

City of Iowa City, IA

Neighborhood and Development Services

2024 Annual Report

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

www.icgov.org/NDS



Mission

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



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About Iowa City, Iowa

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

Community Profile

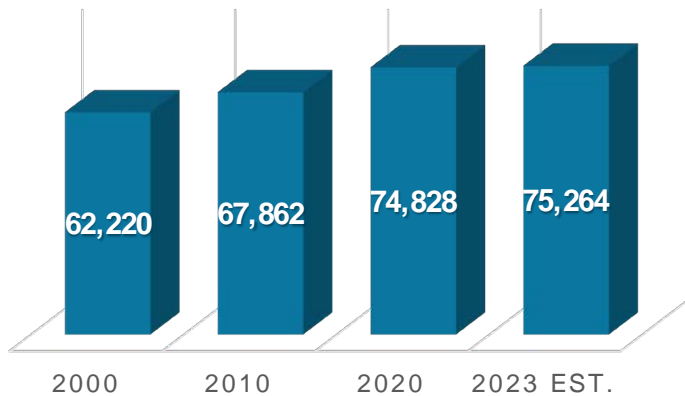
Location and Demographics

Iowa City, the county seat of Johnson County, is home to the University of Iowa and the University of Iowa Hospitals and Clinics. Conveniently situated near the intersection of Highways 80 and 380, it lies about 115 miles east of Des Moines, 20 miles south of Cedar Rapids, and 55 miles west of Davenport (part of the Quad Cities).

Positioned at the southern end of the Iowa City-Cedar Rapids corridor—which has a combined population of over 450,000—Iowa City ranks as the fifth-largest city in the state. It offers high-quality medical services, excellent educational institutions, and outstanding recreational and cultural amenities.

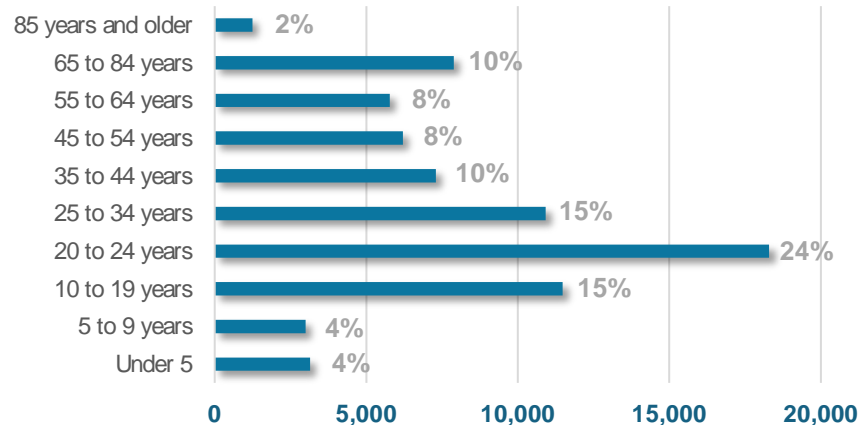


Iowa City Population Change



US Census 2000, 2010, 2020, 2023 ACS 5-year Estimate

Iowa City's Age of Population



Source: 2023 ACS 5-Year Estimates

About Iowa City, Iowa



Iowa City has experienced a 10.9% increase in population since 2010. By 2050, the City's population is anticipated to grow to 103,118, an increase of over 28,000 residents. Due to the large student population at the University of Iowa, the urbanized area has proportionally more residents between 20 and 24 than other urbanized areas in the state.

Post Secondary Education, Fall 2023 **# of Students**

University of Iowa (a Big 10 University) 32,199

Source: University of Iowa Office of the Registrar

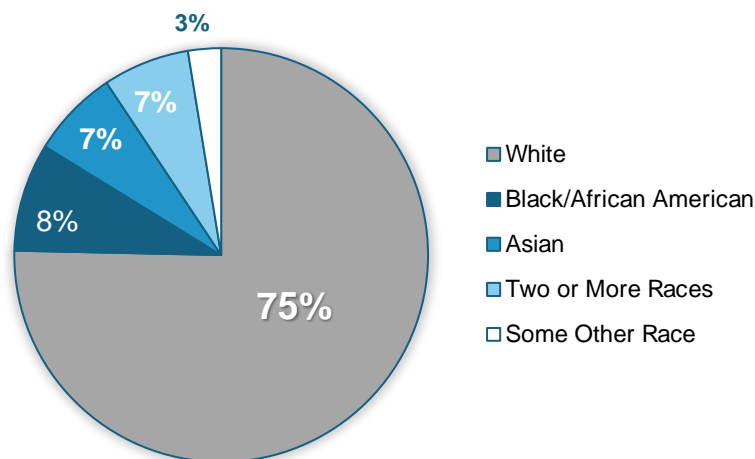
Language Use in Iowa City **% of Population**

Language other than English spoken at home (age 5+ years) 18.10%

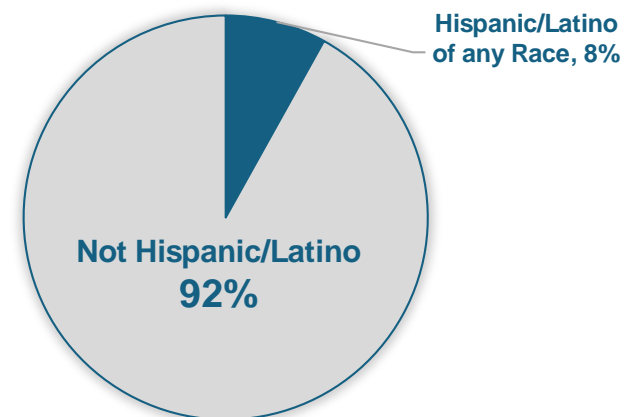
Source: 2023 ACS 5-year Estimate

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

Racial Composition of Iowa City



Hispanic Ethnicity in Iowa City



2023 ACS 5-year Estimate

About Iowa City, Iowa

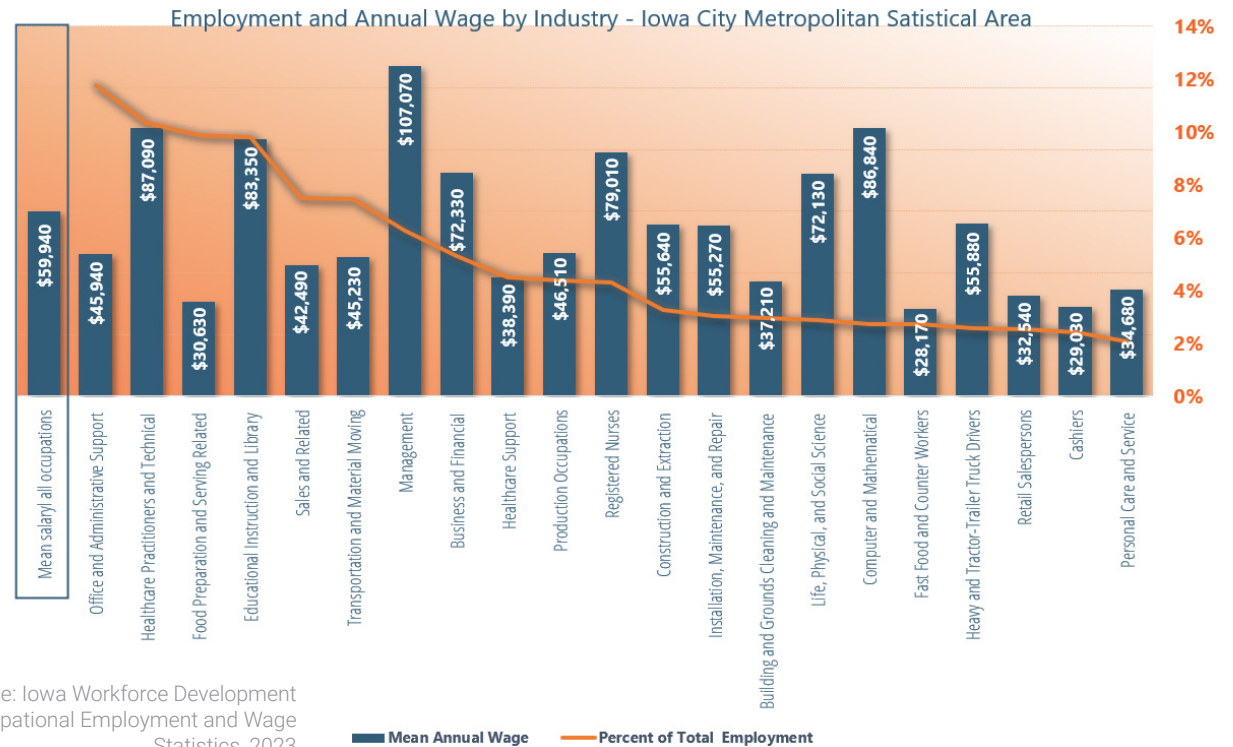


Employment

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

Principal Employers - 2024	# of Employees
University of Iowa Hospitals and Clinics	15,500
University of Iowa	2,000
Iowa City Community School District	2,000
Veterans Administration Medical Center	2,000
Procter and Gamble	1,300
City of Iowa City	988
Goodwill of the Heartland	638
Systems Unlimited	500
Johnson County	500

Source: Greater Iowa City Inc



Source: Iowa Workforce Development Occupational Employment and Wage Statistics, 2023

Iowa City Area Recognition and Accolades

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

- **2024 Best Places to Live for Families, Fortune**
- **2024 Top 100 Places to Live in the US, Livability**
- **2023 The Best College Towns in the Midwest, Condé Nast Traveler**
- **2023 Top 20 Best Small Towns to Retire, HGTV**
- **2022 Top 5 US Destination City for LGBTQ+ Travelers, GayTravel**
- **2022 #4 Best Cities for Working Parents, Smart Asset**



Iowa City Fast Facts

- + Total Area: **25.6 square miles**
- + Median Household Income: **\$57,533***
- + Persons Living in Poverty: **26.3%***
- + Number of Households: **30,780**
- + Number of Housing Units: **33,463**
- + Owner-Occupied Units: **46.3%**
- + Rental-Occupied Units: **53.7%**
- + Median Value of Owner-Occupied Housing Units: **\$273,600**
- + Median Gross Rent: **\$1,094**

* Includes householders under age 24 that may include students.

Sources: <https://data.census.gov/>



NDS Overview

Neighborhood and Development Services (NDS) Administration is responsible for oversight and support of the department’s four operating divisions, Administration, Development Services, Neighborhood Services (including the Housing Authority), and the Metropolitan Planning Organization of Johnson County (MPOJC). The FY24 revised budget was \$36.7 million. The revised FY25 budget is \$36.5 million.

At Glance

FY24 Budget	\$36.7 million
Employees	48.3 FTE

NDS Management Team (Total 48.3 FTE, includes 1.30 FTE Administration)



Tracy Hightshoe
Director

Development Services (13.0 FTE)

Neighborhood Services (27.78 FTE)

Metropolitan Planning Organization of Johnson County (5.20 FTE)



Danielle Sitzman
Development Services Coordinator



Erika Kubly
Neighborhood Services Coordinator



Kent Ralston
Executive Director and IC
Transportation Planner

Building
Inspection



Jacob Stahl
Senior Building Inspector

Housing
Inspection



Stan Laverman
Senior Housing Inspector



Emily Bothell
Senior Associate
Transportation Planner

Urban
Planning



Anne Russett
Senior Planner

Iowa City
Housing
Authority



Rachel Carter
Housing Administrator

Community
Development



Brianna Thul
Senior Community
Development Planner

Development Services

The Development Services Division is responsible for facilitating the development process from comprehensive planning to annexation, zoning and subdivision, site plan, building permit, building inspections, and the final certificate of occupancy. The Division is also responsible for zoning code related inspections and enforcement; local administration of state and federal regulations such as floodplain management regulations; historic preservation programs, administration of the Sign Code, minor modification applications, temporary use permits, and other local permits; research, recommendations, and developing code amendments to address City Council and/or City Manager's Office directives such as the Affordable Housing Action Plan, the Climate Action Plan, and the Equity Toolkit. The Division also interacts regularly with other local organizations such as the Iowa City Downtown District, the South of ^ Dlstroit, the Iowa City Homebuilders Association, the Iowa City Area Association of Realtors, Friends of Historic Preservation, and neighborhood groups.

Urban Planning

Urban Planning staff promotes sustainable growth and development within the city by applying the vision, goals, and strategies of the Comprehensive Plan and administers zoning, subdivision and historic preservation regulations. The guiding principle of these regulations and policies are to preserve and enhance the best qualities of the city's existing residential, commercial, and employment areas while promoting new development opportunities that create long-term value for the community. The Division fulfills state statutory requirements pertaining to zoning, development, and historic preservation.

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

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

Staffs the following boards/commissions:

+ **Planning and Zoning Commission**

+ **Historic Preservation Commission**

+ **Board of Adjustment**

+ **Board of Appeals**

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

Development Services

Building Inspection

The Building Inspections Services staff is responsible for facilitating the site plan review process, building permit review, building inspections, and final certificates of occupancy. Building Inspection Services is also responsible for enforcement of codes and ordinances regulating the protection of the public health, safety and general welfare as it relates to the built environment and maintenance of existing structures. Review and issuance of all permits for new construction, additions, alterations, repairs are a key function. Building Inspections Services enforces the following construction codes:

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

Performance Measures

Permit Activity (Issued)	CY 2021	CY 2022	CY 2023	CY 2024
New Single Family Dwellings (DU)	133	97	54	110
New Duplex Units (DU)	3	1	2	2
New Accessory Dwelling Units (DU)	-	-	-	3
New Multi-Family Units (DU)	155	258	474	0
New Commercial Buildings	10	3	10	11
Permits for Add/Alter/Repair of Existing Residential Buildings	279	291	274	334
Permits for Add/Alter/Repair of Existing Commercial Buildings	8	103	102	112
Residential Demolitions (DU)	-	-	-	15
Dwelling Conversions (to or from SF DU)	-	-	-	3
Total Building Permits	720	554	426	613
Total Value of Construction (in millions)	\$135.5	\$152.7	\$275.0	\$130.0
Percent Change in Valuation year over year	55%	13%	80%	-53%

In addition to the above codes, the Building Inspection Services Office enforces zoning, reviews and approves sign permits, and provides key staff support for the Design Review Committee. Building Inspections Services also provides staffing for the Board of Appeals. The Board of Appeals hears and decides appeals of orders, decisions or determinations made by City staff relative to the application and interpretation of the Iowa City Building, Electrical, Mechanical, Plumbing, Fire and Housing Codes.

2024 Permit Activity

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

In 2024, the total value of construction of permits issued declined. This is mostly directly accounted for by the complete lack of any permits for new multi-family dwelling units being issued. Housing that contains more than two dwellings on a single lot is considered multi-family construction. These dwellings may be owned or rented such as townhomes, apartments, or condominiums.

In 2013-2014, the City initiated several rezonings to implement a master plan for the Riverfront Crossings area and the adoption of the Riverfront Crossing Form Based Code. This resulted in an increase in new multi-family construction permits and valuation in the subsequent years as developers used the new zoning available to them to redevelop near downtown. The Riverfront Crossings Form Based Code also continued to encourage the trend for multi-family housing to be combined in multi-story buildings with other uses such as retail, office, or hotel and categorized as “mixed-use” structures.

The valuation of multi-family or mixed-use projects is more dependent on the scale or location of a

development project. Such projects often take more than one construction season or permit year to complete with developers finishing one before beginning another resulting in a ‘lumpiness’ or rise and fall of valuation from one year to the next. The lack of permits in 2024 may be another lump or it may signal that redevelopment has run its course in the Riverfront Crossings District.

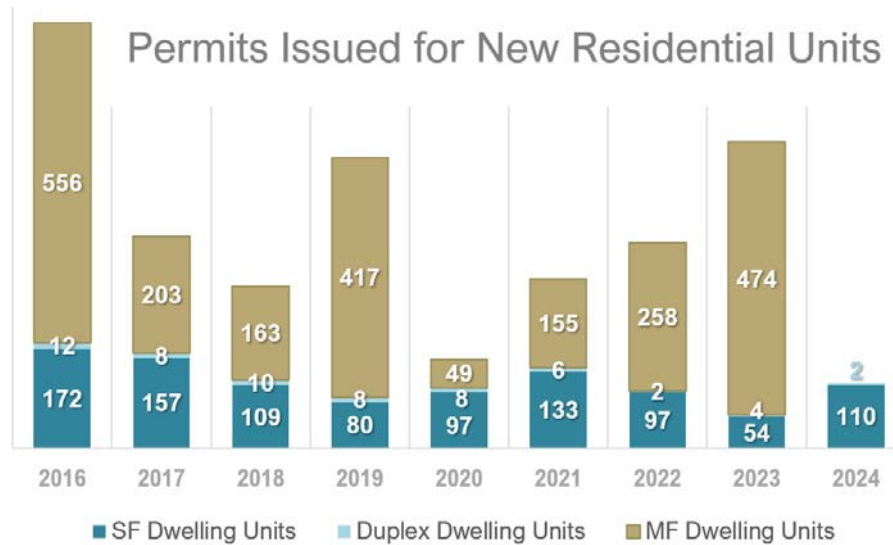
In 2022, single family building permit activity and lot creation both slowed. In 2023, lot creation increased while single-family building permit activity decreased further. In 2024, single family building permit activity rebounded but lot creation has not yet been studied. Unless lot creation keeps pace with building permit activity, the period of time that the current supply of lots will last will diminish. In 2023, it was estimated that the City would only be able to accommodate 77% of its projected development potential forecasted through 2030. While redevelopment of existing lots can provide additional housing through increased density, the City will still likely experience unmet demand and deplete its supply of all vacant lots in the process.



Development Services

Anticipated Dwelling Units Accommodated by Lots Platted

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



Total Value of Construction (in millions)	CY 2015	CY 2016	CY 2017	CY2018	CY2019	CY2020	CY2021	CY2022	CY2023	CY2024
10-year Average = \$194.9	\$138.3	\$388.4	\$216.8	\$192.8	\$231.5	\$87.3	\$135.5	\$152.7	\$275.4	\$130.4
	-9%	181%	-44%	-11%	20%	-62%	55%	13%	80%	-53%

Riverfront Crossings District

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

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



Replay student housing located at the intersection of S. Riverside Drive and Myrtle Street opens in Fall 2025 with 291 fully furnished units.

Projects Completed or Underway Since Adoption of RFC Form Based Code -June 2014 - 2024

Completed	Address	Date
The Rise (CA Ventures)	435 S. Linn Street	2015
The Maddy (Graves)	316 Madison Street	2015
Riverside West (Hannick)	629 Riverside Drive	2015
Tate Arms (Clark)	912 S. Dubuque Street	2015
Phase 1 (Hodge)	602 S. Dubuque Street	2016
Sabin Townhomes	175 E. Harrison Street	2016
Orchard Court Lofts (Wade)	627 Orchard Court	2017
Phase 2 (Hodge)	620 S. Dubuque Street	2017
The Crossings (Miller)	1301 S. Gilbert Street	2017
Hieronymus Square/The Edge	314 S. Clinton Street	2018
The Crossings (Miller)	1141 S. Gilbert Street	2018
The Crossings (Miller)	1201 S. Gilbert Street	2018
Breckenridge	707 S. Dubuque Street	2018
Del Ray Ridge (THF)	628 S. Dubuque Street	2019
Phase 4 (Hodge)	225 Prentiss Street	2019
The Crossings (Miller)	1121 S. Gilbert Street	2019
Office to Duplex Convesion (Miller)	114 E Prentiss Street	2023
The Hive (Gilbane)	700 S. Dubuque Street	2024
Approved-In Progress		
West Riverfront (Scannell)	Riverside Dr/Myrtle Ave	2024
Approved-Not Started		
Orchard Court-Part II (Wade)	Benton St/Orchard Ct	2019
Pentacrest Garden Apartments (Clark)	12 E. Court Street	2019
The 908 Group	315 E. Prentiss Street	2020

Development Services

Highlights

Recent Accomplishments

Our work in long-range planning, zoning, site design review, and building code and inspection services supported continued development interest throughout the city in 2024 including:

- Implementation of the Zoning Code amendments to fulfill the Affordable Housing Action Plan to improve housing choice, increase housing supply, and encourage affordability adopted in November of 2023. The City of Iowa City recently updated aspects of its Zoning Code to improve housing choice, increase housing supply, and encourage affordability. These changes will help the City meet its housing needs as a diverse and growing community.
- Partnership with the Student Build House project in the 700 Block of Ronalds Street for the completion of the first of two homes to be constructed. In collaboration between the City of Iowa City, the Housing Fellowship, the Iowa City Community School District, Sueppel's Building & Remodeling, the Housing Trust Fund, C-Wise Design and Consulting, Axiom Consultants, First Interstate Bank, the Greater Iowa City Area Home Builders Association and Vocational Training Council, local trade partners, and other community organizations, the project provided an opportunity for local high school students to learn about construction and building science while actively participating in the construction of the home. The finished two-bedroom, 2-bathroom 1,035 sq ft house is located in the Brown Street historic district. It was built to reflect the style

South District Form Based Code

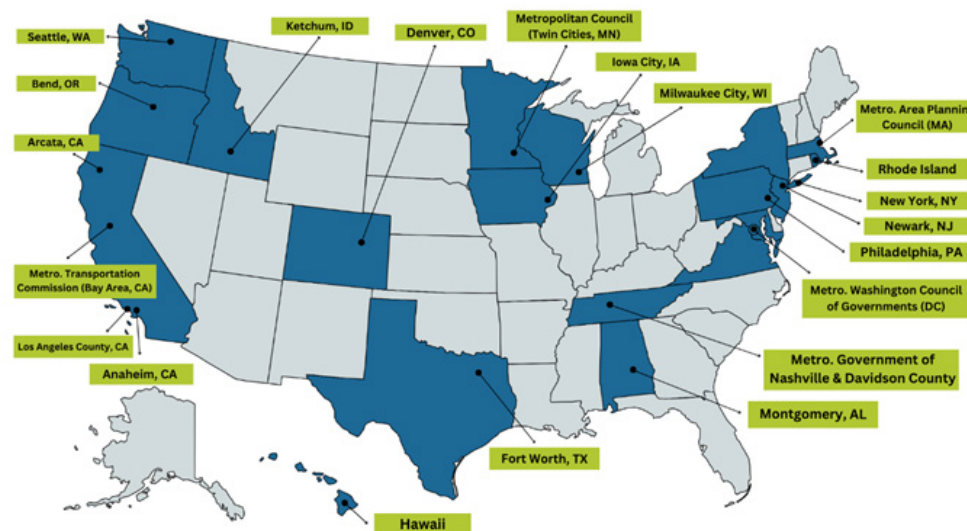


of the neighborhood while being an affordable rental home in an established neighborhood. It is a highly energy efficient LEED certified home owned and managed by The Housing Fellowship. The second home began design and construction in late 2024.

- Continued to work to fine-tune the standards of the Form Based Code to help bring the first compliant housing development to fruition in the South District in 2025.
- Adopted code changes to encourage bottle and can redemption by creating redemption centers as a land use type, allowing the use within commercial and research and industrial zones, and applying the appropriate standards for this use within commercial zones.

- Issuance of a Request for Proposals (RFP) and selection of a consultant to facilitate the Comprehensive Plan update.
- Successful application to the U.S. Department of Housing and Urban Development (HUD) for the Pathways to Removing Obstacles to Housing (PRO Housing) Grant. Iowa City received a \$3.75 million first round award to expand housing supply and lower housing costs. This grant funding will be used to identify and remove barriers to affordable housing production and preservation. PRO Housing funding will enable Iowa City to evaluate local regulations and land use policies, develop and update regional housing plans, and create pilots to support affordable housing development. HUD received considerable interest in the first round of PRO Housing funding. Applications were submitted from more than 175 communities – representing a wide variety of demographics, geographies and population sizes – across 47 States and territories. Successful applicants demonstrated a commitment to eliminating barriers to housing and progress toward creating more housing forward communities. Iowa City was one of only 21 awards totaling nearly \$85 million. The PRO Housing grant funding acknowledges Iowa City's commitments to actively taking steps and demonstrates progress in addressing local housing barriers such as outdated local regulations and land use policies, inadequate infrastructure, lack of available financing for development, and risks associated with extreme weather and an aging housing stock.

Successful Pro Housing Round I applicants across the Country



Neighborhood Services

The Neighborhood Services Division is responsible for the administration of various housing services, housing programs and revitalization efforts that focus on sustaining healthy neighborhoods. The Division provides housing inspection services and administers federal, state, and local programs related to housing and services, including the Housing Choice Voucher program.

Housing Inspection Services

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

Housing Code Changes – Radon

In January 2020, the City of Iowa City announced a new policy requiring all single family detached and duplex rental properties to be tested for hazardous radon levels as a step towards improved public health. The ordinance, set to go into effect on July 1, 2020, was delayed due to COVID-19 and began July 1, 2021.

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

Our preliminary numbers indicate that approximately 2,100 single family and duplex structures were subject to the ordinance. About 25% of those had existing radon systems or needed to install mitigation systems as they tested over the EPA limit. Radon exposure was reduced to within EPA thresholds for approximately 525 households.

Neighborhood Stabilization Efforts in University-Impacted Neighborhoods

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

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

Staffs the following boards/commissions:

+ Housing and Community Development Commission



SF home rental through The Housing Fellowship

CY2023 HIS Stats

2,218
neighborhood
complaints

93% resolved in 14 days.

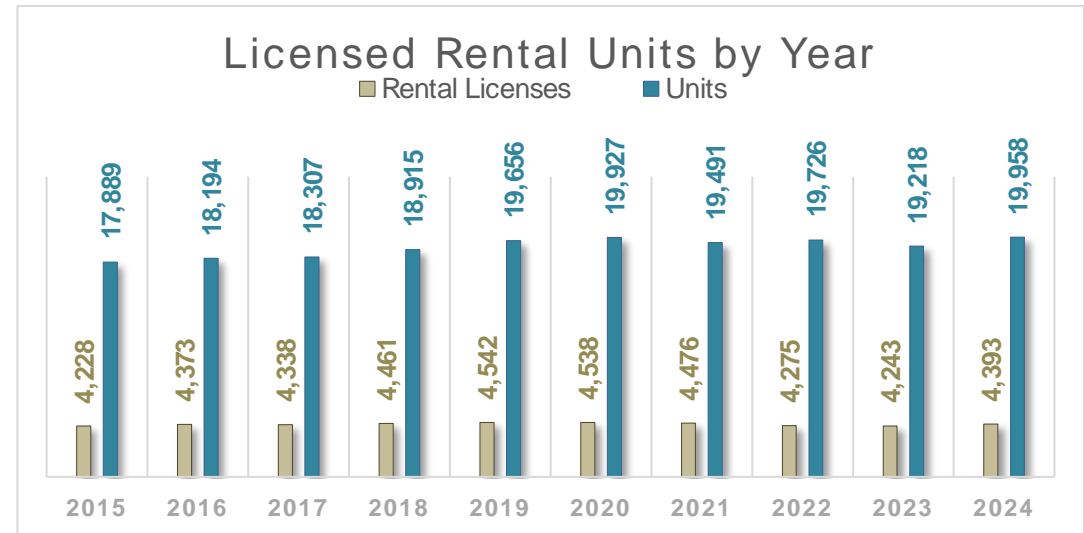
19,958 rental
units

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

single-family neighborhoods; and 3) prevent the overburdening of city infrastructure and operational resources.

The City started tracking the number of rental permits for single-family and duplex dwellings in University-impacted neighborhoods in November of 2017. January 1, 2018, was the effective date of the State prohibition on any regulation or restriction related to occupancy of residential property by familial status. As of June 2023, the City has not seen a significant increase in the number of rental permits for this housing type. The City also started tracking how many bedrooms were added in these neighborhoods. By June of 2023, approximately 32 bedrooms had been added to properties in these neighborhoods since 2017.

The City monitored single-family and duplex rental permits in our university-impacted neighborhood for six years (2018-2023). The impacted neighborhoods are not seeing a significant increase in the number of single-family homes and duplexes with a rental permit due to this change. The overall number of single-family and duplex rental permits has remained fairly stable over the past six years. Approximately 32.4%, or 2,335 single-family or duplex properties in 2017 had a rental permit. In 2023, there were approximately 31.3%, or 2,220, single-family or duplex properties with a rental permit. As we are not seeing an upward trend, 2023 was the last year of tracking this measure.



Key Dates

12/19/2017: In addition to several zoning and housing codes changes, the City adopted a Rental Permit Cap, Ordinance #17-4734, to prohibit additional rental permits issued for single-family or duplex dwellings in neighborhoods that exceeded more than the 30% threshold.

1/1/2018: Effective date of State prohibition on any regulation or restriction related to occupancy of residential property by familial status.

4/23/2019: State prohibits municipalities from adopting or enforcing rental permit caps.

4/29/2019: City adopts rental permit moratorium for the following neighborhoods: Northside, College Green, Bowery, Longfellow, Mark Twain, RFC East, RFC West, Miller/ Orchard and Brookland/Roosevelt, Ordinance #19-4793.

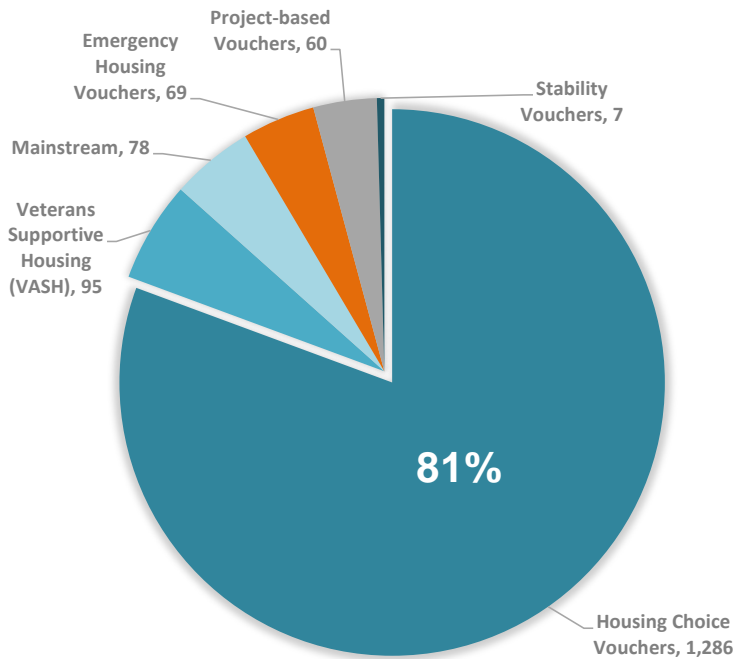
1/21/2020: City repeals rental permit moratorium, Ordinance #20-4819.

7/1/2021: City begins enforcement of radon requirements.

1/19/2023: City repeals rental cap to come into compliance with State code, Ordinance #23-4892.

Neighborhood Services

Voucher Assistance



Total: 1,595 vouchers

Housing Authority

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

Housing Choice Voucher Program

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

- + In 2024, ICHA continued its partnership with Shelter House on the administration of Mainstream Vouchers, Emergency Housing Vouchers, and 60 Project Based Vouchers.
- + ICHA has 249 vouchers dedicated to serving persons experiencing homelessness.
- + ICHA paid out \$10.1 million in Housing Assistance Payments during 2024. This primarily consists of payments to local landlords who rent to voucher holders, but also includes escrow savings deposits for Family Self-Sufficiency participants.

58% of Housing Choice Voucher recipients are elderly or disabled.

HCV tenants are stable, long-term tenants, staying in the same unit 6-7 years on average.

Household Characteristics (All Relevant Programs)

Total Families as reported to HUD: October 1, 2023 – January 31, 2025
 Source: HUD’s Resident Characteristics Report (RCR)

	Count	% of Total
Family Type by Head-of-Household (HOH)		
Disabled and/or Elderly HOH	829	58%
Non-Elderly/Non-Disabled HOH	601	42%
Total	1,430	100%
Family Composition by Household		
Households without children	806	56%
Households with Children	624	44%
Total	1,430	100%
Race by HOH		
White HOH	644	45%
Black/African American HOH	729	51%
All Other Races HOH	57	4%
Total	1,430	100%
Ethnicity by HOH		
Non-Hispanic HOH	1358	95%
Hispanic HOH	72	5%
Total	1,430	100%

Voucher Distribution:

Point-in-Time count 2/17/2025: Of the total active vouchers, 1,031 were utilized in Iowa City (70%), 229 in Coralville (15%), 118 in North Liberty (9%), and 87 (6%) in other Johnson County municipalities or port-outs.

Public Housing and City-Owned Affordable Housing

Public housing provides decent and safe rental housing for low-income families, the elderly, and persons with disabilities. Iowa City currently owns 86 public housing units throughout the City that are managed by ICHA staff. Units are located at scattered sites and constructed to conform and blend into existing neighborhoods. Five of those units, located at The Chauncey in Downtown Iowa City, were added to the City’s affordable housing portfolio in 2020. ICHA also manages 23 units of city-owned affordable housing. The City used ARPA funds in 2024 to acquire three attached homes in Legacy Condos on Herbert Hoover Highway to operate as permanent, affordable housing as well as two vacant lots on N. Summit St. for a future affordable housing development of up to 36 units.

City Owned Affordable Housing	# Units
Public Housing	86
Peninsula Apartments	10
Augusta Place	6
Legacy Condos	3
Railroad Units	4
Total	109

Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program promotes self-sufficiency and asset development by providing supportive services to participants to increase their employability, to increase the number of employed participants, and to encourage increased savings through an escrow savings program.

In 2024, FSS served 149 households, 97% of which have an escrow savings account and 52% of which have increased income. The average escrow savings balance is over \$9,900. In 2024, the program saw 27 FSS graduates who accomplished their program goals and received full access to funds in their escrow savings account.

Family Self-Sufficiency (FSS) Program. Total participants =		
	Count	% of Total
Participants with escrow savings account	144	97%
Participants with increased income	77	52%
FSS Graduates in Calendar Year 2024	27	

Neighborhood Services

Community Development

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

CDBG/HOME

The Community Development Block Grant (CDBG) program provides federal funds for a variety of community and economic development activities. Staff makes assessments of community employment opportunities, housing, and services for low- and moderate-income residents, and uses CDBG funds to fulfill identified needs. CDBG projects completed in FY24 include:

- Invested \$300,000 in CDBG public facility improvements at Shelter House and Free Medical Clinic that assisted 2,636 beneficiaries.
- \$124,000 in public service funds expended to serve 2,334 low-income residents at Neighborhood Centers of Johnson County (NCJC) and the Domestic Violence Intervention Program (DVIP).
- 68% of CDBG beneficiaries in FY24 were below 30% of the Area Median Income (AMI). 96% of CDBG beneficiaries in FY24 were below 80% AMI.

The HOME Investment Partnership (HOME) program is another federally funded program through the US Department of Housing & Urban Development (HUD). The program provides safe, decent, affordable housing. HOME Projects completed in FY24 include:

- Completed housing rehab projects for four units (3 owner and 1 rental).
- Provided down payment assistance to 11 income-eligible homebuyers through partnerships with Green State Credit Union, Hills Bank, and Iowa Valley Habitat for Humanity. Three of the units assisted were sold through the City's South District Program.

Aid to Agencies

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

- In FY24, \$640,775 in local funds and \$124,000 in CDBG public service funds were allocated to 24 agencies which served 29,774 Iowa City residents. In addition, Free Lunch Program served over 40,000 meals to low-income individuals and Table to Table, a food rescue organization, provided over 2.8 million pounds of food to area pantries and low income households.

American Rescue Plan Act Programs & Activities

Through the American Rescue Plan Act of 2021 (ARPA), the City of Iowa City received \$18.3 million in Coronavirus State and Local Fiscal Recovery Funds (SLFRF) which are intended to address both emergency stabilization needs and help localities make long-term transformative investments through careful planning and extensive public input. City Council identified guiding principles to prioritize the use of these funds, and Neighborhood Services staff are working collaboratively with residents, businesses, nonprofits, and other community partners and stakeholders to carry out activities to meet community need. As of December 2024, all ARPA funds have been allocated including :

- \$3,000,000 to capital projects at Neighborhood Centers of Johnson County and Iowa City Free Medical Clinic.
- \$1,184,071 for direct payments to residents in partnership with Johnson County.
- \$1,137,710 for a Housing Stability Pilot with Shelter House for homelessness prevention including coordinated entry, housing stabilization services, and eviction prevention efforts.
- \$1,071,500 to 80 residents of Forest View Mobile Home Park for relocation assistance (each resident was eligible for \$15,750).



- \$939,082 to CommUnity Crisis Services & Food Bank for Mobile Crisis Outreach expansion.
- \$750,000 for childcare wage enhancement in partnership with Johnson County and the Community Foundation.
- \$676,146 in utility replacement costs.
- \$485,000 for nonprofit operating funding serving 13 agencies.
- \$435,239 for the Qualified Pre-apprenticeship Program with the UI Labor Center.
- \$250,000 to ThinkIC for tourism recovery.
- \$100,000 to 4C's Community Coordinated Child Care for workforce development.

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

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

Neighborhood Services



BEFORE & AFTER



1311/1313 Sandusky Drive

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

Housing Rehabilitation

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

- 30 homes completed through the CDBG/HOME owner-occupied rehab program and GRIP program in FY24
- 40 rehabs completed through the Healthy Homes program in FY24.

South District Program

The South District Home Investment Partnership Program is an effort by the City of Iowa City to encourage reinvestment in the South District project area and to create affordable homeownership opportunities for current neighborhood residents. The City purchases, rehabilitates, and sells duplex units in the South District, concentrating on Taylor Drive and Davis Street. To date, the City has sold 8 units through the program to income eligible buyers. Over \$150,000 of HOME funding has been provided to date for down payment assistance.

- 3 units sold in FY24.

Affordable Housing Projects

The City invested \$14,288,937 in affordable housing in FY24 using federal, state and/or local funds. The FY24 Year End Housing Report can be found in the Appendix that identifies all housing activities completed or initiated in FY24. Additionally, 1,900 affordable rental units/households and 43 owner-occupied homes were created or assisted. All activities completed met one or more the following housing goals:

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

In FY2016, the City created an Affordable Housing Fund which contributes towards the development of affordable housing throughout the City. The City allocated \$1,000,000 to the fund annually from FY20-FY24. The funds are allocated based on a distribution formula approved by Council in 2019.

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

Note: the FY25 distribution formula will be revised to include \$100,000 for the winter shelter. The new distribution will be reflected in the FY25 Annual Report.

The City purchased its first vacant lot with Opportunity Funds in the Lindemann Subdivision, Part 8 in 2018. The lot is designed for six attached single family homes. DVIP has been awarded state HOME-ARP funds to build affordable housing on this property in partnership with the City.

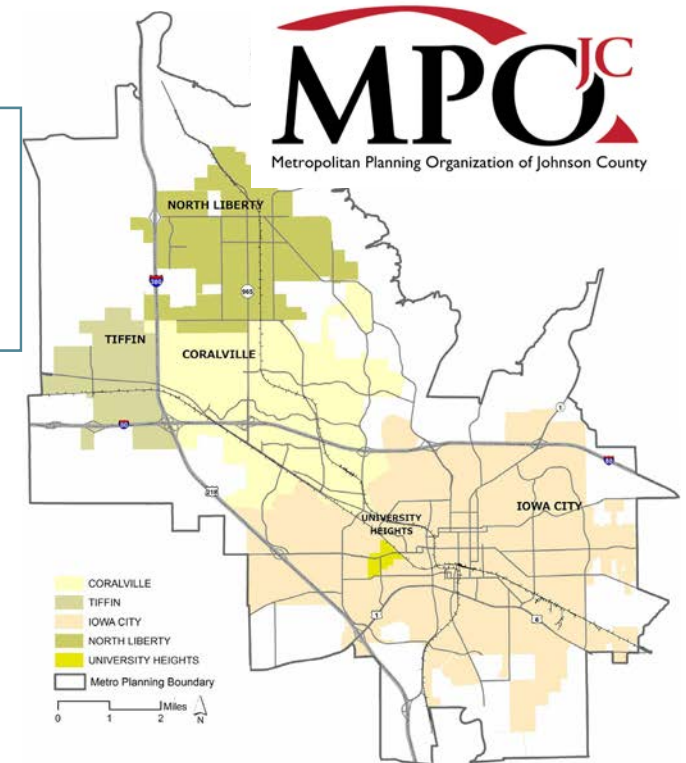
Metropolitan Planning Organization of Johnson County (MPOJC)

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

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

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

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025 Projected
Long Range Transportation Plan (required every 5 yrs.)			X			
Transportation Planning Work Program	X	X	X	X	X	X
Passenger Transportation Plan	X	X	X	X	X	X
Transportation Improvement Program	X	X	X	X	X	X



Grant Awards Received for Iowa City

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

FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025 Estimate
\$1,752,119 Federal Transit Grant*	\$1,810,347 Federal Transit Grant*	\$1,822,924 Federal Transit Grant*	\$2,799,804 Federal Transit Grant*	\$2,826,803 Federal Transit Grant*	\$2,997,874 Federal Transit Grant*
\$1,011,360 STBG funds for Burlington St Pavement Rehab/Widen	\$1,315,860 STBG funds for Benton Street Rehabilitation	\$2,400,000 STBG funds for Taft Avenue Reconstruction	\$7,300,000 STBG funds for Burlington Street/ Highway 1 Bridge Improvement Project	\$300,000 Safe Streets and Roads for All (SS4A) Grant (for Iowa City Metro Area)	NOTE: FTA/STBG/TAP/ CRP funds expected to be awarded May 2025
	\$939,866 Federal CRRSAA Transit Grant*	\$520,000 TAP funds for HWY 6 Trail Construction			
	\$5,109,870 Federal CARES Act Transit Grant*				
	\$4,597,815 Federal ARP ACT Transit				

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

Major Projects

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

- + **Rochester Avenue**, Buffered Bike Lanes from 1st Avenue to Montrose Avenue and a pedestrian refuge island at Regina Educational Center– completed 2024.

MPOJC

Objectives and Performance Measures

Transportation Safety

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

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

Transportation Safety (All Collisions)

	CY 2019	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024
Property Damage Only	1,065	521	928	922	900	966
Possible/Unknown Injury	195	109	164	161	152	155
Minor Injury	92	70	103	102	97	111
Major Injury	9	13	14	12	12	23

Transportation Safety (Bicycle & Pedestrian Collisions)

	CY 2019	CY 2020*	CY 2021	CY 2022	CY 2023	CY 2024
Property Damage Only	0	1	2	1	3	0
Possible/Unknown Injury	12	8	5	14	13	12
Minor Injury	28	13	23	29	18	30
Major Injury	3	5	2	6	2	13
Fatal	0	0	0	0	1	1
Totals	43	27	32	50	34	56



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

**Decrease in observed collisions is due to the change in traffic volumes due to COVID-19.*

Source: Iowa DOT Iowa Crash Analysis Tool (ICAT), 2023 Annual Crash Data, Accessed January 2024.

Vehicle Miles and Emissions

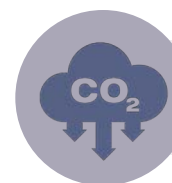
Iowa City strives to build a well-connected transportation network with coordinated land-use patterns to reduce travel demand, miles traveled, and energy consumption.

Vehicle Miles Traveled & CO2 Emissions Per Capita

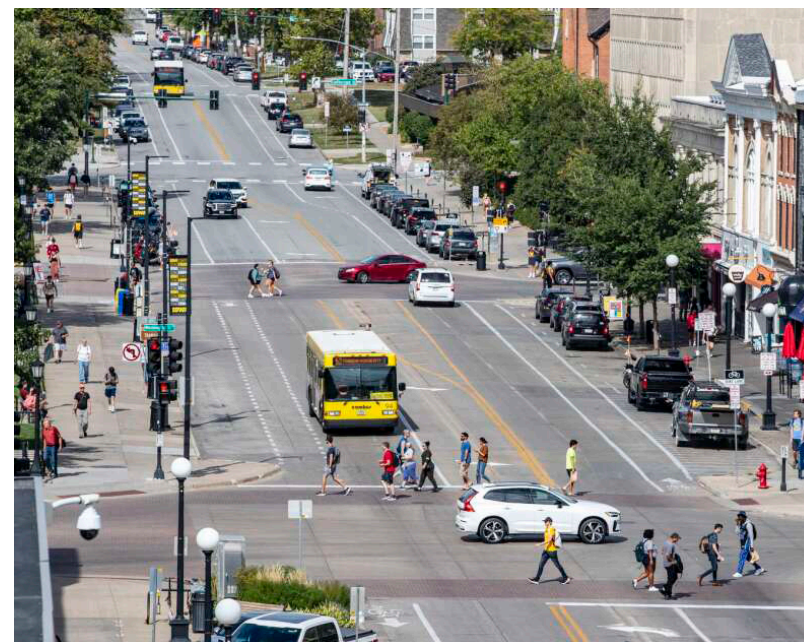
	CY 2019	CY 2020	CY 2021	CY 2022	CY 2023*	CY 2024
Total Vehicle Miles Traveled Per Capita	4,803	4,126	4,695	4,599	4,655	N/A
Metric tonnes of Vehicle CO2e Per Capita	2.10	1.82	2.02	2.02	2.0	N/A

Metric tonnes of Vehicle CO2e data source: Iowa City Community Greenhouse Gas (GHG) Inventory, 2022. Population data source: U.S Census Bureau, 5-Year American Community Survey data (2022 5-Year Estimate, Table S0101: Age and Sex).

*VMT and Metric tonnes of Vehicle CO2e data not yet available from Iowa DOT for calendar year 2023



Objective: Reduce vehicle miles traveled and subsequent greenhouse gas emissions



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



As part Iowa City’s Complete Streets Policy, bicycle lanes are considered whenever arterial streets are reconstructed or extended. The image above shows new bike lanes on Rochester Avenue.

Travel to Work

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

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

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

	CY 2019	CY 2020	CY 2021	CY 2022	CY 2023	CY 2024*
Drove alone	58.9	58.6	59.3	58.2	56.0	N/A
2 or more person carpool	8.7	7.5	7.3	7.4	7.6	N/A
Transit	8.7	7.8	6.5	6.3	6.7	N/A
Bike	3.6	2.8	2.8	2.9	3.1	N/A
Walked	14.3	14.5	14.0	14.0	14.0	N/A
Taxi, Motorcycle and other means	1.6	1.9	1.8	1.4	1.3	N/A
Worked at Home	4.2	7.0	8.4	9.8	11.2	N/A

Source: U.S Census Bureau, 5-Year American Community Survey data (2022 5-Year Estimate, Table S0801: Commuting Characteristics by Sex)

Mode Split - Travel to Work: Includes all workers 16 years or older by primary means of travel to work.

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

Appendix

Total Funds Available for Affordable Housing in FY24:	\$14,288,937
Total Funds Spent in FY24:	\$12,911,614
Number of Affordable Rental Units/Households Created or Assisted* :	1,887
Number of Owner-Occupied Units Created or Assisted* :	43

*Reports units completed in FY24 with FY24 or prior year funds

Affordable Housing Goals:

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

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

FY24 City of Iowa City Affordable Housing Fund (\$1,000,000). \$650,000 - \$1,000,000 allocated annually

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

Project Name	City General Funds, Distribution Formula:	Project Type	Funds Allocated	Project Status	Funds Leveraged	Households/ Units Assisted	Income Level Assisted	FY24 Funds Spent	Notes/Status
Housing Trust Fund Annual Contribution	Affordable Housing Fund (50%)	Transitional housing; emergency shelter	\$500,000	Deferred	\$1,132,000	0	Less than 30% AMI	\$0	In FY24, HTF awarded \$380,000 to The Housing Fellowship for a project in partnership with LIJY that will provide transitional living for 8 homeless youth under 30% AMI. Funds in the amount of \$80,000 were also provided to Shelter House for emergency shelter rehab that will assist 35 households. Both projects are expected to be completed in FY25. FY23 funds have been allocated to DMP's new shelter in the amount of \$500,000 and the NEX Senior LIHTC project in the amount of \$256,479 which will be completed and reported in FY25.
LIHTC Annual Allocation	Affordable Housing Fund (20%)	Affordable Rental	\$200,000	Deferred	\$0	0	NA	\$0	\$380,000 in FY23 and FY24 LIHTC funds have been awarded to the TWG LIHTC project at the former Roosevelt School which proposes rental housing for 168 low-income households (134 at 60% AMI and 34 at 40% AMI). The project is currently awaiting additional financing.
Opportunity Fund*	Affordable Housing Fund (7.5%)	Various	\$75,000	Complete	\$151,716	See Note	Less than 80% AMI	\$270,000	\$200,000 awarded to Housing Fellowship for construction of 724 Ronalds Street for affordable student built house. \$70,000 to Shelter House for winter shelter increase in funds.
Healthy Homes	Affordable Housing Fund (7.5%)	Housing Rehab	\$75,000	Complete	\$0	27	Less than 80% AMI	\$36,363	\$17,265 awarded to Housing Fellowship for radon mitigation serving 22 households. Five additional households assisted with Healthy Homes rehab (3 owners and 2 renters)
Security Deposit Assistance	Affordable Housing Fund (7%)	Rental Assistance	\$70,000	Ongoing	NA	74	Under 50% AMI	\$70,000	CommUnity administered this program serving 74 households under 50% AMI in FY24.
Landlord Risk Mitigation	Affordable Housing Fund (3%)	Rental Assistance	\$30,000	Ongoing	\$0	4	Less than 30% AMI	\$60,000	FY23 & FY24 funds provided to Shelter House. Four households served to-date with risk mitigation funds.
Emergent Situations	Affordable Housing Fund (5%)	Various	\$60,000	Completed	NA	7	Less than 30% AMI	\$40,500	\$33,000 to United Action for Youth to fund their Transitional Living Program due to funding issues with HOME-APP, \$7,500 to Big Brothers, Big Sisters.
*Allocated additional funds from prior years			\$1,000,000		\$1,283,716	112		\$476,863	

FY24 ARPA Funds - One time allocation through the American Rescue Plan Act

Project Name	Funding Source	Project Type	Funds Allocated	Project Status	Households Assisted	FY24 Funds Spent	Notes/Status
Housing Stability Pilot	ARPA Funds	Eviction Prevention	\$1,137,710	Underway	TBD	\$350,422	Partnership with Shelter House to prevent homelessness through eviction prevention/diversion and to support housing retention through increased partnerships. Includes funding for coordinated entry, housing navigation, landlord risk mitigation, eviction prevention supportive services, and Iowa Legal Aid expungement clinics.

FY24 Housing Rehabilitation Projects Completed Action Plan #1. Continue to fund existing housing programs.

Project Name	Funding Source	Project Type	Funds Allocated	FY24 Funds Spent	# Units Rehabilitated	Notes/Status
GRIP	Local Funds	Owner-occupied Rehab	\$200,000	\$214,675	6	Must be under 110%AMI. Six projects completed in FY24.
South District	Local Funds/HOME	Homeownership	\$120,000	\$120,000	2	8 duplex properties purchased in FY22. Two units were sold in FY24. \$50,000 in down payment assistance and \$70,000 in rehab forgivable loan provided to buyers in total.
HOME Owner-occupied Rehab & Rental Rehab.	HOME	Owner-occupied/Rental Rehab	\$90,000	\$76,136	4	3 homeowner; 1 rental rehab
CDBG Owner-occupied Rehab	CDBG	Owner-occupied Rehab	\$285,000	\$217,291	20	
			\$695,000	\$628,102	32	

FY24 CDBG/HOME Housing Projects Completed (Beneficiaries reported when project is completed)

Project Name	Funding Source	Project Type	Funds Spent	Funds Leveraged	Households/ Units Assisted	Notes/Status
CIC/GreenState - Downpayment Assistance	CDBG/HOME	Homeownership	\$189,993	\$1,461,941	8	
Habitat - Downpayment Assistance	HOME	Homeownership	\$40,000	\$188,300	1	
HTF CHDO Operations	HOME	Operations (Rental)	\$25,000	\$0	NA	
HOME Administration	HOME	Administration	\$51,038	\$0	NA	
**Project leverage of \$275,000 counted under HTF Annual Contribution			\$306,031	\$1,650,241	9	

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

ICHA Programs, Calendar Year 2024

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

Project/Program Name	Project Type	Vouchers Authorized	ICHA Owned & Managed Units	Households Assisted	CY24 Funds Spent	Income Limits	Notes
Housing Choice Vouchers	Affordable Rental	1,346	NA	1,304	\$8,953,190	Under 50% AMI	CY24 data: 58% of all assisted households were elderly and/or disabled. 39% were working families. Less than 4% of assisted households report Family Investment Program (FIP) as their sole source of income. Totals include administrative costs, Cross Park Place Project Based Vouchers (PBV), Homeownership Vouchers & Portable Vouchers.
VASH Vouchers (reserved for veterans)	Affordable Rental	95	NA	102	\$329,383	Under 50% AMI	
HUD Mainstream Vouchers (chronically homeless with a disabling condition)	Affordable Rental	78	NA	70	\$452,843	Under 50% AMI	Referred through our partnership with Shelter House.
Emergency Housing Vouchers	Affordable Rental	69	NA	69	\$440,675	Under 50% AMI	Referred through the Coordinated Entry System.
Stability Vouchers	Affordable Rental	7	NA	3	\$1,390	Under 50% AMI	Referred through the Coordinated Entry System.
Public Housing	Affordable Rental	NA	86	94	\$972,715	Under 80% AMI	All units in Iowa City. Funds spent includes administrative costs, HUD rent subsidies and maintenance/repair of units.
Other - Affordable Housing Under ICHA Management	Affordable Rental	NA	24	26	N/A	Under 80% AMI	All units in Iowa City (Peninsula, Augusta, Railway, Legacy).
		1,595	110	1,668	\$11,150,196		

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

FY24 TIF & RFC Affordable Housing Requirements under Compliance Period

Project Name	Policy	Project Type	Units Underway	Units under Compliance	Fee-in-Lieu Paid	AMI	Rent Limit	Compliance Period	Notes/Status
The Rise - 435 S. Linn	Local requireme	Affordable Rental	-	31	\$225,706	80%	HOME FMR	In perpetuity	Paid FIL for 2 units (12/29/2021)
Orchard Court Lofts - 627 Orchard Ct	RFC - Zoning rec	Affordable Rental	-	5	-	60%	HOME FMR	10 years	
Dubuque St Apartments - 620 S. Dubuque	RFC - Zoning rec	Affordable Rental	-	5	\$28,396	60%	HOME FMR	10 years	Fee for 4 units out of compliance for one year.
1301 Gilbert Street	RFC - Zoning rec	Affordable Rental	-	5	-	60%	HOME FMR	10 years	
The Edge - 314 S. Clinton St	TIF & RFC Zonin	Affordable Rental	-	2	\$323,488	60%	HOME FMR	20 years	FIL for 4 units
Breckenridge - 707 S. Dubuque St	RFC - Zoning rec	NA	-	-	\$404,360	-	-	-	FIL for 5 units
Del Ray Ridge - 628 S. Dubuque St	RFC - Zoning rec	Affordable Rental	-	3	-	60%	HOME FMR	10 years	
1131 S. Gilbert	RFC - Zoning rec	Affordable Rental	-	6	-	60%	HOME FMR	10 years	
1121 S. Gilbert	RFC - Zoning rec	Affordable Rental	-	5	-	60%	HOME FMR	10 years	
1141 S. Gilbert	RFC - Zoning rec	Affordable Rental	-	6	-	60%	HOME FMR	10 years	
1201 S. Gilbert	RFC - Zoning rec	Affordable Rental	-	6	-	60%	HOME FMR	10 years	
225 E. Prentiss	RFC - Zoning rec	Affordable Rental	-	5	-	60%	HOME FMR	10 years	
Riverview West - 629 S. Riverside Dr	TIF	Affordable Rental	-	12	-	120%	120% HOME FMR	10 years	
Augusta Place - 20 S. Gilbert	TIF	Affordable Rental	-	6	NA	80%	HOME FMR	In perpetuity	6 Units purchased in July 2020, ICHA will operate as affordable housing.
Augusta Place - 104 Westside Dr (offsite units)	TIF	Affordable Rental	-	12	NA	60%	Based on 40% AMI, Developer pays utilities	20 years	Compliance started 8/1/2019.
The Chauncey - 404 E. College St.	TIF	Affordable Rental	-	Under HA	NA	80%	30% of Income	In perpetuity	5 Units purchased 8/2020, added to Public Housing Program. Reported under the Housing Authority
Tailwinds - 100 block E. College St.	TIF	NA	-	-	\$1,805,648	-	-	-	FIL for 16 units 02-2021; Expended \$1.5M on South District duplexes
Gilbane Development - 700 block S. Dubuque	RFC - Zoning rec	Affordable Rental	-	-	\$2,821,325	-	-	-	FIL for 25 units (6-1-22)
Scannell Properties - Riverside/Myrtle	RFC - Zoning rec	Affordable Rental	-	-	\$2,038,439	-	-	-	FIL for 29 units (6/27/23)
				109	\$7,647,362				

FY24 Misc. Action Plan Initiatives

Project/Program Name	Council Approved:	Project Type	Units Created	Fee-in-Lieu/ Revenue Generated	AMI	Rent Limits	Notes:
Action Plan #7. Annexation Policy - 10% of units in residential developments affordable	7/17/2018	Affordable Rental - New Construction	0	\$0	60%	HOME FMR	Community View annexed off American Legion Road in FY20. CZA & Affordable Housing Agreement signed. 17 affordable units designated. Started construction in FY21.
Action Plan #8. Consider TIF to support residential development. First agreement: Foster Road TIF Residential Development Agreement	7/17/2018	TBD	-	See note	-	-	Foster Road TIF - Collection started in FY22. To date, has generated \$373,700 for affordable housing. Downtown TIF - Tailwinds project paid \$1,805,648 for FIL for 16 units in Feb. 2021. Paid \$1,520,000 for 8 duplexes (16 homes) for the South District program in July, 2021.
Action Plan #12. Create tax exemption/abatement policy to support affordable rental housing	10/1/2019	Affordable Rental - New Construction	0	\$0	Less than 40% AMI	Based on 40% AMI, minus tenant paid utilities	No applications received to date. Requires at least 15% of total units leased to eligible tenants to receive a 40% tax exemption on all units in a new residential development with 6 or more units for 10 years.
Action Plan #14. Minimize tenant displacement	10/3/2017	Major Site Plans	NA	NA	NA	NA	Requires Council approval when 12 or more households will be displaced and no rezoning needed. Requires a transition plan to better inform tenants and the public. Policy not triggered in FY24.
			0				

4) Support innovation in housing and streamline processes

Action Step:	Program	Estimated TimeLine	Notes:
Action Plan #9. Consider regulatory changes. Review processes/fees, etc. to support affordable housing.	Policy Review (NDS, Public Works, Parks & Rec, Legal)	Fall 2023/ongoing	Received HBA, IC Area Association of Realtors, Affordable Homes Coalition and other stakeholder input. Recommendations regarding code changes in the 2022 Affordable Housing Action Plan. (Also a carry over from the original 15 Affordable Housing Action Goals). Various housing text amendments approved in November 2023.
Action Plan #9. Consider regulatory changes. Review zoning code to increase density/diversity in all single family/low density residential zones (support missing middle housing)	South District Form Based Code	Adopted 11-16-2021	Will pursue FBC in all outlying greenfield developments. In January 2023 approved the Southwest District Plan - Rohret South Subarea Comprehensive Plan amendment (utilizing the form based land use).
Action Plan #9. Consider regulatory changes. Review zoning code to increase density/diversity in all single family/low density residential zones (support missing middle housing)	Comprehensive Plan Amendment	Ongoing	Enable more dense and/or more diverse housing in all residential zones (particularly low density residential zones outside of historic districts). Issued a RFP for consultant services to complete a Comprehensive Plan amendment in spring of 2024. Various housing text amendment to improve housing choice, increase housing supply and encourage affordability were adopted in November 2023.
Action Plan #15. Rent abatement for emergency orders when vacation is not necessary.	Rental permit units	Completed 10/3/2017	Two emergency orders/rent abatement issued in FY22, 0 orders issued in FY23, and three orders/rent abatement issued in FY24.
Acquire land for future affordable housing opportunities (Opportunity Fund - former Land Banking Fund)	Land Banking (now Opportunity Fund)	Ongoing	Purchased first property in FY20. Lot 10, Lindemann Subdivision, Part 8 for the future construction of 6 townhomes. Partnership with DVIP to build six units. IFA awarded DVIP a HOME ARP grant for construction and support services. City will sell/convey the lot to DVIP once DVIP enters an agreement with the State.
Incorporate Sustainability/Climate Action in our rehabilitation programs	All City housing rehabilitation programs	Completed, July 2019	See below for measures incorporated.
Support unique housing solutions for special populations through zoning and/or financial support.	FUSE Housing First Program	7/5/2016 Approved Long Term Housing Use Zoning, Approved voucher set-aside for FUSE 10/2/2018	ICHA allows up to 5% of ICHA vouchers to be used for permanent supportive housing for persons who are chronically homeless with a disabling condition. Project based vouchers issued to Cross Park Place (24 homes) and the 501 Project (36 homes) operated by Shelter House.



Neighborhood and Development Services

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