

# Community Development

**BLUEPRINT**  
for the **FUTURE**

## Department of Community Development Services

**Community Development** – Facilitate development through zoning/platting regulations, encourage redevelopment within blighted areas, encourage economic development activities and administer brownfield grants.

**Building Safety** – Regulate construction activity and building conditions so that a minimum level of safety can be attained and property developed or improved in an orderly manner. Examples:  
Issue permits; review applications and issue trade licenses; conduct plan review; perform inspections; and administer the dilapidated building program.

**Long Range Planning** – Assist elected officials to ensure the future growth of the community is guided by thoughtful, analytical, consensus-based plans that can be understood and utilized by everyone in the community. Examples:

Comprehensive Plan development and refinement; city growth analysis and annexation processing; Major street, parks, transit and sanitary sewer planning.

**Zoning Inspections** – Inspect property so that the blighting influence of zoning ordinance violations can be avoided or minimized. Examples:

Construction inspections; temporary and final occupancy permit review and approval; review of plans, plats, requests for variances, appeals conditional uses.

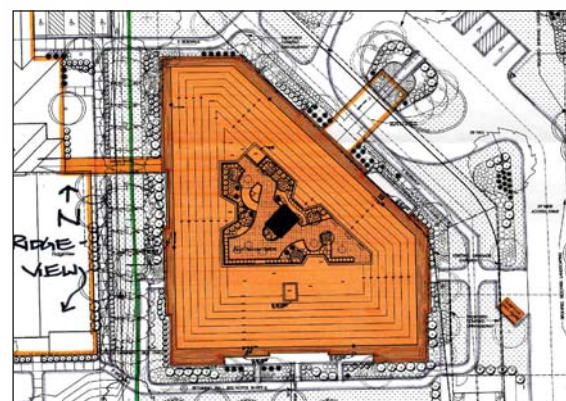
**Housing Inspections** – Inspect rental properties and owner-occupied housing on a complaint basis to ensure a minimum level of safety and quality of housing.

**Housing Rehabilitation** – Administer federal program that provides housing and services to low to moderate income families/individuals; rental rehabilitation; and homeownership down payment assistance.

**Grants and Programs** – Coordinate entitlement and competitive grant activities; administration of economic development incentives awarded through the State of Iowa Enterprise Zone Program.

**Housing Choice Voucher Program** – Administer of federal program that provides rent and homeownership assistance to low-income families/individuals in Linn and Benton counties.

**HOME Program** – Administer federal program that provides funds for new construction; owner-occupied rehabilitation; homeownership down payment assistance; and tenant-based rental assistance for security and utility deposits for the Section 8 Housing Choice Voucher Program participants.



# Community Development



## Department of Community Development Budget

| REVENUES                | AMOUNT             |
|-------------------------|--------------------|
| Licenses & Permits      | \$1,735,370        |
| Charges for Services    | \$143,900          |
| Fines & Forfeits        | \$1,500            |
| Use of Money & Property | \$1,250            |
| Miscellaneous Revenue   | \$401,712          |
| General Funds           | \$1,515,445        |
| <b>TOTAL REVENUES</b>   | <b>\$3,799,177</b> |

| EXPENDITURES              | AMOUNT             |
|---------------------------|--------------------|
| Personal Services         | \$3,392,576        |
| Purchased Services        | \$203,568          |
| Supplies and Materials    | \$70,555           |
| Other                     | \$56,178           |
| Equity Transfers          | \$76,300           |
| <b>TOTAL EXPENDITURES</b> | <b>\$3,799,177</b> |

**Sources of revenue:**

License & Permits.....Building and trade permits, trade licenses, sign permits, and demolition permits  
 Charges for Services .....Fees for Conditional Uses, Variances, Housing Inspection Fees and Rental Housing Registration Fees  
 Miscellaneous Revenue .....Reimbursements from the Community Development Block Grant Program,  
 Regional Planning Commission and Tax Increment Financing

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## Department of Community Development Comparisons

FEDERAL FY05 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM - BENCHMARKS  
(October, '04 Congressional Appropriation / HUD Profile Accomplishment Data)

|   | Cedar Rapids | Iowa City | Davenport   | Ames      | Des Moines  | Rochester MN | Sioux Falls SD | Topeka KS   | Lansing MI  | Peoria IL   | Evanston IL |
|---|--------------|-----------|-------------|-----------|-------------|--------------|----------------|-------------|-------------|-------------|-------------|
| Entitlement Grant Award                                 | \$1,475,859  | \$760,075 | \$1,993,596 | \$562,732 | \$4,865,142 | \$641,311    | \$932,017      | \$2,261,512 | \$2,407,205 | \$2,179,812 | \$2,247,021 |
| Total Funding Reported                                  | \$1,570,621  | \$929,042 | \$2,987,764 | \$568,863 | \$5,790,569 | \$777,259    | \$1,275,645    | \$2,709,151 | \$3,248,605 | \$2,312,706 | \$2,537,327 |
| Single Family Housing Units Rehabilitated               | 88           | 65        | 81          | 0         | 1,532       | 21           | 60             | 151         | 313         | 128         | 29          |
| Multi-family Units Rehabilitated                        | 19           | 0         | 2           | 0         | 0           | 4            | 10             | 0           | 0           | 1           | 68          |
| Households Receiving Housing Assistance                 | 109          | 65        | 256         | 70        | 7,183       | 42           | 123            | 282         | 526         | 2,692       | 97          |
| Persons Assisted Directly by Public Services Facilities | 10,444       | 15,854    | 3,717       | 175       | 46,273      | 24,823       | 4,676          | 14,760      | 552         | 5,700       | 4,621       |

## Surrounding Cities – Inspectors, Housing Inspection Program

| City            | Population* | Rental Units** | Code Inspectors  | Inspection Frequency  |
|-----------------|-------------|----------------|--|---|
| Iowa City       | 62,220      | 13,488         | 4.5  | Multi-2 yrs; Sfd & Dup-3 yrs  |
| Davenport       | 98,359      | 13,626         | 4  | 12 units or more-2 yrs; Sfd & Dup-1, 2, 4 or 6 yrs depending on how many violations.  |
| Des Moines      | 198,682     | 28,385         | 16   | Multi-2 yrs; Sfd & Dup-3 yrs. If no violations, can buy 1 extra year.   |
| Rochester, MN   | 85,806      | 9,902          | 3 code, 1 nuisance   | 2 years   |
| Sioux Falls, SD | 123,975     | 19,361         | 1  | Do inspection on complaint basis only   |
| Lansing, MI     | 119,128     | 21,017         | 9.5  | Multi-2 yrs<br>Sfd & Dup-3 yrs  |
| Peoria, IL      | 112,936     | 18,203         | 13   | Code states "all structures – if built before 1961 – every 3 yrs" (however they find it difficult to keep up with this schedule – even though they have 13 inspectors – per Linda Lard). If built after 1961 – only on complaint basis. |
| Evansville, IN  | 121,582     | 20,935         | 5 housing inspectors plus 3 part-time weed & trash during the summer | Do inspections on complaint basis only  |
| Cedar Rapids    | 120,758     | 15,427         | 6  | 5 yr-cycle, plus complaints and nuisance  |

\*Population for cities per 2000 US Census \*\*Occupied rental units per 2000 US Census