

RESOLUTION NO. 17-111

**RESOLUTION AMENDING IOWA CITY'S AFFORDABLE HOUSING LOCATION MODEL.**

WHEREAS, in Resolution No. 11-51, the City adopted an Affordable Housing Location Model which is based on three City Council-identified goals/concerns regarding the location of affordable rental housing assisted with City funds;

WHEREAS, one goal/concern is that the City does not want to further burden neighborhoods and elementary schools that already have issues related to a concentration of poverty;

WHEREAS, a second goal/concern is the City desires to have diverse neighborhoods in terms of a range of income levels;

WHEREAS, a third goal/concern is to determine the views of the Iowa City Community School District (ICCS) on the affordable housing issue;

WHEREAS, the ICCS Superintendent told City staff that low income students, indeed all students, do better when there is a mix of income levels and that the ICCS could provide data on three factors it views as significant in assessing whether there is such a mix, mobility, test results, and free/reduced lunch percentage;

WHEREAS, in order to address these three goals/concerns, the following seven factors were identified: 1) distance to existing assisted rental housing (400 feet or approximately one city block from existing subsidized housing); 2) elementary school mobility rate; 3) median household income; 4) change in residential sales price; 5) crime density; 6) elementary school ITBS performance; and 7) elementary school free and reduced lunch (FRL) rate;

WHEREAS, using Geographic Information System (GIS) software and the data of the seven factors, staff created a composite score for each 80 foot by 80 foot square throughout the City;

WHEREAS, a threshold score was then determined, below which funding was not available, that assured new assisted rental housing projects would not be funded within 400 feet (roughly the length of an average city block) of existing assisted/subsidized rental housing;

WHEREAS, in the intervening five years, staff has been able to review these factors and the extent to which they effectively further Council's goals/concerns;

WHEREAS, based on their review, staff has concluded that the distance to existing subsidized housing and elementary FRL rate most effectively address the goals/concerns of the City Council as well the concerns of the ICCS;

WHEREAS, although the ICCS prioritized elementary school mobility rate when asked in 2011, the FRL rate better aligns with the City Council's goals for diverse neighborhoods/schools and FRL correlates strongly with elementary school standardized testing scores but not with mobility rates;

WHEREAS, in reviewing the data over the last five years, staff has concluded that the factors of income and home sale prices do not effectively address the Council's goals;

WHEREAS, the 400-foot buffer should remain, but in order to account for neighborhood density, the model should not make a location ineligible unless there are already two (as opposed to one under the current model) existing subsidized units;

WHEREAS, by not weighting and adding the factors together, as is currently done, ensures that every location deemed eligible for funding will meet all three of City Council's goals for siting affordable housing and, at the same time, maximizes the area that is eligible for funding;

- Locations that feed into elementary schools with FRL rates over 50 percent are ineligible;
- Locations within 400 feet of two or more existing subsidized units are ineligible; and
- Areas with crime densities in the 95th-percentile are ineligible.

WHEREAS, Resolution No. 12-438 amended the model to require the factors of crime density and residential sale prices to be updated every three years because they are relatively consistent from year to year and difficult to input; and

WHEREAS, Resolution No. 12-438 has been the only amendment to the model; and

WHEREAS, the Riverfront Crossings District currently has few elementary school students and is relatively lightly populated;

WHEREAS, in order to fulfill the affordable housing goals of Riverfront Crossings District affordable housing requirement in Section 14-2G-8 of the City Code, the Model should not apply to the Riverfront Crossings District; and

WHEREAS, the model should be amended accordingly.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA, THAT:

1. The amended Affordable Housing Location Model, which is attached, is hereby approved and adopted for use in all programs and projects funded with CDBG, HOME, and discretionary City funds as follows:

- a) The model is applicable to rental housing projects for new construction and acquisition excluding assisted rental housing projects for the elderly or persons with disabilities;
- b) The model is not applicable to new construction or acquisition of owner-occupied housing; and
- c) The model is not applicable to projects to rehabilitate existing rental housing or owner-occupied housing.
- d) The model is not applicable to the Riverfront Crossings District.

2. The model shall be updated annually by November 1 beginning November 1, 2017, except that the crime density factor shall be updated only every three years beginning November 1, 2017.

Passed and approved this 4th day of April, 2017.

  
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MAYOR

ATTEST:   
\_\_\_\_\_  
CITY CLERK

Approved by  
 3-30-17  
\_\_\_\_\_  
City Attorney's Office

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

AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Botchway
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Cole
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Dickens
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Mims
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Taylor
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Thomas
<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	Throgmorton






# Affordable Housing Location Model

Revised: February 2017



Data Source(s) ICCSD  
Johnson County  
Iowa City

Prepared by K. Ackerson

-  Funding available for rental rehab, disabled or elderly housing, and homeownership
-  Funding available for all assisted housing
-  Riverfront Crossings District

