

RESOLUTION NO. 2023-30

**A RESOLUTION APPROVING A COMMUNITY
DEVELOPMENT AND HOUSING NEEDS ASSESSMENT
FOLLOWING PUBLIC HEARING**

WHEREAS, the City of Eagle Grove desires to apply for an Iowa Community Development Block Grant under the CDBG Upper Story Conversion portion of the program, and as part of the application the City has developed a draft Community Development and Housing Needs Assessment to show the needs of the community, and;

WHEREAS, the City Council held a public hearing on April 17, 2023 to allow citizens to provide comments on the draft community development and housing needs projects, and;


WHEREAS, the City has provided additional opportunities for public input on the community needs including public hearings during the budget, capital improvement plan, and hazard mitigation plan processes, and;

WHEREAS, after receiving input from the community the City Council has taken those comments into consideration and made modifications to the proposed assessment as needed, and the City Council is now ready to formally approve the Community Development and Housing Needs Assessment.

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

SECTION 1. The City Council formally approves the attached Community Development and Housing Needs Assessment as a planning tool for the community.

PASSED AND APPROVED this 17TH day of APRIL 2023.



Sandra McGrath, Mayor

ATTEST:



Bryce Davis, City Administrator

CITY OF EAGLE GROVE COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT

Community Development and Housing Needs of LMI Individuals.

The following needs have been identified by the elected and appointed officials of the City based on various budgets, capital planning sessions, and the development of a hazard mitigation plan over the past several months. The needs identified in this section will have specific benefits to the portion of the community that meets low-to-moderate income guidelines.

- **LMI Rental Units.** With the development of Prestige Foods in Eagle Grove the demand for housing has significantly increased, especially rental housing units for low-to-moderate income individuals and families. The lack of housing options and units has resulted in overcrowding of existing units which is unsafe from multiple perspectives. The City wants to identify new housing options and new housing units to mitigate the challenges created by overcrowding.
- **Water Treatment Plant Improvements.** The City has a need to make significant improvements to their Water Treatment Plant to ensure that they can provide a quality and sufficient supply of water to residents and businesses within the community.
- **Sanitary Sewer North Lift Station Improvements.** The City has a high level of infiltration and inflow within the sanitary sewer system that creates unique challenges within the sanitary sewer collection and treatment system. The City has completed some projects but additional projects are needed including a new lift station on the north side of the City to handle excessive flows going to the lift station currently and result in sewer backups and flooding within the neighborhood served by the lift station.
- **Water Main Improvements.** A number of the existing water mains within the community are not sufficient to meet the current water pressure and quality standards within the community (less than six-inch mains) and need to be increased in size to support water quality and fire suppression needs within the community.
- **Day Care Facility Expansion.** The City's existing day care facility is undersized for the needs of the community, especially with a growing population, many of which are considered low-to-moderate income families. The City and the day care facility board are looking for ways to increase their available space in an effort to provide additional services to families.
- **Park Enhancements.** The City would like to consider some additional park enhancements, especially within low-to-moderate income neighborhoods. Potential improvements could include additional park equipment, splash pads, and new recreational opportunities.
- **Trail and Pedestrian Access Improvements.** The City has identified several areas where pedestrian access is unsafe, especially for the youth of the community and where due to a high concentration of lower income families pedestrian access is seen as a high value need within neighborhoods. The City would like to improve these areas with a combination of improved pedestrian access and multi-functional trails.

Development of and Necessity of Community Development and Housing Needs of LMI Individuals.

The needs identified in this assessment were developed over several months through ordinary City operational and planning processes, including budget preparation, capital planning processes, and development of other plans, including a hazard mitigation plan. In addition, the elected and appointed officials have taken into consideration during the planning process the input from professional consultants who work with the City, including financial advisors and engineers, and the general public.

These needs are necessary for the community for a variety of reasons. A number of the identified projects are necessary to ensure the community's safety and the City's infrastructure. These projects include:

- Water Treatment Plant Improvements
- Sanitary Sewer North Lift Station Improvements
- Water Main Improvements

Other needs are necessary for the community because they ensure access to services and amenities essential to building community and high quality of life for residents. These projects include:

- Water Treatment Plant Improvements
- Day Care Facility Expansion
- Trail and Pedestrian Access Improvements

Finally, some of the projects are necessary for the community's short- and long-term growth. These projects include:

- LMI Rental Units
- Park Enhancements
- Trail and Pedestrian Access Improvements

Priorities of Community Development and Housing Needs for LMI Individuals.

The following projects are a **HIGH PRIORITY** for the City:

- LMI Rental Units
- Water Treatment Plant Improvements
- Sanitary Sewer North Lift Station Improvements
- Day Care Facility Expansion
- Park Enhancements
- Trail and Pedestrian Improvements

The following projects are a **MEDIUM PRIORITY** for the City:

- Water Main Improvements

The following projects are **LOW PRIORITY** for the City:

- None

Other Community Development and Housing Needs.

The following needs have been identified by the elected and appointed officials of the City based on various budgets, capital planning sessions, and the development of a hazard mitigation plan over the past several months. The needs identified in this section will have a public benefit to the citizens of the community and the community as a whole.

- **New Housing Starts.** Similar to the need for new LMI residential units the City also has a need for new residential units for upper-income families and individuals. These options could include a variety of different sized lots, single-family units as well as condo type units with enhanced and upgraded finishes.
- **Street Improvement Projects.** The City has a number of streets that are in need of rehabilitation or complete reconstruction throughout the community.
- **Downtown Redevelopment.** The City has a number of vacant buildings in the downtown area that they would like to see redeveloped and occupied by businesses that can provide services and goods to the residents of the community and region.

Development of and Necessity of Other Community Development and Housing Needs.

The needs identified in this assessment were developed over several months through ordinary City operational and planning processes, including budget preparation, capital planning processes, and development of other plans, including a hazard mitigation plan. In addition, the elected and appointed officials have taken into consideration during the planning process the input from professional consultants who work with the City, including financial advisors and engineers, and the general public.

These needs are necessary for the community for a variety of reasons. A number of the identified projects are necessary to ensure the community's safety and the City's infrastructure. These projects include:

- Street Improvement Projects

Other needs are necessary for the community because they ensure access to services and amenities essential to building community and high quality of life for residents. These projects include:

- New Housing Starts

Finally, some of the projects are necessary for the community's short- and long-term growth. These projects include:

- New Housing Starts
- Street Improvement Projects
- Downtown Redevelopment

Priorities of Community Development and Housing Needs for LMI Individuals.

The following projects are a **HIGH PRIORITY** for the City:

- Street Improvement Projects

The following projects are a **MEDIUM PRIORITY** for the City:

- New Housing Starts
- Downtown Redevelopment

The following projects are **LOW PRIORITY** for the City:

- None

Planned and Potential Activities to Address Community Development and Housing Needs.

The following activities are planned or considered to help the community address the community development and housing needs identified within this planning process. The City may utilize the activities identified here, or it may utilize other activities to achieve the desired goals of the plan over time.

- **LMI Rental Units.** The City is seeking ways to assist private developers who own buildings in the downtown area develop upper story housing units that would be available and affordable for low-to-moderate income families and individuals. The City is looking to assist developers by seeking grant funds for these projects to help with the cost of development.
- **Water Treatment Plant Improvements.** The City is in the process of hiring an engineering firm to assist them with the development of a preliminary engineering report and plan for improvements. Following an initial concept and understanding of the scope of the project the City will begin identifying potential funds for implementation of a project.
- **Sanitary Sewer North Lift Station Improvements.** The City has hired an engineer to develop a facility plan for the proposed project which will involve the replacement of the existing lift station with a new lift station that is able to handle the existing wet weather peak flows that occur within the area.
- **Water Main Improvements.** The City will be working toward identifying funding sources for water main improvements throughout the community including prioritizing areas of improvements and a timeline for implementing the projects in the next couple of fiscal year budgets.
- **Day Care Facility Expansion.** The City is working with the local day care facility board to identify options for how an expansion would look and where that would be located within the City. The City is also working with the day care board to identify preliminary cost estimates and potential funding sources for the project.
- **Park Enhancements.** The City is working with neighborhood residents and community groups to identify needs and wants. In addition, the City is seeking resources to help ensure that the projects can become a reality.
- **Trail and Pedestrian Access Improvements.** The City is working on developing a prioritized plan of trail developments and pedestrian access improvements within the City.
- **New Housing Starts.** The City continues to seek opportunities with private developers to help implement new housing projects within the City including on land that would need to be annexed into the City.
- **Street Improvement Projects.** The City is working on developing an overall master plan and refining that plan over time. Additionally, the City is working on identifying potential funding sources for projects identified as priorities within the master plan.
- **Downtown Redevelopment.** The City has been aggressive in reaching out to and trying to assist property owners in the redevelopment of their property in the downtown area to make buildings available to new businesses and to also rehabilitate the facades of buildings in the downtown area. Additionally, work is needed to keep moving the momentum forward.

Development of and Necessity of Planned and Potential Activities.

The planned and potential activities were determined by City staff and elected officials in consultation with community partners and consultants to identify the best options available to help ensure the projects are successful for the community.

The planned and potential activities are necessary to accomplish the identified projects cost-effectively and efficiently, ensuring the best use of available community resources. Without the planned and potential activities listed in the previous section, the community may not be able to achieve the desired results, ensuring that the necessary projects are completed. The community's safety, welfare, and growth are at risk without completing the identified projects.

Priorities of Planned and Potential Activities to Address Community Development and Housing Needs.

The following planned and potential activities are a HIGH PRIORITY for the City:

- LMI Rental Units
- Water Treatment Plant Improvements
- Sanitary Sewer North Lift Station Improvements
- Day Car Facility Expansion
- Park Enhancements
- Trail and Pedestrian Access Improvements
- Street Improvement Projects

The following planned and potential activities are a MEDIUM PRIORITY for the City:

- Water Main Improvements
- New Housing Starts
- Downtown Redevelopment

The following planned and potential activities are a LOW PRIORITY for the City:

- NONE