginnis.jasone@iowacityschools.org</a></td>
</tr>
<tr>
<td>Gabe Martin</td>
<td>Iowa Valley Habitat for Humanity</td>
<td></td>
</tr>
<tr>
<td>Scott Hawes</td>
<td>IVHFIT</td>
<td></td>
</tr>
<tr>
<td>Ellie Parkinson</td>
<td>IVHFIT</td>
<td></td>
</tr>
<tr>
<td>Zac Hall</td>
<td>CIC Park &amp; Rec</td>
<td><a href="mailto:zac.hall@idwa-city.org">zac.hall@idwa-city.org</a></td>
</tr>
<tr>
<td>Sarah Witry</td>
<td>Community</td>
<td><a href="mailto:sarah.witry@builtbycommunity.org">sarah.witry@builtbycommunity.org</a></td>
</tr>
<tr>
<td>Name</td>
<td>Organization</td>
<td>Email/Address</td>
</tr>
<tr>
<td>----------------------</td>
<td>--------------------</td>
<td>------------------------------------</td>
</tr>
<tr>
<td>Susan Junis</td>
<td>RVAP</td>
<td><a href="mailto:susan-junis@uiowa.edu">susan-junis@uiowa.edu</a></td>
</tr>
<tr>
<td>Sofia Mahaffey</td>
<td>Horizons</td>
<td><a href="mailto:smahaffey@horizonsfamily.org">smahaffey@horizonsfamily.org</a></td>
</tr>
<tr>
<td>Nelo Johnson</td>
<td>JCPH</td>
<td>njohnson@johnsonminus</td>
</tr>
<tr>
<td>BRAD NELSONSON</td>
<td>NAPDC</td>
<td></td>
</tr>
<tr>
<td>Adam Schmerbach</td>
<td>ICED</td>
<td><a href="mailto:norbeck@caise.com">norbeck@caise.com</a></td>
</tr>
<tr>
<td>Martha Norbeck</td>
<td>C-Wise Design (ICED)</td>
<td></td>
</tr>
<tr>
<td>Aisha Kazembe</td>
<td>C-Wise Design (ICED)</td>
<td><a href="mailto:aisha.m.kazembe@gmail.com">aisha.m.kazembe@gmail.com</a></td>
</tr>
<tr>
<td>Heath Breuer</td>
<td>TVHFH</td>
<td><a href="mailto:health@iowavalleyhabitat.org">health@iowavalleyhabitat.org</a></td>
</tr>
<tr>
<td>Erik Tofte</td>
<td>City of Iowa City</td>
<td></td>
</tr>
<tr>
<td>David Powers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sarah Helmer</td>
<td>City of IC</td>
<td><a href="mailto:sarah-helmer@ic.org">sarah-helmer@ic.org</a></td>
</tr>
</tbody>
</table>
Casa Martin 4-H habitat
Ellie Passon Habitat
Sarah Nithy Community
Lucy Baker Houses under construction
Barlow High School 60 Tree Drive
Jamiel Miller U. of Iowa College of Nursing
The City is seeking the public's input on affordable housing, community development, and economic development needs in Iowa City over the next five years as part of its City Steps 2025 plan.

Residents are invited to share their ideas at a series of public meetings about how to spend federal funds to benefit low-to-moderate income residents. The meetings will be held next week at various locations throughout the community, including:

- 6-7 p.m., Tuesday, June 18 at the Broadway Neighborhood Center, 2105 Broadway St.
- 1:30-2:45 p.m., Wednesday, June 19 at Emma Harvat Hall in City Hall, 410 E. Washington St.
- 6-7 p.m., Wednesday, June 19 at Pheasant Ridge Neighborhood Center, 2651 Roberts Road.

Childcare will be available for children ages 1-8 at the Broadway and Pheasant Ridge events. Space for childcare is limited at the two events, so please register with the Neighborhood Centers of Johnson County by calling 319-354-7989.

City Steps 2025 is part of the City's 2021-2025 Consolidated Plan. Each year, the City receives Community Development Block Grant (CDBG) and HOME funds from the U.S. Department of Housing & Urban Development (HUD). To continue receiving these funds, the City must identify and prioritize needs in the community, and then explain how it will address those needs. Resident participation is key for creating a plan that accurately reflects the needs of Iowa City.

For answers to frequently asked questions about City Steps 2025, read our FAQ document.
You can also take out online survey about City Steps 2025: https://www.surveymonkey.com/r/CitySteps2025. The survey opens Monday, June 17, 2019.

Community stakeholder workshops

A series of workshops will be held for community housing stakeholders the same week. Those workshops are:

- **Workforce development.** Tuesday, June 18 from 1:30 – 2:45 p.m., Iowa City Public Library, Meeting Room A, 123 S. Linn Street.
- **Housing affordability & housing equity.** Tuesday, June 18 from 3– 4:15 pm, Library, Meeting Room A.
- **Housing for those in crisis.** Wednesday, June 19 from 9 – 10:15 a.m., Emma Harvat Hall, City Hall.
- **Public facilities & services.** Wednesday, June 19 from 10:30 – 11:45 a.m., Emma Harvat Hall, City Hall.
- **Preserving affordable housing.** Thursday, June 20 from 9-10:15 a.m., Emma Harvat Hall, City Hall.
- **Asset-building in low-to-moderate income neighborhoods.** Thursday, June 20 from 10:30 – 11:45 a.m., Emma Harvat Hall, City Hall.
- **Healthy homes and healthy neighborhoods.** Thursday, June 20 from 1:30 – 2:45 p.m., Emma Harvat Hall, City Hall.

For more information, or if you have questions, contact Neighborhood Services Coordinator Erika Kubly at 319-356-5121 or at erika-kubly@iowa-city.org.

Date of publication

Wednesday, June 12, 2019

Contact

Erika Kubly
Neighborhood Services Coordinator
319-356-5121
erika-kubly@iowa-city.org

Department

Neighborhood and Development Services
CITY OF IOWA CITY
Neighborhood Services

City Steps 2025
Consolidated Plan & Annual Action Plan

For more information contact:
Kirk Lehmann
Community Development Planner
410 E Washington Street
Iowa City, IA 52240
PH: 319-356-5230
kirk-lehmann@iowa-city.org

PUBLIC MEETINGS

▶ Tuesday, June 18 | 6 pm
Broadway Neighborhood Center, 2105 Broadway Street

▶ Wednesday, June 19 | 1:30 pm
Emma Harvat Hall, 410 E Washington Street

▶ Wednesday, June 19 | 6 pm
Pheasant Ridge Neighborhood Center, 2651 Roberts Road

Beginning June 17, take our online survey:
https://www.surveymonkey.com/r/CitySteps2025
STAKEHOLDER WORKSHOPS

Tuesday, June 18th -
Iowa City Public Library, Meeting Room A, 123 S Linn Street
- Workforce Development - 1:30 pm
- Housing Affordability & Equity - 3 pm

Wednesday, June 19th -
Emma Harvat Hall, 410 E Washington Street
- Housing for Those in Crisis - 9 am
- Public Facilities & Services - 10:30 am

Thursday, June 20th -
Emma Harvat Hall, 410 E Washington Street
- Preserving Affordable Housing - 9 am
- Asset-Building in Neighborhoods - 10:30 am
- Healthy Homes & Neighborhoods - 1:30 pm

Beginning June 17, take our online survey:
https://www.surveymonkey.com/r/CitySteps 2025

For more information contact:
Kirk Lehmann
Community Development Planner
410 E Washington Street
Iowa City, IA 52240
PH: 319-356-5230
kirk-lehmann@iowa-city.org
June 12, 2019

STEVEN RACKIS
1121 GILBERT COURT
IOWA CITY IA  52240

YOU ARE INVITED!

The City of Iowa City is initiating the preparation of City Steps 2025—the City’s 2021-2025 Consolidated Plan and 2021 Annual Action Plan. As key community stakeholders in Iowa City, we are seeking your participation in a series of workshops scheduled for June 18-20.

The five-year Consolidated Plan will identify the affordable housing and community development needs in the city for the next five years. Annually the city receives Community Development Block Grant (CDBG) funds and HOME funds from the U.S. Department of Housing & Urban Development (HUD). To continue receiving these funds, Iowa City is required to identify and prioritize its needs, then explain how it will address these needs through local projects.

Public Meetings scheduled for next week:

Tuesday, June 18 from 6:00 – 7:00 pm*
Broadway Neighborhood Center
2105 Broadway Street
*Childcare is available for children ages 1-8. Space is limited. Please call NCIC at 319-354-7989 prior to the meeting to register.

Wednesday, June 19 from 1:30 – 2:45 pm
City Hall, Emma Harvat Hall
410 E. Washington Street

Wednesday, June 19 from 6:00 – 7:00 pm*
Pheasant Ridge Neighborhood Center
2651 Roberts Road
*Childcare is available for children ages 1-8. Space is limited. Please call NCIC at 319-354-7989 prior to the meeting to register.

Finally, beginning on June 17 you can take our online survey at https://www.surveymonkey.com/r/CitySteps2025.
CDBG and HOME Consolidated Policies

The City recognizes the need to utilize Community Development Block Grant (CDBG) and/or HOME Investment Partnership Program (HOME) projects and other funding as effectively and efficiently as possible to meet the needs of low-moderate income household for housing, jobs and services within Iowa City. To assist the Housing and Community Development Commission (HCDC) in investing funds and evaluating a project’s status and ability to proceed, the following policies shall apply to all projects effective July 1, 2020:

I. Investment Policies

a. Economic Development

Economic development projects making application to the CDBG Economic Development Fund will be reviewed and approved by City staff based on criteria identified in the Applicant Guide. Updates will be provided to the City Council Economic Development Committee periodically.

Typically, for-profit business projects will receive low-interest loans; whereas, non-profits may be recommended for forgivable loans or grants. Decisions regarding investment terms for economic development projects will be made based on the nature of the project including, but not limited to, the risk, potential for growth, the number of and quality of jobs created for low-moderate income persons, the ability to repay a loan and the amount of other funding leveraged. Economic development assistance may be used for direct business funding, or for funding technical assistance for eligible businesses.

b. Housing

Rental Housing. The interest rate for rental housing activities will be zero percent (0%) for non-profit owned projects and prime rate (determined at the time the CDBG/HOME agreement is executed by the City) minus two points for for-profit owned projects with an amortization period up to thirty (30) years or the period of affordability, whichever is less. The City may grant a different interest rate and/or a different repayment option based on the nature of the project including, but not limited to, the revenue generated, the ability to repay a loan, the type of housing provided, the beneficiaries, the amount of other funding leveraged and the location of the site.

Homeownership. Each year Iowa City adopts resale/recapture provisions that apply to all HOME assisted homebuyer projects. The recapture/resale provisions shall be the same for both CDBG and HOME assisted homebuyer projects. These provisions are set forth in the Annual Action Plan for the year the funds were allocated to the Subrecipient/Recipient.

Tenant Based Rental Assistance (TBRA). All HOME funds provided for TBRA will be in the form of a grant.

c. Public Facilities

Public Facility projects as defined in 24 CFR 570.201(c) may be completed by the City and/or subrecipients. Governmental entities (i.e. jurisdictions with taxing authority as provided for in Iowa Code) that conduct CDBG-assisted public facilities projects will receive a grant with a compliance period of five years (60 months). Non-governmental subrecipients will receive a conditional occupancy loan, which the City shall secure through a lien, mortgage, or other comparable security against the assisted real property, to only be repaid upon transfer of title, rental of the property, or termination of services or occupancy as outlined in the applicable CDBG Agreement. If the subrecipient fully satisfies the terms outlined in the applicable CDBG Agreement, the security instrument will be released by the City following the successful completion of the compliance period that begins on the date as listed within the applicable CDBG Agreement. If the real property is leased, the lease shall be for a period that matches or exceeds the compliance term of the earned grant.

The number of years in the compliance period of a conditional occupancy loan will be calculated by dividing the total amount of CDBG assistance allocated to a subrecipient in any one City fiscal year for a public facility project by $10,000, rounded down. The minimum compliance period is five years (60 months). The maximum compliance period shall be no more than twenty (20) years. For example, $75,000 in CDBG assistance equals a compliance period of 15 years.
term of 7 years or 84 months.

d. Public Service

Public Service projects as defined in 24 CFR 570.201(e) shall receive CDBG assistance in the form of a grant with a term of not less than one year (12 months).

II. Unsuccessful and Delayed Projects

HCDC recognizes that from time to time, there may be CDBG and/or HOME projects that do not meet the anticipated schedule for implementation as presented to HCDC. These circumstances may be due to unforeseen events (e.g. unfunded applications for other financing). The following process helps ensure subrecipients use their funds in a timely manner.

1. All CDBG projects carried out by subrecipients will have entered into a formal agreement with the City of Iowa City for the utilization of funds by September 30 each year. Should a subrecipient fail to meet this schedule, the project will be reviewed by HCDC to evaluate if extenuating circumstances exist. If extenuating circumstances exist and it is anticipated the project will proceed, a new timeline will be established for the project. If circumstances do not warrant an extension of time, HCDC may recommend the recapture and re-use of the funds to the City Council.

2. All CDBG projects (except applicants for Low Income Housing Tax Credits) carried out by subrecipients will have expended a minimum of fifty percent (50%) of the assistance provided for the proposed project by March 15 each year. This provides the subrecipient with approximately 255 days following the start of the fiscal year to reach this threshold for CDBG projects. Should a recipient fail to meet this threshold, the project will be reviewed by HCDC to evaluate the timeliness of the project and its ability to proceed. If extenuating circumstances exist, a new timeline for expenditure will be established. If circumstances do not warrant an extension of time, HCDC may recommend the recapture and reuse of the funds to City Council.

3. All HOME projects carried out by subrecipients will have entered into a formal agreement with the City of Iowa City within two years of award (24 months). All HOME funds must be spent within five years. Should a subrecipient fail to show adequate progress towards meeting the schedule as identified in its application or the statutory requirements of the HOME program, the project will be reviewed by HCDC. If a HOME recipient is unsuccessful in obtaining funds identified in the application, HCDC will review the project and determine its viability without the proposed funds. HCDC may recommend the recapture and reuse of the funds to City Council.

III. Allocation of Uncommitted Funds

The City may have uncommitted CDBG or HOME funds that become available after the regular funding round either through windfall income, project cancellation, or additional funds provided by HUD. In most cases, funds will be retained for the next regular funding round and/or be used for administrative amendments of existing projects. In the event uncommitted funds exceed $150,000, HCDC may choose to:

1. Provide funding to existing projects that did not receive full funding and/or to projects that submitted applications but did not receive CDBG/HOME funding, up to their full request; or

2. Hold a special funding round to solicit and fund new proposals.

If funds shall be provided to existing and/or unfunded project, applicants will be notified of the availability of funds and asked to provide a written request for funds and how they will utilize them for their original request. If new projects are being considered, HCDC must publish notice of funding availability and proceed with a formal application process. In all cases the public must be given the opportunity for comment on the proposed use of funds in accordance with the City’s adopted Citizen Participation Plan.
# Table of Income and Rent Limits

**Community Development Block Grant (CDBG)**  
**HOME Investment Partnerships Program (HOME)**

## Income Limits

(Effective 6/28/2019)

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Extremely Low Income 30% Median Income</th>
<th>Very Low Income 50% Median Income</th>
<th>Low Income 80% Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$20,100</td>
<td>$33,500</td>
<td>$52,850</td>
</tr>
<tr>
<td>2</td>
<td>$23,000</td>
<td>$38,300</td>
<td>$60,400</td>
</tr>
<tr>
<td>3</td>
<td>$25,850</td>
<td>$43,100</td>
<td>$67,950</td>
</tr>
<tr>
<td>4</td>
<td>$28,700</td>
<td>$47,850</td>
<td>$75,500</td>
</tr>
<tr>
<td>5</td>
<td>$31,000</td>
<td>$51,700</td>
<td>$81,550</td>
</tr>
<tr>
<td>6</td>
<td>$33,300</td>
<td>$55,550</td>
<td>$87,600</td>
</tr>
<tr>
<td>7</td>
<td>$35,600</td>
<td>$59,350</td>
<td>$93,650</td>
</tr>
<tr>
<td>8</td>
<td>$37,900</td>
<td>$63,200</td>
<td>$99,700</td>
</tr>
</tbody>
</table>

## Rent Limits

<table>
<thead>
<tr>
<th></th>
<th>Effective</th>
<th>SRO</th>
<th>Efficiency</th>
<th>1 BDR</th>
<th>2 BDR</th>
<th>3 BDR</th>
<th>4 BDR</th>
<th>5 BDR</th>
<th>6 BDR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CDBG Fair Market Rent</strong></td>
<td>10/1/2019</td>
<td>$528</td>
<td>$705</td>
<td>$774</td>
<td>$1,011</td>
<td>$1,458</td>
<td>$1,775</td>
<td>$2,041</td>
<td>$2,308</td>
</tr>
<tr>
<td><strong>Low HOME Rent</strong></td>
<td>6/28/2019</td>
<td>$459</td>
<td>$612</td>
<td>$684</td>
<td>$902</td>
<td>$1,244</td>
<td>$1,388</td>
<td>$1,531</td>
<td>$1,674</td>
</tr>
<tr>
<td><strong>High HOME Rent</strong></td>
<td>6/28/2019</td>
<td>$459</td>
<td>$612</td>
<td>$684</td>
<td>$902</td>
<td>$1,304</td>
<td>$1,584</td>
<td>$1,822</td>
<td>$2,059</td>
</tr>
<tr>
<td><strong>HOME Fair Market Rent</strong></td>
<td>6/28/2019</td>
<td>$459</td>
<td>$612</td>
<td>$684</td>
<td>$902</td>
<td>$1,304</td>
<td>$1,584</td>
<td>$1,822</td>
<td>$2,059</td>
</tr>
</tbody>
</table>

Review your agreement to determine applicable rent limits. All HOME and many CDBG agreements limit rent to the applicable rent limit minus the tenant-paid utility allowance as provided by ICHA or HUD. Example: Tenant pays for electricity only and the utility allowance for electricity is $80. Rent for a one-bedroom HOME-assisted unit cannot exceed $604 ($684-80) if the HOME agreement restricts rent to the Low HOME rent. If a HOME-funded project assists five or more units, 20% of units must be leased at or below the low HOME rent.

The Fair Market Rents (FMR) for units larger than six bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. FMRs for single-room occupancy units are .75 times the zero bedroom (efficiency) FMR.

NOTE: The payment standard for Section 8 tenants may be higher than the rent limits shown here. Regardless of the payment standard, rent cannot exceed the rent limit identified in your agreement minus the tenant paid utility allowance if included.

Updated 9/19/2019
RESOLUTION NO. __________________

Resolution adopting Iowa City's 2021-2025 Consolidated Plan (known as City Steps 2025), authorizing the City Manager to submit said plan, technical corrections, and all necessary certifications to the U.S. Department of Housing and Urban Development, and designating the City Manager as the authorized Chief Executive Officer for the Consolidated Plan.

Whereas, the U.S. Department of Housing and Urban Development (HUD) requires the City of Iowa City, Iowa, to prepare and submit Consolidated Plan every five years, known as City Steps 2025, for City Fiscal Years 2021 through 2025, to plan the use of federal funds to assist lower income residents with housing, jobs, public facilities, and public services; and

Whereas, the Consolidated Plan outlines a five-year strategy to address the City's goals for housing, jobs, and services; and

Whereas, on March 2, 2004, the City Council of Iowa City adopted the Unsuccessful or Delayed Projects Policy for CDBG and HOME funded projects in Resolution 04-68; and

Whereas, on September 7, 2010, the City Council adopted CDBG and HOME Investment Policies in Resolution 10-393; and

Whereas, these two policies have been incorporated in the Consolidated Plan; and

Whereas, the City of Iowa City has held a series of meetings regarding the needs of lower income residents and the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds for the City of Iowa City; and

Whereas, the City has disseminated information, received public input, and held a public meeting on the Consolidated Plan; and

Whereas, on December 19, 2019, the Iowa City Housing and Community Development Commission recommended that the Consolidated Plan be approved subject to changes including that owner-occupied rehab be limited to households at or below 60% AMI;

Whereas, as set forth in the Council Action Report, staff agrees with the recommendations of the Housing and Community Development Commission except for limiting owner-occupied rehab to households at or below 60% AMI; and

Whereas, adoption of the Consolidated Plan will make Iowa City eligible for federal and state funds administered by the U.S. Department of Housing and Urban Development; and

Whereas, the City Council finds that the public interest will be served by the adoption of the Consolidated Plan and submission to the U.S. Department of Housing and Urban Development.
Now, Therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. Resolutions No. 04-68 and No. 10-393 are rescinded, and all other resolutions in conflict with the provisions of this resolution are hereby rescinded.

2. The City of Iowa City’s Five Year Consolidated Plan for City Fiscal Years 2021-2025 titled City Steps 2025, on file in the Neighborhood and Development Services office, with changes as recommended by staff, is hereby approved and adopted.

3. The City Manager of Iowa City is hereby designated as the Chief Executive Officer and authorized to act on behalf of the City of Iowa City in connection with Iowa City’s Five-Year Consolidated Plan for FY21-FY25.

4. The City Manager is hereby authorized and directed to submit Iowa City’s Five-Year Consolidated Plan for FY21-FY25 to the U.S. Department of Housing and Urban Development, and is further authorized and directed to provide all the necessary certifications and technical corrections or documents required by the U.S. Department of Housing and Urban Development in connection with said Plan.

5. The City Manager is hereby authorized to execute, terminate, or amend CDBG and HOME Agreements executed in connection with the allocation of public funds with sub-recipients, Community Housing Development Organizations (CHDOs), or other legal entities.

Passed and approved this 7th day of January, 2020.

______________________________
Mayor

Attest: ________________________                ___ ___________________________
City Clerk  City Attorney’s Office
January 7, 2020

**Board of Adjustment** - One vacancy to fill a five-year term, January 1, 2020 - December 31, 2024. (Term expires for Constance Goeb)

**ATTACHMENTS:**

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy Notice/Coversheet</td>
</tr>
<tr>
<td>Board Demographics/Attendance</td>
</tr>
<tr>
<td>Parker, Bryce - Application</td>
</tr>
</tbody>
</table>
NOTICE
THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING BOARD:

BOARD OF ADJUSTMENT

One Vacancy: Five-Year Term
January 1, 2020 – December 31, 2024

- Duties: The Board of Adjustment is a citizen panel that reviews requests for special exceptions and variances.

- The Board also considers appeals when there is a disagreement about an administrative decision made by the City.

- Members of the board act like judges, making decisions about individual properties and uses that may have difficulty meeting a specific zoning regulation or to resolve disputes about administrative zoning decisions.

- The Board is assisted in its work by planning staff and the City Attorney's office. Decisions made by the Board of Adjustment are binding upon all parties unless overturned upon appeal to District Court.

- The Board meets the second Wednesday of each month at 5:15 p.m.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions.

An application can be completed and submitted on the City of Iowa City website at www.icgov.org, or by contacting the Clerk's office. **Vacancy open until filled.**

Questions about the Iowa City Board of Adjustment Commission should be directed to Jessica Lile, Associate Planner at 356-5240.
It is hereby established, as a formal policy of the City Council of Iowa City, that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council Announcement Date: 10/1/2019
Application Deadline: Open until filled
Council Appointment Date: 01/07/2020
Date of Non-Gender Appointment: 12/30/2019
After date above Council may appoint without regard to gender

Gender Balance Requirement: None
Current Gender Balance: Female: 1 Male: 3

<table>
<thead>
<tr>
<th>Gender</th>
<th>Name and Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>Parker, Bryce</td>
</tr>
<tr>
<td></td>
<td>517 S. Governor St.</td>
</tr>
<tr>
<td>Name</td>
<td>Term Type</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------</td>
</tr>
<tr>
<td>Ernie Cox</td>
<td>Unexpired</td>
</tr>
<tr>
<td>Zaphan Hazell</td>
<td>Unexpired</td>
</tr>
<tr>
<td>Gene Chrischilles</td>
<td>Unexpired</td>
</tr>
<tr>
<td>Amy Pretorius</td>
<td>Unexpired +</td>
</tr>
<tr>
<td>VACANT</td>
<td></td>
</tr>
</tbody>
</table>

Please note: The information provided is the information provided on the application at the time of submission.

* Information is voluntary
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>COX, ERNIE</td>
<td>12/31/2020</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>GOEB, CONNIE</td>
<td>12/31/2019</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>HALL, RYAN</td>
<td>12/31/2022</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
<td>--</td>
</tr>
<tr>
<td>HAZELL, ZEPHIR</td>
<td>12/31/2021</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>O/E</td>
</tr>
<tr>
<td>PRETORIUS, AMY</td>
<td>12/31/2023</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>CHRISCHILLES, GENE</td>
<td>12/31/2022</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**KEY:**
- **X** = Present
- **O** = Absent
- **O/E** = Absent/Excused
- **NM** = No meeting
- **---** = Not a Member
Advisory Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time.

If appointed to a Board/Commission, all other applications will be removed from consideration.

NOTE: Must be 18 years of age and live within city limits of Iowa City to apply

Date of Application
11/7/2019

First Name*
BRYCE

Last Name*
PARKER

Home Address*
517 S. Governor Street

City
IOWA CITY

State
IA

Zip Code*
52240

Is your home address (listed above) within the corporate limits of Iowa City?*
Yes

Contact Phone Number*
7124907899

Email Address*
bryprkr@gmail.com

Boards & Commissions

Select a Board or Commission you are interested in:*
Adjustment, Board of

Preference on first choice
If multiple boards are being applied for.

How long have you been a resident of Iowa City?*
15 years

Occupation:*
Higher Education Administration/ Program Manager
Gender

*This question is mandatory in order for the City to comply with the State's gender balance requirement, which treats gender as binary. "Gender Identity" may be provided in the Demographics section of the application below.

☑ Male
☐ Female

Experience and/or activities which you feel qualify you for this position:*  
Previous Board of Adjustment experience for ~2 years. Had to relinquish role because of overseas service in Army for a year. Back in the USA and ready to serve my community once more. Some Masters Degree coursework in Urban Planning.

What is your present knowledge of each advisory board you are interested in? *  
The Board of Adjustment reviews grievances brought on by City Council decisions. It also looks into community uniformity into building irregularities to decide to approve/disapprove. Usually this involves an alternate use/additional use for the site such as drive-thru. Also a sounding board for community interests in building code or compliance.

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

Potential Conflicts of Interest  
The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract.

City Council Resolution # 15-300 established a policy that the following persons shall not be eligible for appointment to Boards and Commissions:

- A Council Member’s spouse, domestic partner or partner by cohabitation, children, step-children, children for whom the Council Member assumes parental responsibility, mother, father, son-in-law, daughter-in-law, mother-in-law, father-in-law, step-parent, brother, sister, step-siblings and half-siblings, brother-in-law, sister-in-law, grandparents and grandchildren, aunt, uncle, niece, nephew, first cousin, foster parent, foster child, persons who are parents of the same child, and persons with whom the employee is in an intimate relationship

Res. #15-300 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently have a conflict of Interest? *  
No

Do you currently serve on another Iowa City board or commission? *
Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the group(s) which it serves, please provide your information for the following:

**Age**
36

**Country of Origin**
USA

**Sexual Orientation**
Straight

**Religion**
Lutheran

**Do you have a disability?**
No

**Ethnicity**
European/WASP

**Race**
Human

**Gender identity**
Male

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

**Signature of Applicant**

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.
Senior Center Commission - Two vacancies to fill a three-year term, January 1, 2020 - December 31, 2022. (Term expires for Kenneth Bowen, Hiram Webber)

AND

Senior Center Commission - One vacancy to fill an unexpired term. Upon appointment - December 31, 2020. (Cheryll Clamon resigned)

ATTACHMENTS:

Description
Vacancy Notice/Coversheet
Board Demographics/Attendance
Nelson, George - Application
Vaughan, Paula - Application
Vogel, Linda - Application
Wiltgen, Glenn - Application
NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMISSION:

SENIOR CENTER COMMISSION

Two Vacancies: Three-Year Term
January 1, 2020 – December 31, 2022

and

One Vacancy to fill an unexpired term
Upon appointment – December 31, 2020

- The duties of members of the Senior Center Commission are to: serve in an advisory role to the City Council with regard to needs of the Senior Center;
- make recommendations with regard to policies and programs at the Senior Center;
- join staff and other interested persons in seeking adequate financial resources for operation of the Senior Center;
- encourage full participation by senior citizens in the programs of the Senior Center;
- ensure that the Senior Center is effectively integrated into the community and cooperates with organizations with common goals in meeting the needs of senior citizens;
- serves in an advocacy role with regard to the needs of senior citizens in Iowa City.
- The Senior Center Commission meets the third Tuesday of each month at 3:00 p.m.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City encourages diversity in the appointment of citizens to boards and commissions.

An application can be completed and submitted on the City of Iowa City website at www.icgov.org. or by contacting the Clerk’s office. Vacancy open until filled.

Questions about the Iowa City Senior Center Commission should be directed to LaTasha DeLoach, Senior Center Coordinator at 356-5225.
Board/Commission Application Cover

Board/Commission: Senior Center Commission

Two vacancies to fill a three-year term
01/01/2020 - 12/31/2022
and
One vacancy to fill an unexpired term
Upon appointment - 12/31/2020

It is hereby established, as a formal policy of the City Council of Iowa City, that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council Announcement Date: 10/1/2019 (2-full terms)
11/4/2019 (1-unexpired term)

Application Deadline: Open until filled

Council Appointment Date: 1/7/2020

Date of Non-Gender Appointment: 12/30/2019 (2-full terms)
02/03/2020 (1-unexpired term)
After dates above Council may appoint without regard to gender

Gender Balance Requirement: 1-Male, 1-Female, 1-None
Current Gender Balance:
Female: 2 Male: 2

<table>
<thead>
<tr>
<th>Gender</th>
<th>Name and Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>Nelson, George 502 Whitng Ave.</td>
</tr>
<tr>
<td>Female</td>
<td>Vaughan, Paula 1712 Winston Dr</td>
</tr>
<tr>
<td>Female</td>
<td>Vogel, Linda 12 Trevoise Pl</td>
</tr>
<tr>
<td>Male</td>
<td>Wiltgen, Glenn 1848 West Benton Street, Unit 102</td>
</tr>
</tbody>
</table>
### Senior Center Commission Demographic Report

<table>
<thead>
<tr>
<th>Name</th>
<th>Category</th>
<th>Term Type</th>
<th>Term Number</th>
<th>Stop Term</th>
<th>Resident Years</th>
<th>Occupation</th>
<th>Gender*</th>
<th>Age*</th>
<th>Country of Origin*</th>
<th>Sexual Orientation*</th>
<th>Religion*</th>
<th>Disability*</th>
<th>Ethnicity*</th>
<th>Race*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Finlayson</td>
<td>Full</td>
<td>1</td>
<td>12/31/2020</td>
<td>24 years</td>
<td>Attorney, Finance, Government</td>
<td>Male</td>
<td>47</td>
<td>United States of America</td>
<td>Heterosexual</td>
<td>Christian</td>
<td>No</td>
<td>Caucasian</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lorraine Dorfman</td>
<td>Unexpired + Full</td>
<td>1</td>
<td>12/31/2021</td>
<td>50 years</td>
<td>Professor (retired)</td>
<td>Female</td>
<td>83</td>
<td>USA</td>
<td>Heterosexual</td>
<td>Jewish</td>
<td>No</td>
<td>Polish/Ukrainian</td>
<td>Caucasian</td>
<td></td>
</tr>
<tr>
<td>Zachary Goldsmith</td>
<td>Unexpired + Full</td>
<td>1</td>
<td>12/31/2021</td>
<td>39 years</td>
<td>Teacher</td>
<td>Male</td>
<td>42</td>
<td>United States of America</td>
<td>Straight</td>
<td>Jewish</td>
<td>No</td>
<td>Jewish</td>
<td>White</td>
<td></td>
</tr>
<tr>
<td>VACANT</td>
<td></td>
<td>12/31/2022</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VACANT</td>
<td></td>
<td>12/31/2022</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Please note: The information provided is the information provided on the application at the time of submission.

* Information is voluntary
Senior Center Commission
Attendance Record

<table>
<thead>
<tr>
<th>Name</th>
<th>Term Expires</th>
<th>9/20/18</th>
<th>10/18/18</th>
<th>11/15/18</th>
<th>12/13/18</th>
<th>1/24/18</th>
<th>2/21/19</th>
<th>3/21/19</th>
<th>4/25/19</th>
<th>5/16/19</th>
<th>6/20/19</th>
<th>7/18/19</th>
<th>8/15/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kenn Bowen</td>
<td>12/31/20</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Cheryll Clamon</td>
<td>12/31/18</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>O/E</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Lorraine Dorfman</td>
<td>12/31/19</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>O/E</td>
<td>x</td>
<td>NM</td>
<td>O/E</td>
<td>x</td>
</tr>
<tr>
<td>Robert (Scott) Finlayson</td>
<td>12/31/20</td>
<td>NM</td>
<td>x</td>
<td>O/E</td>
<td>NM</td>
<td>x</td>
<td>O/E</td>
<td>NM</td>
<td>x</td>
<td>O/E</td>
<td>NM</td>
<td>O/E</td>
<td>x</td>
</tr>
<tr>
<td>Zach Goldsmith</td>
<td>12/31/21</td>
<td>--</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Angela McConville</td>
<td>12/31/21</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Margaret Reese</td>
<td>12/31/17</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Hiram (Rick) Webber</td>
<td>12/31/20</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>x</td>
<td>NM</td>
<td>x</td>
<td>O/E</td>
</tr>
</tbody>
</table>

Key:
- X = Present
- O = Absent
- O/E = Absent/Excused
- NM = No meeting
- -- = Not a member
Advisory Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time.

If appointed to a Board/Commission, all other applications will be removed from consideration.

NOTE: Must be 18 years of age and live within city limits of Iowa City to apply

Date of Application
12/14/2019

First Name*
George

Last Name*
Nelson

Home Address*
502 Whiting Ave.

City
IOWA CITY

State
IA

Zip Code*
52245

Is your home address (listed above) within the corporate limits of Iowa City?*
Yes

Contact Phone Number*
3193374706

Email Address*
georgecnelson@gmail.com

Boards & Commissions

Select a Board or Commission you are interested in:*
Senior Center Commission

Preference on first choice
If multiple boards are being applied for.

How long have you been a resident of Iowa City?*
45 years

Occupation:*
retired UI Professor Emeritus of Mathematics
Gender

*This question is mandatory in order for the City to comply with the State's gender balance requirement, which treats gender as binary. "Gender Identity" may be provided in the Demographics section of the application below.

☑ Male
☐ Female

Experience and/or activities which you feel qualify you for this position:* 
I have been an active member of the Center since 2008. For the past 3 years I have taught twice a week "Yang Style Tai Chi Chuan" at the Center free of charge. For the past year I have run the "Advanced 108 Move Yang Tai Chi" group which meets twice a week after the previous class. For the past two years I have taught the weekly "Qigong" class at the Center free of charge. I continue to run these programs in Spring 2020 with a new "Introduction to Yang Tai Chi" class.

All of these activities are well known to promote the health and well-being of their participants as well as provide an important socialization component.

What is your present knowledge of each advisory board you are interested in?* 
My feeling is that many of the board members are not actively involved in the Center. Also, the City through the board has dictated certain policies at the Center which do not necessarily benefit the maximum number of individuals which I hope to change.

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

Potential Conflicts of Interest

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract.

City Council Resolution # 15-300 established a policy that the following persons shall not be eligible for appointment to Boards and Commissions:

A Council Member's spouse, domestic partner or partner by cohabitation, children, step-children, children for whom the Council Member assumes parental responsibility, mother, father, son-in-law, daughter-in-law, mother-in-law, father-in-law, step-parent, brother, sister, step-siblings and half-siblings, brother-in-law, sister-in-law, grandparents and grandchildren, aunt, uncle, niece, nephew, first cousin, foster parent, foster child, persons who are parents of the same child, and persons with whom the employee is in an intimate relationship

Res. #15-300 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.
Do you currently have a conflict of Interest? *
No

Do you currently serve on another Iowa City board or commission? *
No

Demographic Information
The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Age
77

Country of Origin
USA

Sexual Orientation
straight

Religion
none

Do you have a disability? 
No

Ethnicity
Tai Chi

Race
Caucasian

Gender identity
male

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Signature of Applicant *

George Nelson

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.
Advisory Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time.

If appointed to a Board/Commission, all other applications will be removed from consideration.

NOTE: Must be 18 years of age and live within city limits of Iowa City to apply

Date of Application
12/26/2019

First Name *
Pamela

Last Name *
Vaughan

Home Address *
1712 Winson Dr

City
IOWA CITY

State
IA

Zip Code *
52245

Is your home address (listed above) within the corporate limits of Iowa City? *
Yes

Contact Phone Number *
319-631-8322

Email Address *
prvaughan@mchsi.com

Boards & Commissions

Select a Board or Commission you are interested in: *
Senior Center Commission

Preference on first choice
If multiple boards are being applied for.

How long have you been a resident of Iowa City? *
8 years

Occupation: *
retired from management position in hospital nutrition services

Gender*

*This question is mandatory in order for the City to comply with the State's gender balance requirement, which treats gender as binary. “Gender Identity” may be provided in the Demographics section of the application below.

☐ Male
☒ Female

Experience and/or activities which you feel qualify you for this position:* I have experience on other boards: currently on board of Johnson County Affordable Housing Coalition and board of League of Women Voters of Johnson County. Past commissioner and chair of Housing Community Development Commission. Past volunteer at Community and Elder Services. Member of The Center for 8 years.

What is your present knowledge of each advisory board you are interested in?* works in conjunction with Center members and staff regarding policy, resources, programming to serve needs and interests of older adults; coordinates with other organizations and advises City Council to advocate for older adults and to ensure their integration and participation in our community;

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

Potential Conflicts of Interest

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract.

City Council Resolution # 15-300 established a policy that the following persons shall not be eligible for appointment to Boards and Commissions:

A Council Member's spouse, domestic partner or partner by cohabitation, children, step-children, children for whom the Council Member assumes parental responsibility, mother, father, son-in-law, daughter-in-law, mother-in-law, father-in-law, step-parent, brother, sister, step-siblings and half-siblings, brother-in-law, sister-in-law, grandparents and grandchildren, aunt, uncle, niece, nephew, first cousin, foster parent, foster child, persons who are parents of the same child, and persons with whom the employee is in an intimate relationship

Res. #15-300 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently have a conflict of interest?* No
Do you currently serve on another Iowa City board or commission? *
No

Demographic Information
The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Age
68

Country of Origin
USA

Sexual Orientation
hetero

Religion

Do you have a disability?
No

Ethnicity
white

Race
white

Gender identity
female

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Signature of Applicant *

Paula I Vaughan

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.
Advisory Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time.

If appointed to a Board/Commission, all other applications will be removed from consideration.

NOTE: Must be 18 years of age and live within city limits of Iowa City to apply

Date of Application
12/26/2019

First Name *
Linda

Last Name *
Vogel

Home Address *
12 Trevose Pl

City
IOWA CITY

State
IA

Zip Code *
52245

Is your home address (listed above) within the corporate limits of Iowa City? *
Yes

Contact Phone Number *
5736923530

Email Address *
lvgvogel1728@gmail.com

Boards & Commissions

Select a Board or Commission you are interested in: *
Senior Center Commission

Preference on first choice
If multiple boards are being applied for.

How long have you been a resident of Iowa City? *
36 months

Occupation: *
Retired
Gender

*This question is mandatory in order for the City to comply with the State's gender balance requirement, which treats gender as binary. "Gender Identity" may be provided in the Demographics section of the application below.

☐ Male
☑ Female

Experience and/or activities which you feel qualify you for this position: *

Marketing/Sales Manager BHA/GE for 30 years (degree Marketing/Business Administration)
Lake of the Ozarks Water Safety Council-Board Member/Marketing Manager (volunteer)
Coast Guard Auxiliary-District Level
Camdenton Arts Council-Board
Have had extensive interaction between community, media, various councils

What is your present knowledge of each advisory board you are interested in?: *

I spoke with Latasha last week to go over duties and responsibilities. This is similar to other organizations we have helped with in the past.

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

Potential Conflicts of Interest

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBGD/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract.

City Council Resolution # 15-300 established a policy that the following persons shall not be eligible for appointment to Boards and Commissions:

A Council Member’s spouse, domestic partner or partner by cohabitation, children, step-children, children for whom the Council Member assumes parental responsibility, mother, father, son-in-law, daughter-in-law, mother-in-law, father-in-law, step-parent, brother, sister, step-siblings and half-siblings, brother-in-law, sister-in-law, grandparents and grandchildren, aunt, uncle, niece, nephew, first cousin, foster parent, foster child, persons who are parents of the same child, and persons with whom the employee is in an intimate relationship

Res. #15-300 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently have a conflict of Interest? *

No

Do you currently serve on another Iowa City board or commission? *
Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the group(s) which it serves, please provide your information for the following:

Age
72

Country of Origin
United States

Sexual Orientation
heterosexual

Religion
Christian

Do you have a disability?
No

Ethnicity

Race
White

Gender identity
Female

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Signature of Applicant*

Linda G. Vogel

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.
Advisory Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time.

If appointed to a Board/Commission, all other applications will be removed from consideration.

NOTE: Must be 18 years of age and live within city limits of Iowa City to apply

Date of Application
12/14/2019

First Name *
Glenn

Last Name *
Wiltgen

Home Address *
1848 West Benton Street, Unit 102

City
IOWA CITY

State
IA

Zip Code *
52246

Is your home address (listed above) within the corporate limits of Iowa City? *
Yes

Contact Phone Number *
3193601430

Email Address *
glenn.wiltgen@gmail.com

Boards & Commissions

Select a Board or Commission you are interested in: *
Senior Center Commission

Preference on first choice
If multiple boards are being applied for.

How long have you been a resident of Iowa City? *
2 years

Occupation: *
Accountant
Gender

*This question is mandatory in order for the City to comply with the State’s gender balance requirement, which treats gender as binary. “Gender Identity” may be provided in the Demographics section of the application below.

☑ Male
☐ Female

Experience and/or activities which you feel qualify you for this position:*  
I recently retired as an accountant with over 40 years of business and finance experience. Have participated on a number of nonprofit boards over the years. My resume is posted on LinkedIn.

What is your present knowledge of each advisory board you are interested in?*  
I read the job description online.

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

Potential Conflicts of Interest

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Section 362.5 of the Code of Iowa generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract.

City Council Resolution # 15-300 established a policy that the following persons shall not be eligible for appointment to Boards and Commissions:

A Council Member’s spouse, domestic partner or partner by cohabitation, children, step-children, children for whom the Council Member assumes parental responsibility, mother, father, son-in-law, daughter-in-law, mother-in-law, father-in-law, step-parent, brother, sister, step-siblings and half-siblings, brother-in-law, sister-in-law, grandparents and grandchildren, aunt, uncle, niece, nephew, first cousin, foster parent, foster child, persons who are parents of the same child, and persons with whom the employee is in an intimate relationship.

Res. #15-300 states that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently have a conflict of Interest?*  
No

Do you currently serve on another Iowa City board or commission?*  
No

Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page
provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Age
63

Country of Origin
United States

Sexual Orientation

Religion

Do you have a disability?
No

Ethnicity

Race

Gender identity

*NOTE:
The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Signature of Applicant*

Glenn Witzgen

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual Council Members to express your interest in serving.