

# Community Consultations

**State of Iowa Consolidated Plan**





# Welcome

## **Community Input is Crucial to the Process**

The State of Iowa is undertaking the planning process for its next 5-year Consolidated Plan for Iowa's HUD-CPD Programs beginning in 2020. This meeting will attempt to focus on the needs of your clients and communities relative to housing, infrastructure, social services, community facilities, downtown revitalization, and generally the needs of Iowa's most vulnerable populations. Community input relative to those needs and the primary obstacles, or barriers, to addressing the needs, and what could IEDA and IFA do to eliminate the obstacles identified will also be discussed.

The input provided will then be used help leverage funding and design individual programs on a statewide basis.

# Agenda

01

## Introductions

A brief introduction of who is presenting today

02

## Con Plan 101

A quick description of the consolidated plan process

03

## IEDA and IFA's Role

Understand the role of the Iowa Economic Development Authority (IEDA) and the Iowa Finance Authority (IFA) in the process

04

## Current Conditions

A snapshot of current conditions in the housing market in the state

05

## Special Needs

An exploration of special needs in the state

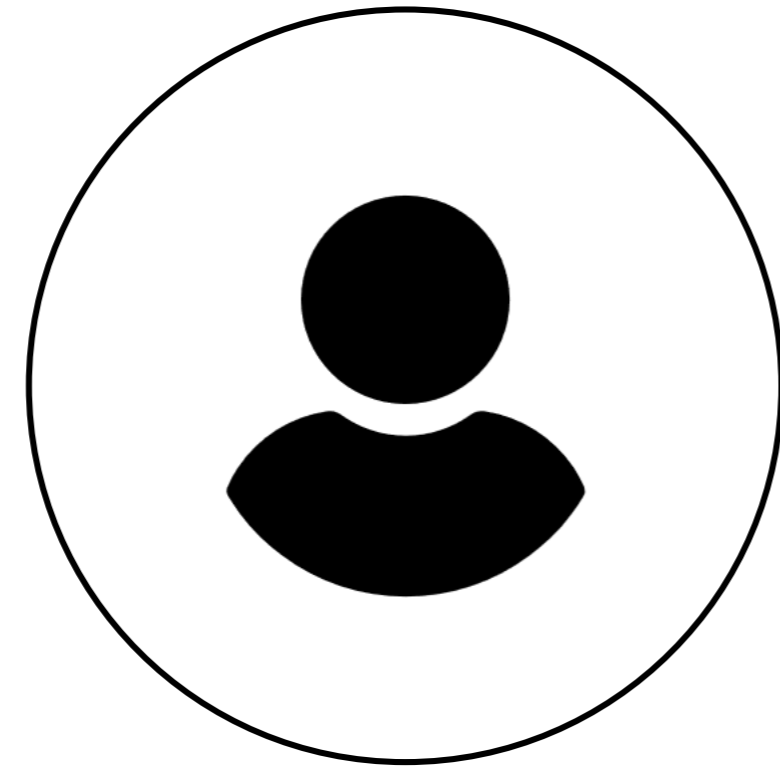
06

## Questions and Answers

Time to answer any pressing questions related to the presentation

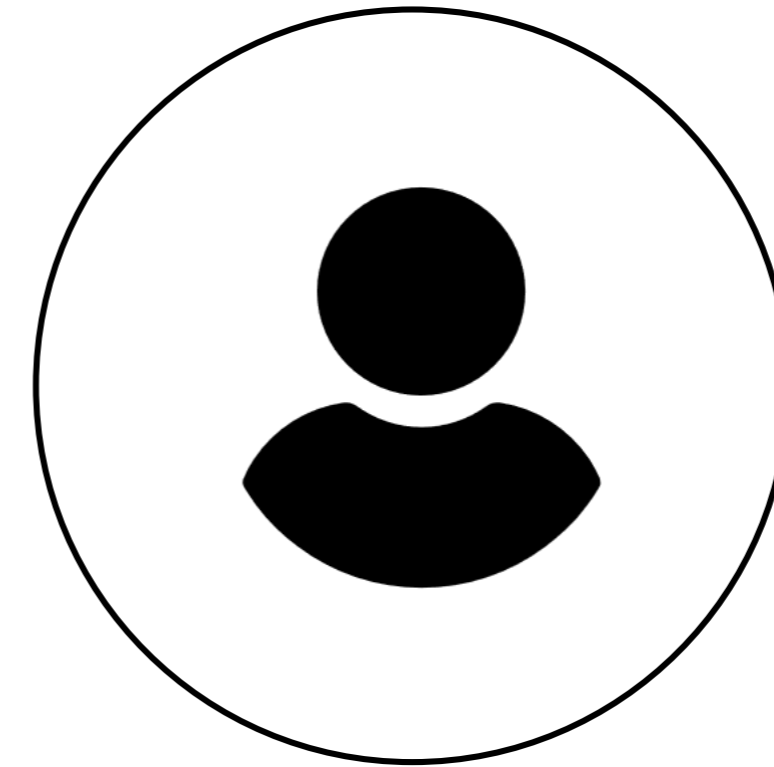


# Introductions



**Ben Sturm**

The Cloudburst Group



**T.J. Martzial**

The Cloudburst Group

# Consolidated Plans 101

## Community-Wide Dialogue

The consolidated planning process serves as the foundation for a community-wide dialogue to identify housing and community development priorities that align and focus funding from particular HUD programs, such as: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, National Housing Trust Fund (NHTF), Emergency Solutions Grants (ESG) Program, and Housing Opportunities for Persons With AIDS (HOPWA) Program.

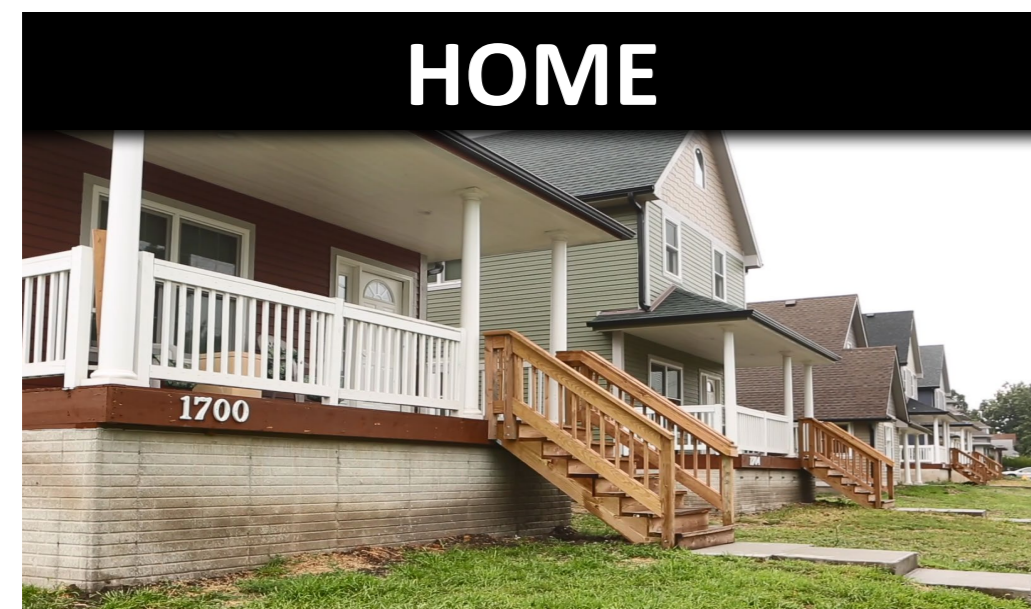
## Strategic Framework

- 1) Collect and analyze data on community needs and market analysis
- 2) Residents and program stakeholders comment on needs and priorities they see (June 2019)
- 3) The analysis of this data and comments will be used to establish priorities, strategies, and actions that the State will undertake to address these needs over the next five years.
- 4) Develop a Strategic Plan (~August 2019)
- 5) Develop the Annual Action Plan the planned investment of federal resources to implement specific activities. (~August 2019)
- 6) Residents and program stakeholders comment on draft Consolidated Plan (~October 2019)
- 7) Final Plan due to HUD (November 2019)

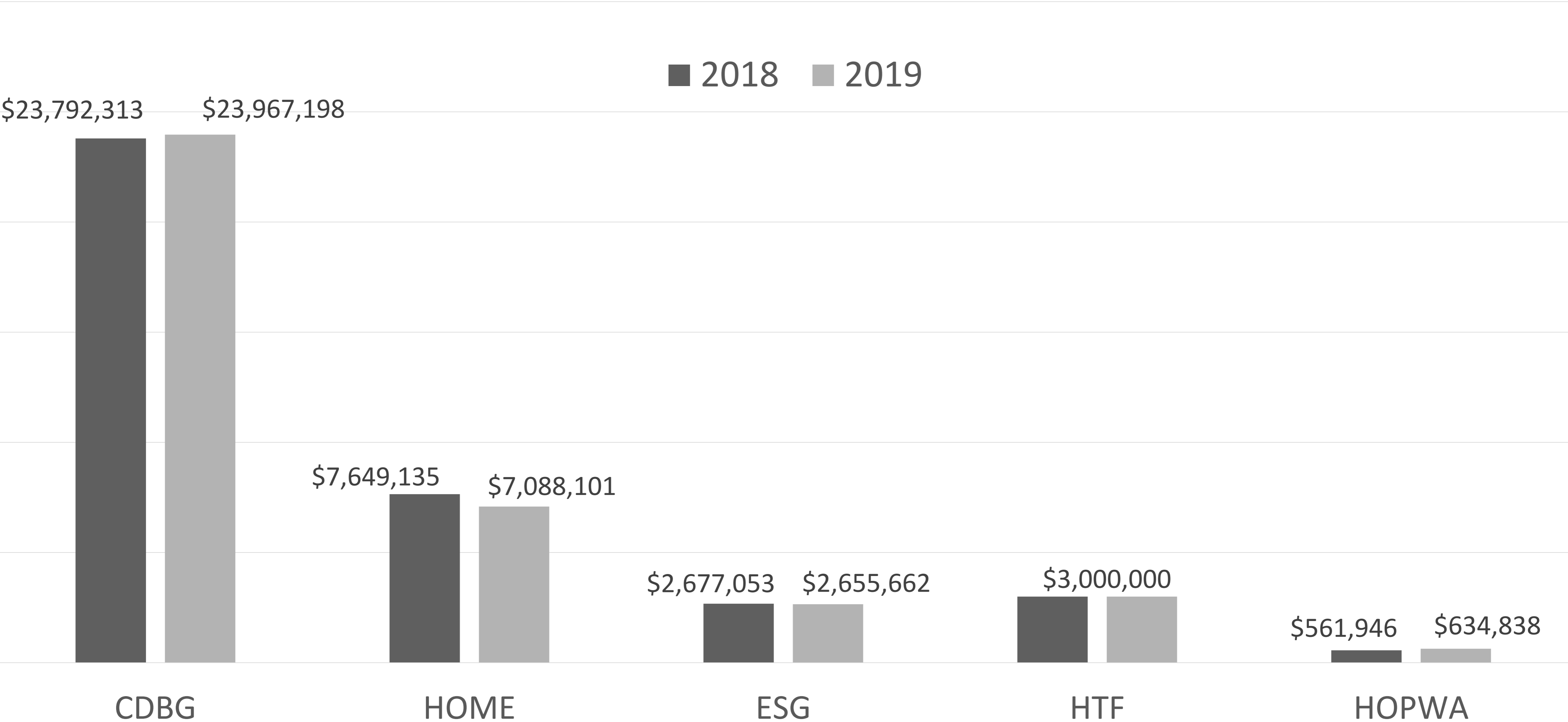


# IEDA's and IFA's Roles

The IEDA is the lead agency responsible for the Consolidated Planning process and the administration of the Community Development Block Grant Program (**CDBG**). The IFA is the lead agency responsible for the administration of the Home Investment Partnerships Program (**HOME**), the National Housing Trust Fund (**NHTF**), the Emergency Solutions Grant Program (**ESG**), the Housing Opportunities for Persons With AIDS Program (**HOPWA**). All of these funds are collectively known as HUD Community Planning and Development (CPD) funds.



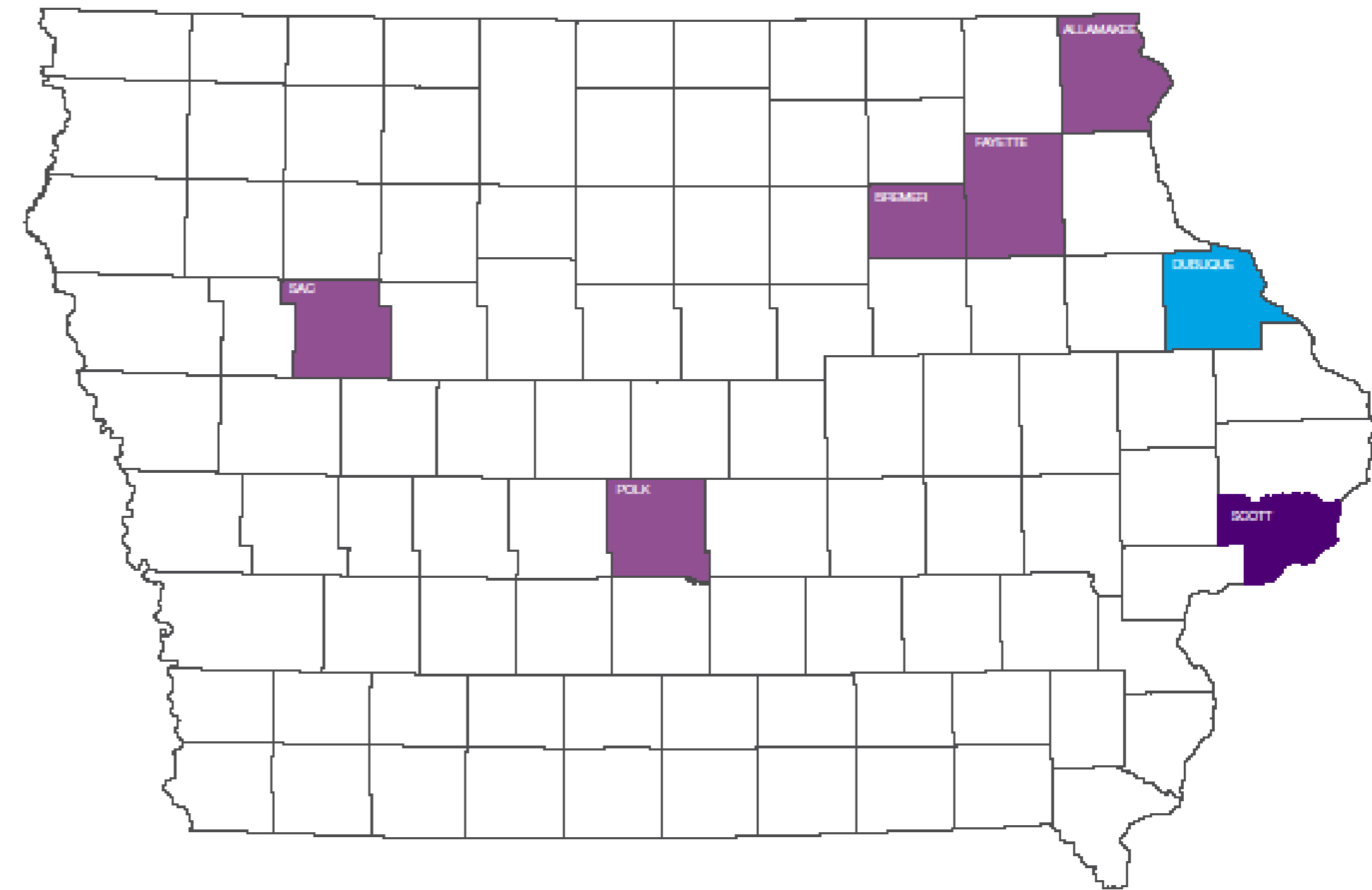
# Resources and Investments



# HOME & NHTF

**349 HOME Units  
Completed in CY-18**

## 2018 HOME & HTF AWARDS



### LEGEND

- HOME Rental New Construction
- HOME Rental Rehab Construction
- Housing Trust Fund (HTF)



# 2018 CDBG Allocation

2018 CDBG Allocation: \$23.7 million  
Iowa's current Method of Distribution

<b>Water &amp; Sewer Fund</b>	<b>\$7.8M</b>	<b>33%</b>
<b>Housing - Owner Occupied Rehabilitation</b>	<b>\$5.2M</b>	<b>22%</b>
<b>Downtown Revitalization</b>	<b>\$3.6M</b>	<b>15%</b>
<b>Job Creation &amp; Enhancement (EDSA &amp; Career Link programs)</b>	<b>\$3.6M</b>	<b>15%</b>
<b>Community Facilities &amp; Services</b>	<b>\$1.7M</b>	<b>7%</b>
<b>Opportunities &amp; Threats/ Sustainable Communities</b>	<b>\$1.2M</b>	<b>5%</b>
<b>Technical assistance/ admin</b>	<b>\$711,000</b>	<b>3%</b>

# 2018 CDBG Allocation

## WATER & SEWER FUND

### IMPROVING WATER AND WASTEWATER SERVICES

IEDA's CDBG-funded Water and Sewer Fund consistently rises to the top of community development priorities. Funds awarded through this annual competitive program assist cities and counties with projects such as sanitary sewer system improvements, water system improvements, water and wastewater treatment facility projects, storm sewer projects related to sanitary sewer system improvements and rural water connections.

In 2018 the EPA submitted their *Drinking Water Infrastructure Needs Survey and Assessment, Sixth Report* to Congress. The Report shows \$472.6 billion is needed to maintain and improve the nation's drinking water infrastructure over the next 20 years. The following two slides present some results for Iowa.



**Since 2012, 140 water/sewer projects have been completed/closed. There is a high demand for water/sewer funds. IEDA always receives more requests than available funding:**

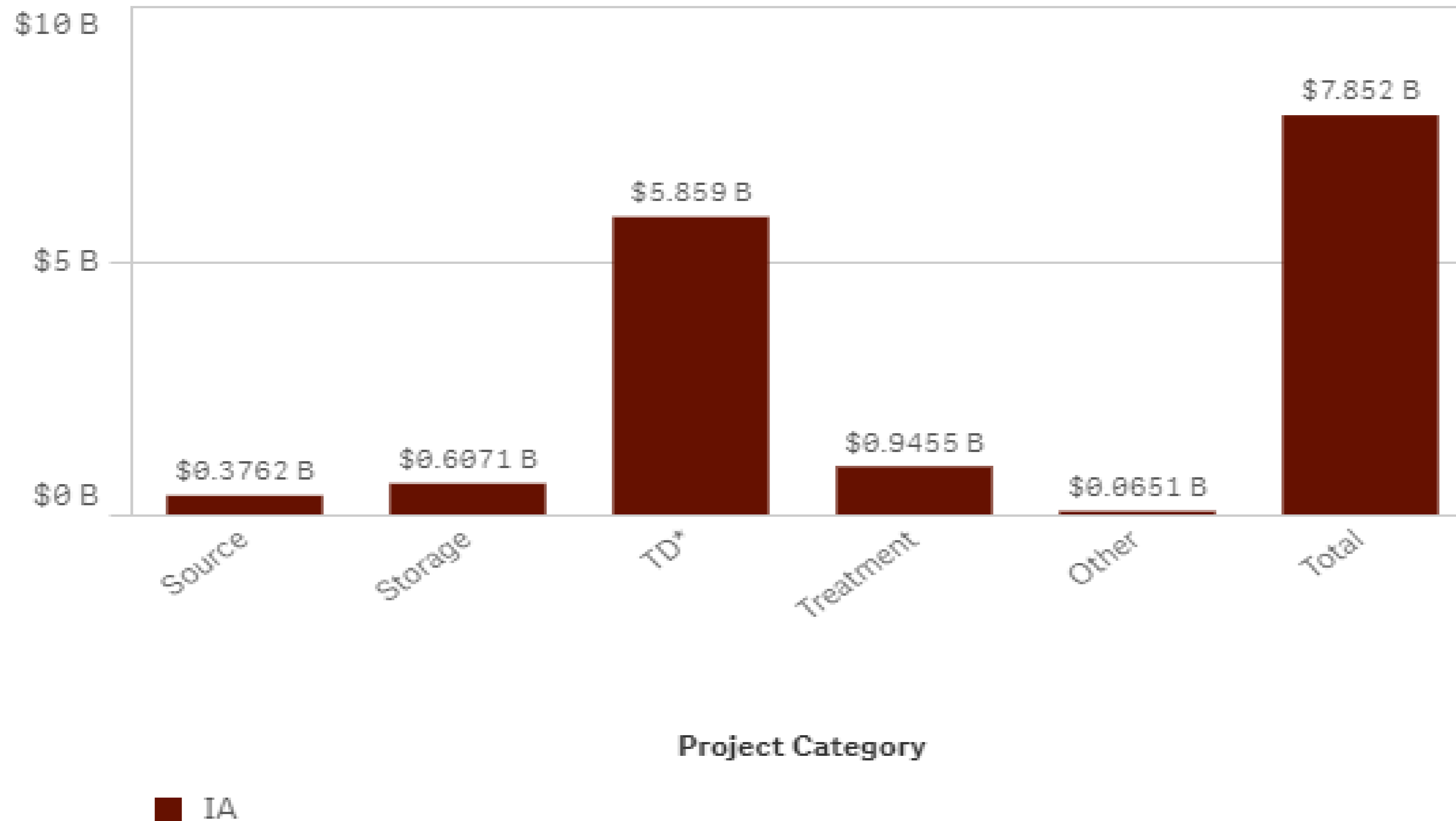
- **In 2016, received \$21.5 million in requests; funded \$10.7 M**
- **In 2017, received \$20.9 million in requests; funded \$12.4 M**
- **In 2018, received \$21.4 million in requests; funded \$13.4 M**

# 2018 CDBG Allocation

## WATER & SEWER FUND IMPROVING WATER AND WASTEWATER SERVICES

Iowa

20-year Need Reported by Project Category (in January 2015 dollars)

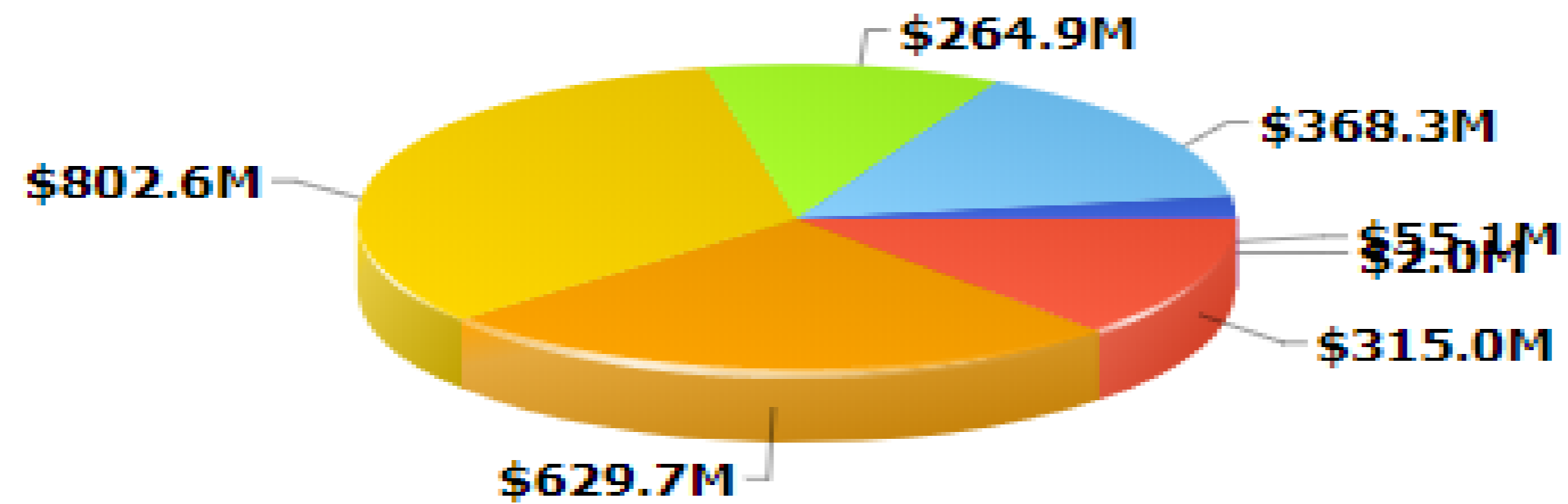


# 2018 CDBG Allocation

## WATER & SEWER FUND IMPROVING WATER AND WASTEWATER SERVICES

### Total Documented Needs by Category

Total Needs: \$ 2,437.6M



I - Secondary Wastewater Treatment	12.9%
II - Advanced Wastewater Treatment	25.8%
III - Conveyance System Repair	32.9%
IV - New Conveyance Systems	10.9%
V - Combined Sewer Overflow (CSO) Correction	15.1%
VI - Stormwater Management	2.3%
X - Recycled Water Distribution	.1%

# State's Goals in 2014-2019 Con Plan

- Creation & Preservation of Affordable Rental Housing
- Creation & Preservation of Affordable Homeownership
- Preserve Short & Long-term Homeless Facilities and Housing
- Preserve Short & Long-term Special Need Facilities and Housing
- Continue Supportive Services for Person with HIV/AIDS
- Continue Supportive Services for Homeless Persons
- Expand & Continue Non-housing Community Development Support Services
- Improve & Maintain Water & Sewer Systems
- Foster Economic Development
- Revitalize Divested Downtown Districts
- Improve and Maintain Community Facilities





## **Homelessness**

**Many Iowans face homelessness, or the risk of becoming homeless, each year.**

**The Iowa Finance Authority administers multiple homelessness assistance programs. The Consolidated Plan process addresses two of these programs, the Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). These programs provide assistance with housing and supportive services. Your input is important in planning these programs to best help individuals and families in need.**



# ESG Activities



**ESG** - Recent grant year reported on: 1/1/18 - 12/31/18

Total annual funding expended = **\$2,460,524**

27 Grantee agencies

Activities:

- Shelter
- Rapid Rehousing
- Homelessness Prevention
- Street Outreach



Individuals Served 1/1/18 - 12/31/18 – Homeless Prevention: **2,536**, Overnight Shelter: **7,140**

Households Served 1/1/18 - 12/31/18 – TBRA: **1,056**



# HOPWA Activities



**HOPWA** - Recent grant year reported on: 1/1/18 - 12/31/18

Total annual funding expended: **\$ 508,780**

Five sponsor agencies in Iowa:

- Primary Healthcare
- Cedar AIDS Support System
- Ruby Slippers
- The Project of the Quad Cities
- University of Iowa Hospitals & Clinics



Individuals served 1/1/2018 - 12/31/2018 – TBRA: **43**, STRMU: **123**, Supportive Services: **192**, Housing Information: **192**



Total number of ALL beneficiaries served with Housing Subsidy Assistance = **288**





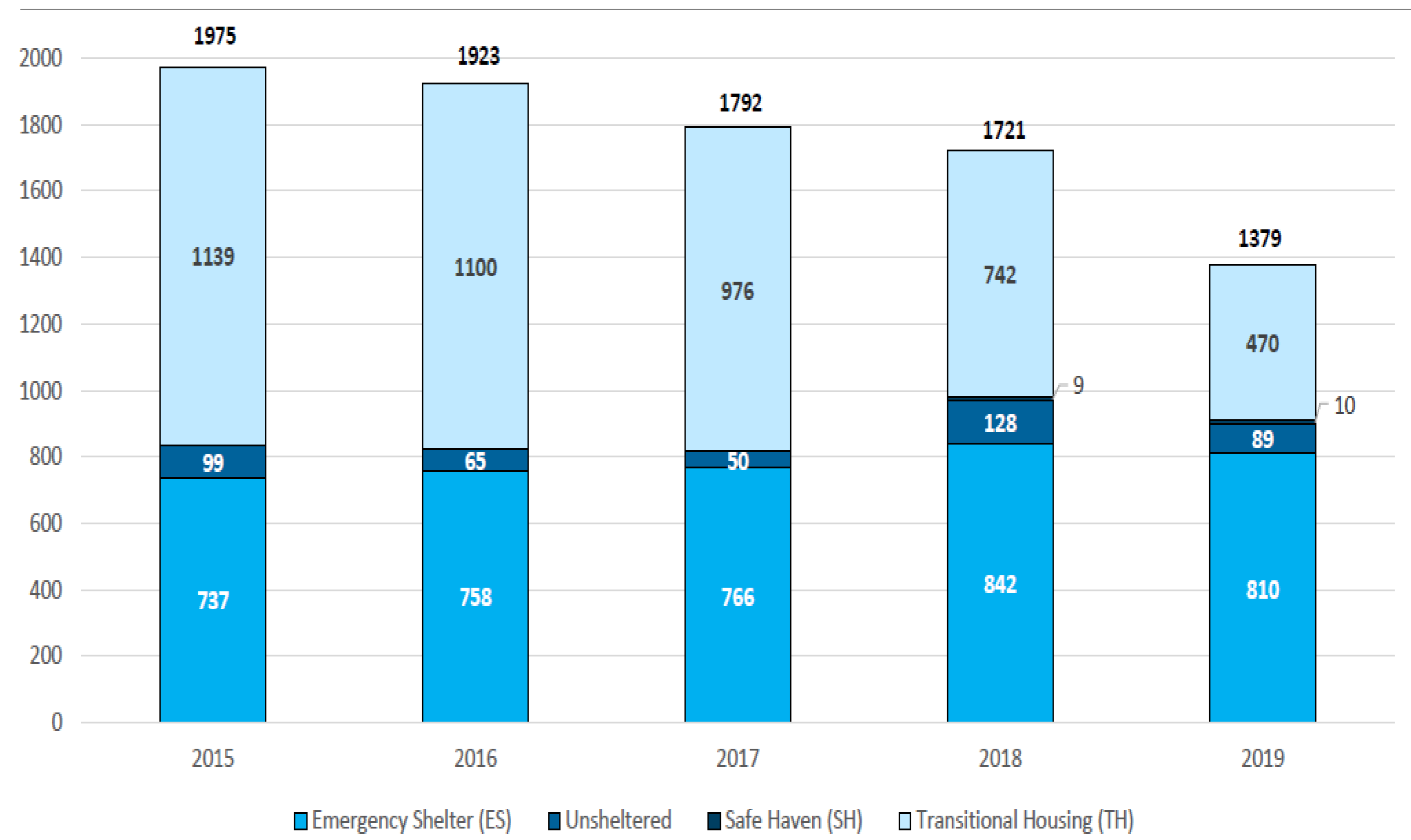
# Annual Homeless Point-In-Time Count

The **Point-in-Time (PIT)** count is a count of sheltered and unsheltered homeless persons on a single night in January. **HUD** requires that Continuums of Care (CoCs) conduct an annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night.

- From 2018 to 2019, there was an overall reduction across Transitional Housing, Emergency Shelter, and unsheltered.
- From 2015 to 2019, Emergency Shelter has stayed the most consistent in numbers served during the PIT.
  - ❑ Transitional Housing has consistently and significantly decreased over the past five years, mostly due to fewer beds available and many programs converting to either Permanent Supportive Housing or Rapid Rehousing projects.
  - ❑ The unsheltered population has fluctuated some, but with relatively smaller numbers to begin with, and the PIT being very weather-dependent, and also very dependent on which counties are covered by an on-the-ground volunteer count, it's harder to draw overall conclusions about these numbers. This year's count was delayed by a week due to weather, which was the first time this has happened in Iowa, so this also impacts volunteer planning and coordination for the unsheltered count.

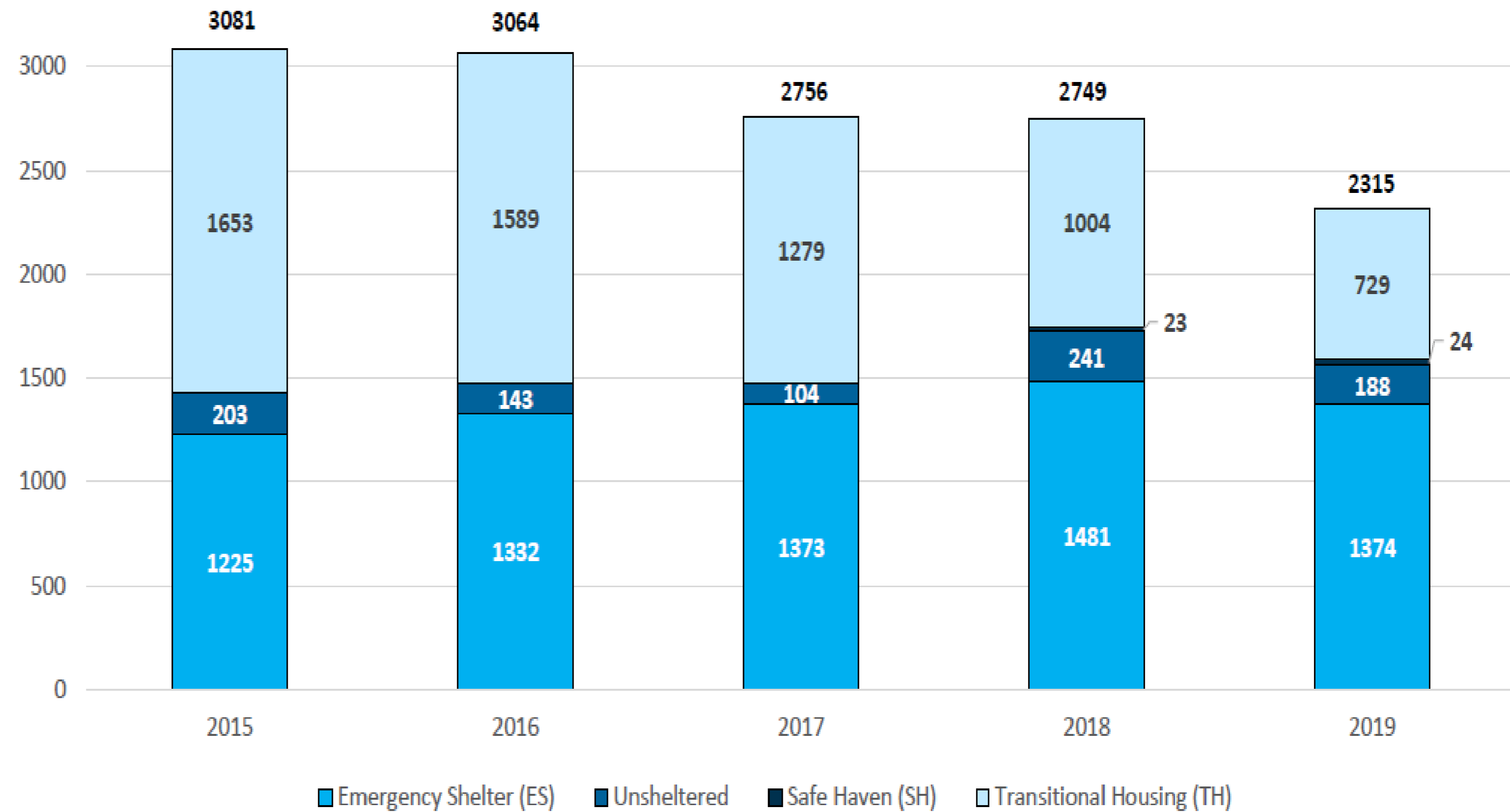
# BOS Point-in-Time Totals

Annual Homeless Point-In-Time Count



# All Iowa CoC Point-in-Time Totals

Annual Homeless Point-In-Time Count



# Annual Homeless Point-In-Time Count

## Homeless Facilities

As of the first quarter of 2019, according to data entered in Iowa's Homelessness Management Information System (HMIS), homeless service providers served 3,031 clients experiencing homelessness, which represented a slight decrease from the 3,040 clients served in 2018 Q1. Meanwhile the sheltered population went from 2,171 in Q1 2018 to 1,988 in Q1 2019.

## Homelessness in the State

The Iowa Council on Homelessness is a 38-member governor-appointed statewide volunteer advisory board, and serves as the decision-making body responsible for the 96-county Iowa Balance of State Continuum of Care. Beginning in 2017, the CoC launched a new system of Coordinated Services Regions throughout the CoC. As of early 2019, there are 12 approved regions.

## By the Numbers

The Balance of State CoC has seen an overall decrease in Point-in-Time numbers between 2018 and 2019 (20% decline), while at the same time seeing a decrease in Unsheltered homelessness (down 30%). Also over this same period of time, throughout the entire state, the PIT total homeless population has decreased by 25%.



# Current Conditions

## Overall

Housing costs have increased with higher rents and home values and tighter inventory of housing units. At the same time, job and economic opportunities are increasing across the state, particularly in urban counties.

## Housing Stock

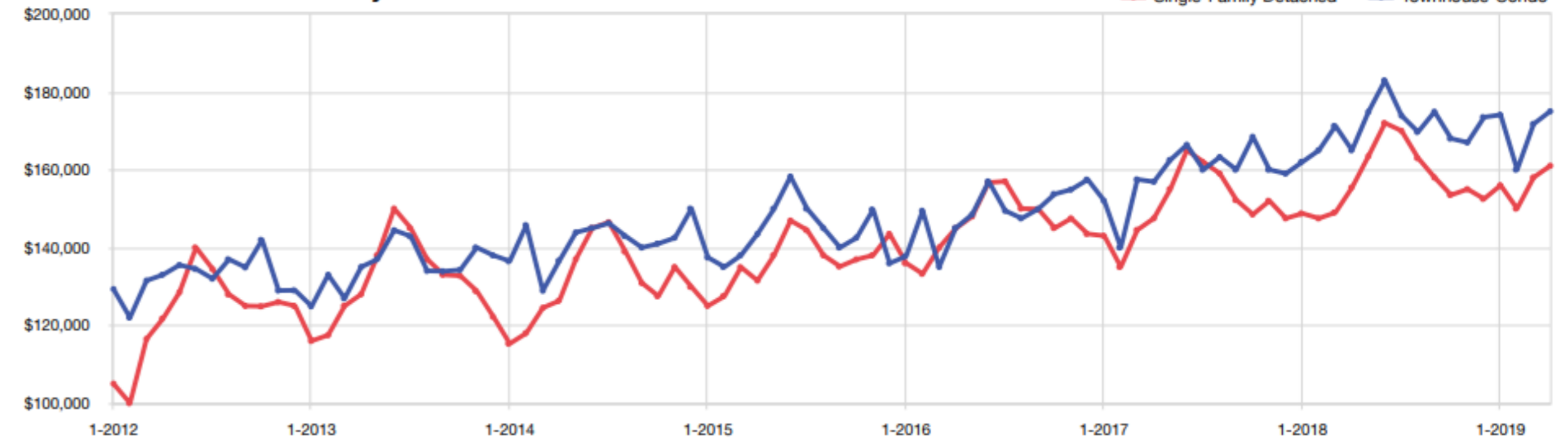
Based on 2011-2015 American Census Survey (ACS) figures, single-unit detached properties make up the large majority of Iowa's housing stock, about 75% of the occupied units. Multifamily units of 10 or more units make up about 9% of the housing market in the state. Most multifamily units are found within urbanized areas of the state. Meanwhile, manufactured housing, such as mobile homes and RVs, make up about 3.5% of total stock. Such housing is often found in economically and environmentally vulnerable areas.

## Housing Cost

As of 2015, the median value of an owner-occupied unit was \$129,200, which is a 57% increase from 2000. The median gross rent in 2015 was \$697, which is an 82% increase from 2000. As of 2017, ACS five-year estimates have monthly median gross rents at \$740 and median home values at \$137,200, which point to the upward trajectory of housing costs in Iowa.

## Iowa Association of Realtors

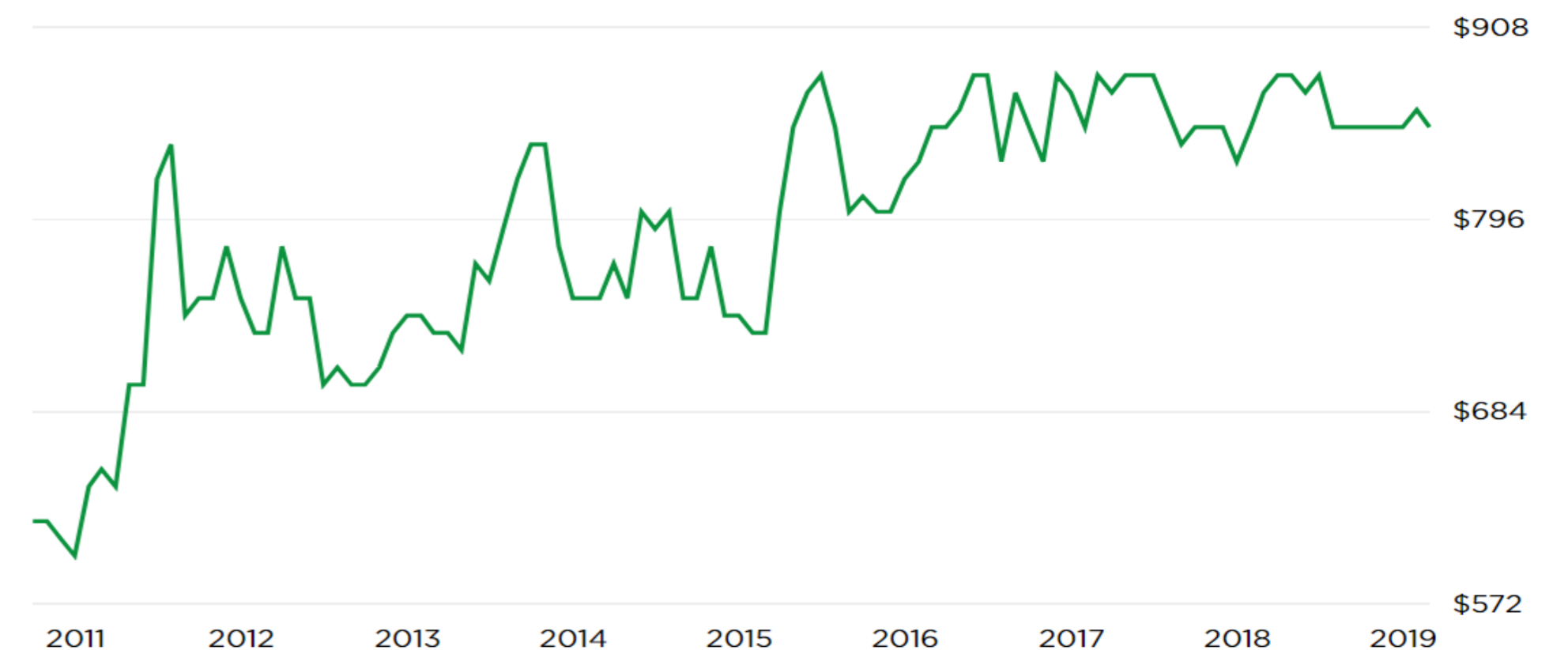
Historical Median Sales Price by Month



Source: State of Iowa Monthly Indicators

## Zillow Home Median List Rents 2018

Feb 2019 Iowa \$850/mo



# Current Conditions

## **Housing Condition**

Lead-based paint was used in all residential prior to 1978. 68% of owner-occupied units and 67% of renter-occupied units were built before 1980 giving way to risk for lead-based paint issues. 9% of owner-occupied and 13% of renter-occupied housing units built before 1980 have a child present within the home.

## **Housing Barriers**

Parcel sizes, state statute restrictions, inclusionary zoning, and deficient infrastructure are examples of governmental constraints that can hinder affordable housing and residential development primarily within urban areas. In rural areas housing barriers are typically not enough housing stock, and it is often cost prohibitive to create additional housing units using conventional financing. Additional barriers to housing confront other vulnerable populations such as poor credit or rental history, prior convictions or arrests, and cash security deposits.

## **Housing Needs**

Along with Workforce Commuting, Job Creation programs received the highest unmet needs average from respondents in a recent statewide survey.

# Statewide Special Needs

## **Tightening Market**

According to Census data as of 2015, the overall vacancy rate for all housing units was 9%. Moreover, in the most recent Rental Vacancy Survey of the State of Iowa conducted by IFA, the data indicates that the state had an overall vacancy rate of 5.0 %. Such vacancy rates underscore the conditions of the tightening rental market in the state and the overall availability of affordable housing units, which may be harder to come by for households in the most need and those in rural settings in the next five years. Overall vacancy rates of around 8% - 10% are generally considered to indicate a healthy market. Overall vacancy rates below 5% generally indicate a tight market and cause for concern.

## **Affordability**

With over 82% of the rental housing units across the state having median rents below \$1,000, access to affordable housing for households at all income levels depends largely on the location and condition of such housing. Overall, urban counties continue to experience higher gaps in affordability for all income levels, while rural counties with higher transportation and maintenance costs face an array of affordability barriers in addition to a dwindling supply of units. Areas in the middle, that is between urban and rural, may be experiencing both sets of challenges: lack of supply and cost burden.



# Statewide Special Needs

## Aging Population

514,215 is the estimated number of people age 65 and over in Iowa in 2016. This age group accounted for 16.4% of the total population. In 2016, Iowa ranked 16th in the percentage of population age 65 and older. About 46.2% of Iowans age 65 and older lived alone in 2016.

## Aging Needs

As Iowa's population continues to age, the ability to maintain adequate and accessible housing that allows seniors to age in place, and new development of senior housing that supports independent, integrated community living remains an unmet need for many seniors in the state. Although public transportation is typically a common housing barrier for seniors, Iowa is one of only a few states with a public transit where every county is served by a regional system to ensure Iowans have transportation to work, medical facilities, meal sites, and leisure activities. Most regional systems offer demand-responsive service, and provide contract service. Transit systems work with human service agencies to provide coordinated service for transportation in their areas.





# Statewide Special Needs

## **Persons with Disabilities**

Adequately addressing the housing needs of persons with disabilities, including the need for affordable, accessible housing, remains a challenge in Iowa. In general, renter households that include members with disabilities are more likely than all other households to have very low incomes, experience worst-case housing need, pay more than 50% of their income for rent, and have other housing problems such as living in accessible or overcrowded housing.

## **Redesigned Services**

The Iowa Department of Human Services (DHS) is responsible for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. Discharge planning begins at admission. Discharge plans include housing arrangements, supportive services, and financial assistance. In July 2014, the State implemented a legally mandated redesign of mental health and disability services. In the previous model counties were responsible for service delivery and the level and quality of care Iowans received was varied. The new model is regional and has established minimum core services those returning to the community from mental and physical health institutions must receive.



# Statewide Special Needs

## Rural Development

Rural areas of the state are experiencing an array of housing challenges. At one end of the spectrum, communities in rural areas nearest to the urban centers are experiencing high costs of housing due to an influx of newcomers, while at the other end of the spectrum, an aging and dwindling housing supply in rural areas leaves residents with fewer and increasingly more expensive options.

## Rural Migration

Migration from rural to urban areas continues to drive demand for housing in urban areas of the state. Such higher demand is increasingly adding to the cost burden of those households who can least afford to keep up with rising rents and home values. Moreover, the dwindling supply of workforce housing in high demand areas increases demand even further, especially for migrating residents.

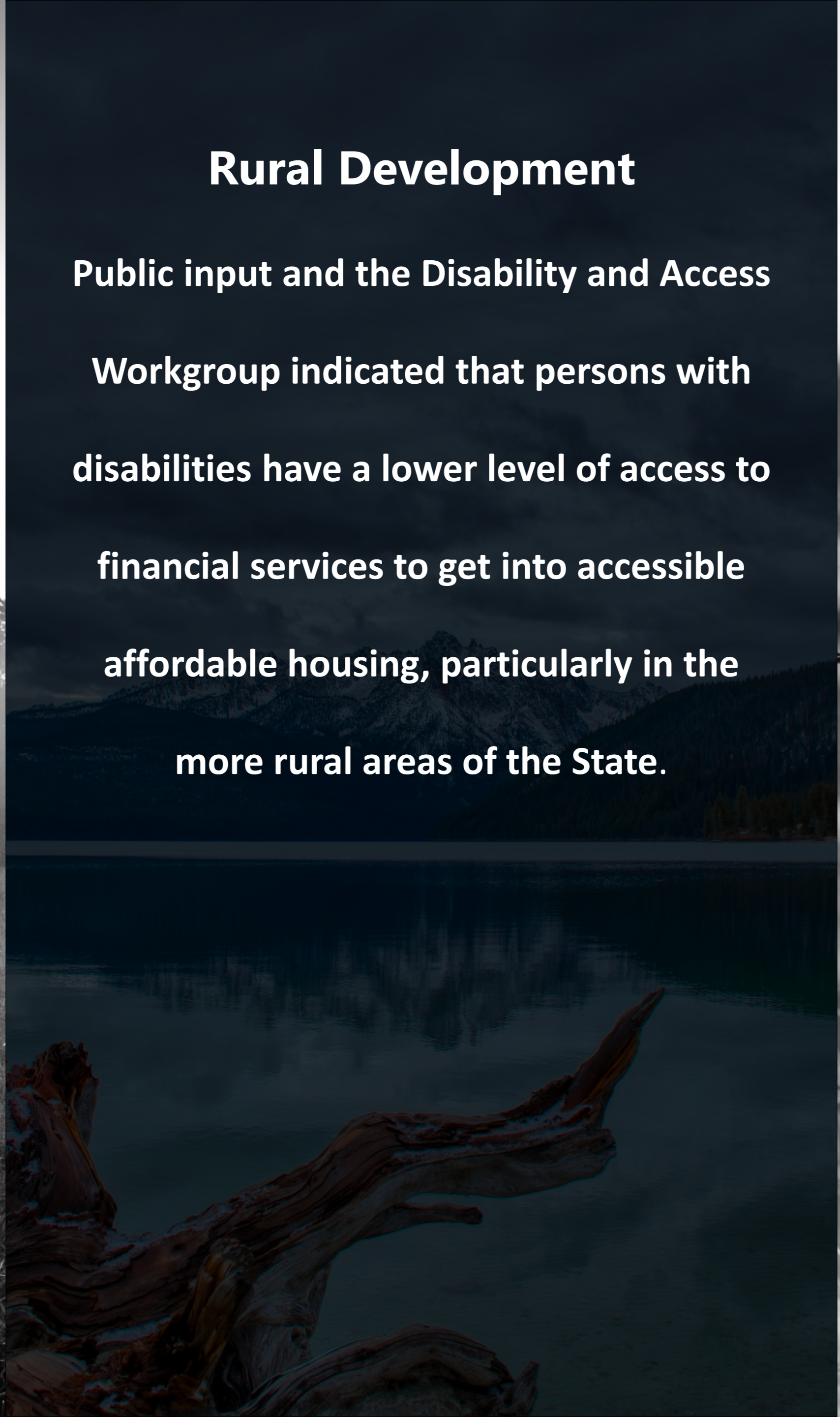




## **Rural Development**

**Public input and the Disability and Access**

**Workgroup indicated that persons with disabilities have a lower level of access to financial services to get into accessible affordable housing, particularly in the more rural areas of the State.**





## **Rural Development and Broadband Infrastructure**

**On May 8, Governor Kim Reynolds announced the Office of the Chief Information Officer (OCIO) has recently concluded the review of 17 broadband grant applications and awarded \$1.3 million in grant funds to 7 projects across the State of Iowa. Together, these applications represent over \$13 million in new investment in broadband infrastructure covering approximately 760 square miles in 12 counties, and providing broadband access for 7,200 homes, schools, businesses, and farms that previously did not have access to high-speed Internet service.**



## **Rural Development and Broadband Infrastructure**

**With the legislature approving \$5 million in funding for additional broadband grants for FY20, the Governor's Office and the OCIO are encouraging additional applicants to apply for this new funding that will soon be available.**



# Questions

## Thank you for Participating

Your participation and input is deeply critical in helping the state chart its path for the next five years

If you have additional questions, please feel free to contact:

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# Comments

- 1) How have the needs for your clients/communities changed over the past five years?
- 2) What are the primary obstacles, or barriers, to addressing the needs of the people/communities that you serve?
- 3) In your opinion, what could IEDA and IFA do to eliminate the obstacles identified?



# Comments

## Send additional feedback

Please send additional comments or feedback to:

**TJ Martzial**

The Cloudburst Group

[tj.martzial@cloudburstgroup.com](mailto:tj.martzial@cloudburstgroup.com)





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