



City Council Development Committee

June 15, 2022



Housing Types

Development Committee

June 15, 2022

Urban Districts



Permitted Zone Districts

- Urban form districts
- U-DC, U-DG, U-NG, and U-VG



Urban Districts



Permitted Zone Districts

- Urban form districts
- U-DG and U-NG
- Possibly Traditional Residential High or T-RH



Mixed-Use



Permitted Zone Districts

- Urban form districts
- U-DC, U-DG, U-NG, and U-VG



Mixed-Use

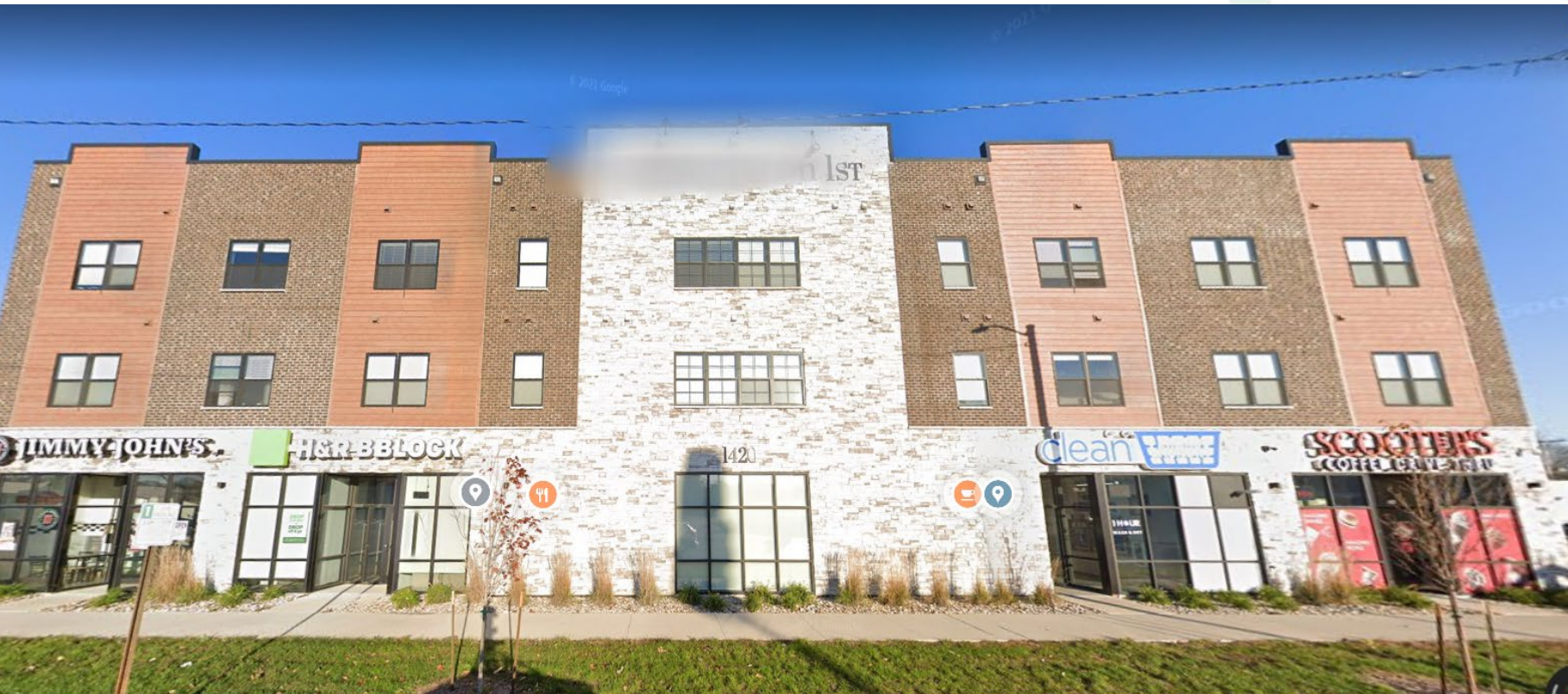


Permitted Zone Districts

- Urban form districts
- U-DG, U-NG, and U-VG



Mixed-Use



Permitted Zone Districts

- Urban form districts
- U-DG, U-NG, and U-VG
- Possibly Traditional-Mixed Use districts



Middle Housing

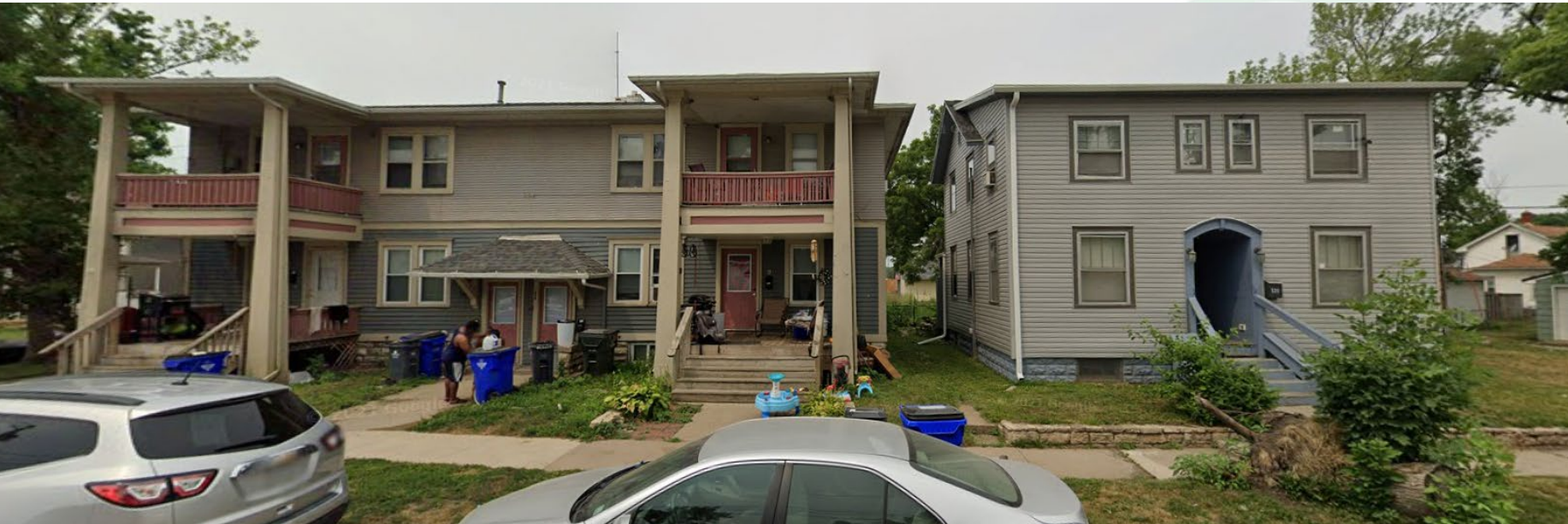


Permitted Zone Districts

- Traditional Flex or High district
- T-RF or T-RH



Middle Housing



Permitted Zone Districts

- Traditional Flex or High district
- T-RF or T-RH



Middle Housing



Permitted Zone Districts

- Traditional Flex and Urban Form Residential (T-RF, U-VR)
- Possibly Traditional Single Unit (T-R1)



Middle Housing + Attached



Permitted Zone Districts

- Traditional flex and Urban Form – residential districts (T-RF, U-VR, and U-NR)



Middle Housing + Attached



Middle Housing + Attached



Middle Housing + Attached



Permitted Zone Districts

- Suburban flex districts (S-RLF or S-RMF)



Single Unit-Detached + ADU



Permitted Zone Districts

- Traditional single unit or traditional flex (T-R1 or T-RF)
- ADUs permitted in all residential zone districts



Single Unit-Detached



Permitted Zone Districts

- Traditional single unit or traditional flex (T-R1 or T-RF)



Single Unit-Detached



Permitted Zone Districts

- Suburban single unit (large lots S-RL1 or S-RLL)



Single Unit-Detached



Permitted Zone Districts

- Suburban single unit (S-RM1)



Single Unit-Detached



Permitted Zone Districts

- Suburban single unit (S-RM1 or S-RL1)



Suburban – Multiunit



Permitted Zone Districts

- Suburban flex districts (S-RLF or S-RMF)



Suburban – Mobile and Manufactured Housing



Permitted Zone Districts

- Suburban – mobile and manufactured housing
- S-MH



Adaptive Reuse



Permitted Zone Districts

- Urban form and traditional multi-unit districts





Property Disposition 2000 Mt Vernon Road SE (Ambroz Building)

Development Committee

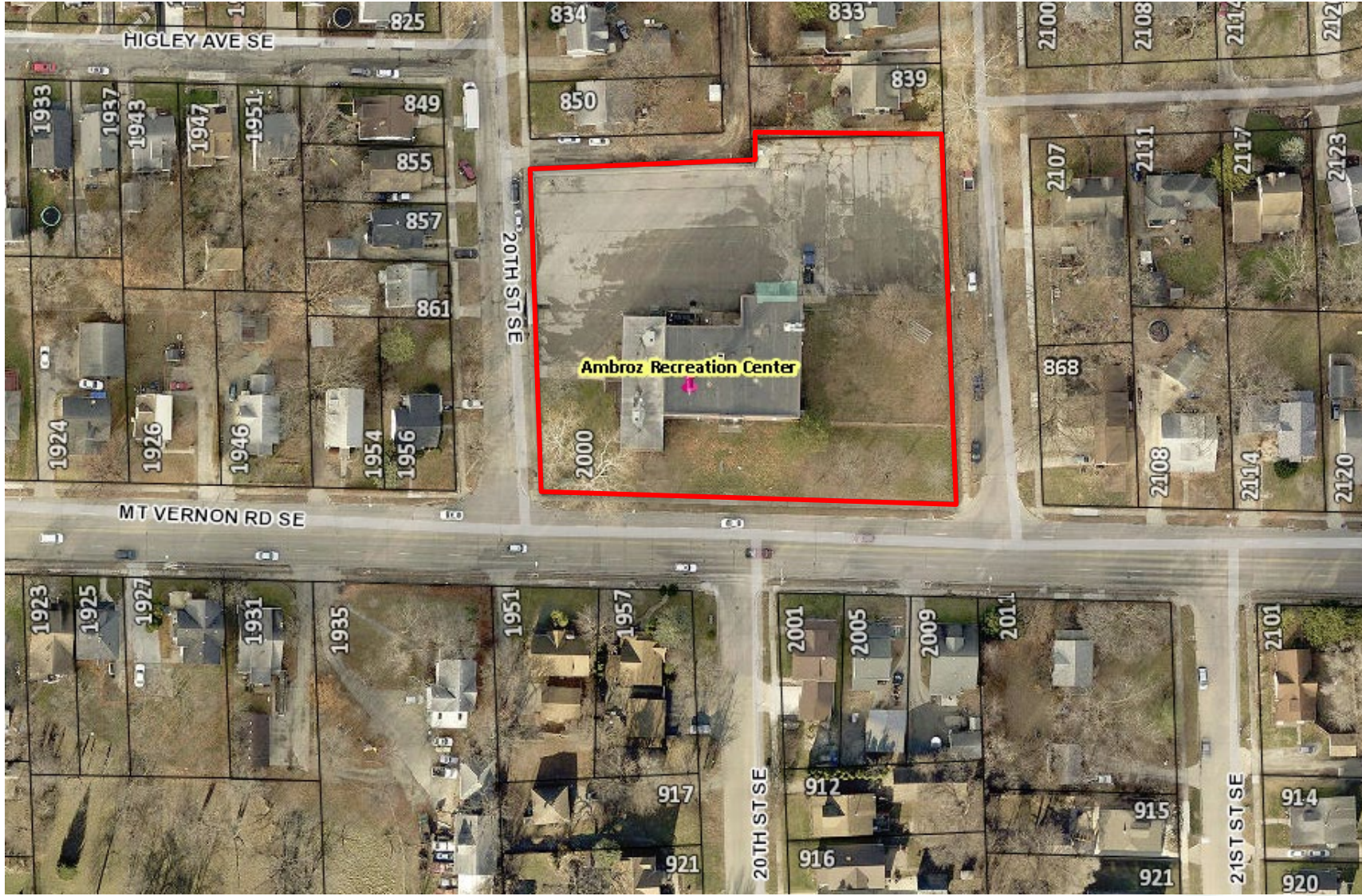
June 15, 2022

Background

- In April 2017, the City issued an RFP to invite developers to redevelop the Ambroz Recreation Center. An initial proposal was submitted but later withdrawn.
- In April 2019, the City issued a second RFP and received two proposals. City Council selected a proposal to renovate the building and construct a new building for senior housing. That proposal was withdrawn due to the COVID-19 pandemic.
- Issuing an RFP now would allow prospective proposers to apply for Community Development Block Grant (CDBG) disaster funds from the State to assist with funding projects.







Development Objectives

- Financially viable redevelopment based on current market conditions
- Encourage investment consistent with the goals of the Mt. Vernon Road Corridor Action Plan
- Preference for retaining a unique sense of place through renovation and/or new construction



Recommendation

- Development Committee supports the initiation of the RFP for city-owned land located at 2000 Mt. Vernon Road SE by City Council.



Next Steps

- July 12, 2022 - Public Hearing
- September 27, 2022 - Proposals Due
- October 25, 2022 - City Council Consideration & Selection
- Winter 2022/2023 – Negotiation of Development Agreement

Presented by:

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Food Access

Development Committee

June 15, 2022

Community Climate Action Plan

Healthy Food Access – emerged as top priority

- **2050 VISION:** All residents of Cedar Rapids have access to high-quality green space, healthy food, clean air and water, and good, green jobs.
- **2030 VISION:** Within a 15-minute walk there are gardens and healthy food outlets within all vulnerable neighborhoods.



Community Climate Action Plan

OBJECTIVE: Ensure all residents have affordable and accessible options for growing and consuming healthy, culturally relevant food

- **ACTION:** Develop a food access policy as part of a Sustainable Development approach to ensure vulnerable residents can achieve healthy and relevant food (land access, growing, consuming, selling) within a 15-minute walk (including urban farms, gardens on commercial properties, public gardens, pantries, groceries, education).



Community Garden & Food Pantry Locations

Legend

— Cedar Rapids City Limits

🏪 Grocery Store

● Food Pantry/Meal Site

Community Garden

● Private

● Proposed Private

★ Public - City

● Public

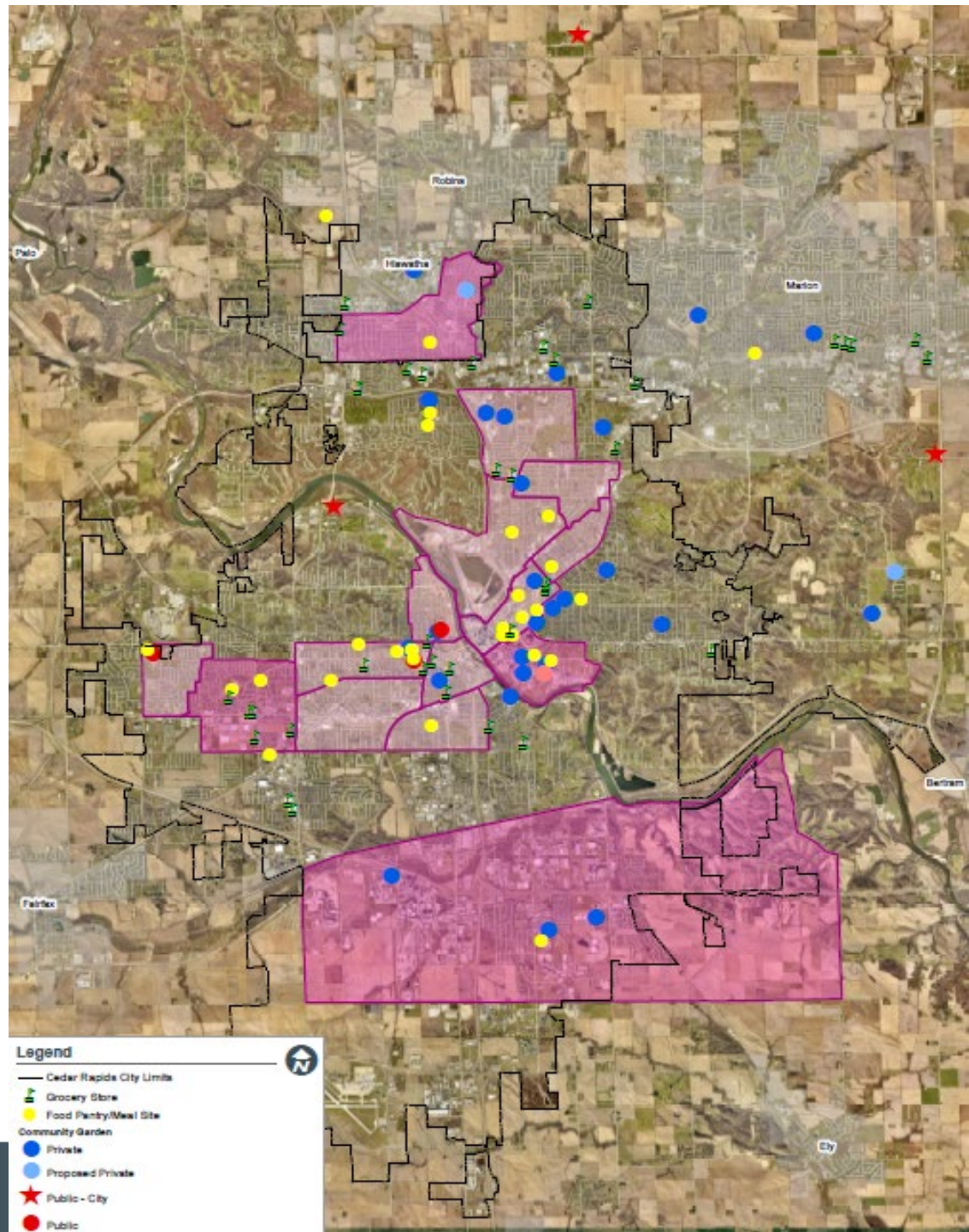
● Proposed Public

Low Income, Low Access Census Tracts (USDA, 2019)

□ Low Income, Low Access (Store Access)

□ Low Income, Low Access (Store and Vehicle Access)

0 0.5 1 2 Miles



City supports healthy food access

- **3** community gardens (Tuma, Wanatee, Ellis) for **357** plots
 - New community garden at Sinclair Park - underway
- Zoning supports urban gardens, chickens and beekeeping; Small produce markets (forthcoming)
- Fruit and nut trees on City property
- Noelridge Farmers Market
- Committee participation:
 - Wellbeing Advisory Committee
 - Linn County Food Systems Council
 - Healthy Time Check



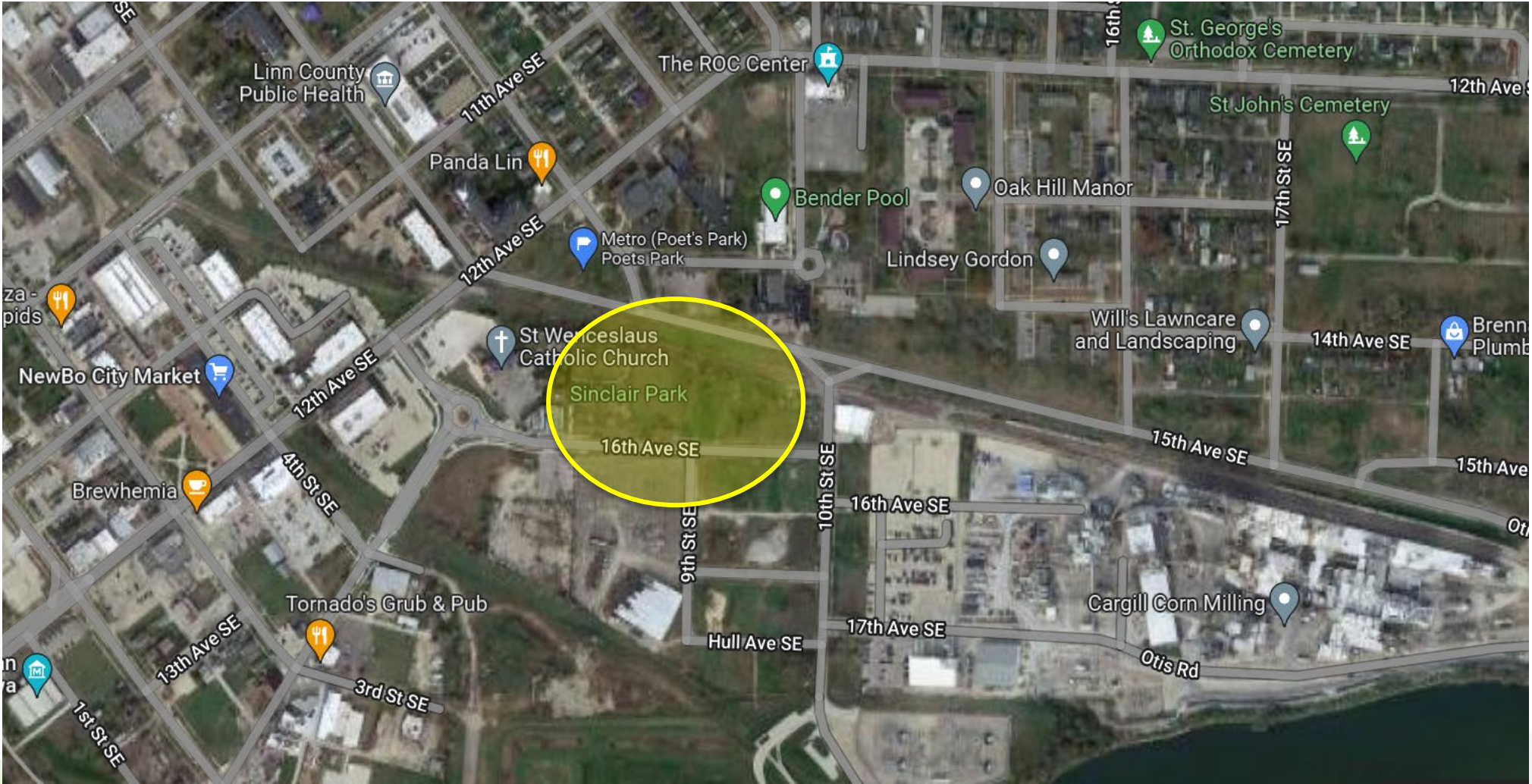
Community Gardens

Expand community gardens to City parks that are rich with amenities and within walking distance of residents

- Park space preferred for amenities, infrastructure, access, and permanence
- Begin with successful construction and operation of garden at Sinclair Park
- Create plan for building and operating gardens at other City parks



Sinclair Park Community Garden



Next Steps

Expanded Community gardens:

- Hire Consultant to create Community Gardens in City Parks Plan
- Construction at Sinclair
- Evaluate future community garden sites for City parks

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Development Committee CDBG – Disaster Recovery

Derecho Recovery Funding

- The Department of Housing and Urban Development (HUD) has allocated \$57,566,000 in Community Development Block Grant – Disaster Recovery (CDBG-DR) funds to assist in the recovery from the August 2020 derecho
- 80% of these funds (\$46,052,700) must be used in the HUD most impacted and distressed (MID) area, which has been identified as Linn County
- The remaining 20% (\$11,513,200) must be used in the State-MID Areas of Marshall, Tama, & Benton counties



Derecho Recovery Funding

- 70% of these funds must be spent on activities benefiting Low to Moderate – income residents / areas
- 15% (\$7,508,653) has been set-aside for mitigation activities that increase resilience to disasters and reduce long-term risk
- Funding will flow through the Iowa Economic Development Authority (IEDA), who will have 6 years to fully expend funds



IEDA Draft Action Plan

Proposed Activities

(Linn County Amounts estimated)

- **Housing**
 - New Resilient, Affordable Single-Family Housing (80%) - \$16,000,000
 - Infrastructure to Support Housing (80%) - \$4,950,160
 - Owner-Occupied Rehabilitation (100%) - \$2,500,000
 - New Housing – Rental (85%) - \$15,725,000
- **Infrastructure**
 - Tree Canopy and Tree Replanting Program (80%) - \$4,400,000
 - Generators for Critical Facilities (65%) - \$1,300,000
- **Administrative**
 - Administrative (80%) - \$2,302,640



IEDA Draft Action Plan

New Housing Activity Details

- Competitive application process through City of Cedar Rapids or East Central Iowa Council of Governments (ECICOG)
- New Single-family units - \$175,000 maximum home value with \$100,000 per unit to developer, \$25,000 for mitigation, & 100% closing costs/ 5% down-payment assistance to home buyer
- New Multi-family units - \$75,000 per unit to developer, \$15,000 per unit for mitigation, 51% must be reserved for households under 80% of the Area Median Income (AMI) (Linn County share increased to 85%)
- Up to \$70,000 per unit can be utilized for infrastructure needs per housing unit



IEDA Draft Action Plan

New Housing Activity Details

- Owner-occupied Rehabilitation for derecho impacted units
- Maximum award \$24,999 per property, change for up to \$50,000 for LMI households, but not more than 50% of the pre-disaster market value
- 70% of funding to low to moderate-income households (80% AMI)
- 30% of funding can be used for over income (up to 120% AMI) households with urgent need
- Will need to comply with the HUD CPD Green Building Retrofit Checklist & have a 2-year occupancy requirement



IEDA Draft Action Plan

Tree Canopy & Replanting Activity Details

- \$4,400,000 available in Linn County
- Funding to be used for the removal of tree stumps and tree planting on public property or the public right of way
- Estimate of \$600 per tree/or stump
- Looking into a two-year watering cost option
- This mitigation assistance serves to protect the natural areas and prevent future storm flooding



IEDA Draft Action Plan

Generators for Critical Facilities Activity Details

- Funding to install generators – fixed to non-governmental buildings (exp. shelters, schools, Library, etc.)
- To provide a solution to communities during prolonged power outages
- Estimated \$100,000 per generator in assistance
- Will allow for critical public facilities to stay open and provide services to the community (shelter, phone charging, food refrigeration, medical prescription storage, etc.)



Timeline

- May 5, 2022 – June 5, 2022 - Public Comment Period
- June of 2022 – Submit Action Plan to HUD for approval
- July of 2022 - City Developer Information Session
- August/September of 2022 – Anticipated Plan approval
- September/October 2022 – IEDA projected to accept program applications

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