

# **City of Marshalltown**

## **Housing & Community Development**

**2008**

## **Annual Report**

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Housing & Community Development**  
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# Department Mission

**The mission of the City of Marshalltown, Housing & Community Development Department is:**

- ❖ To provide quality service and accurate information to all residents of Marshalltown.**
- ❖ To provide value added customer service to our customers and co-workers.**
- ❖ To keep an open mind to suggestions and opportunities for improvement which will benefit the community.**
- ❖ To educate and inform the community on City Codes and requirements.**
- ❖ To participate in local, regional, and national organizations in order to enhance individual, professional, and community development skills.**
- ❖ To create and maintain a safe and clean community for the citizens and visitors of Marshalltown through the enforcement of City codes.**



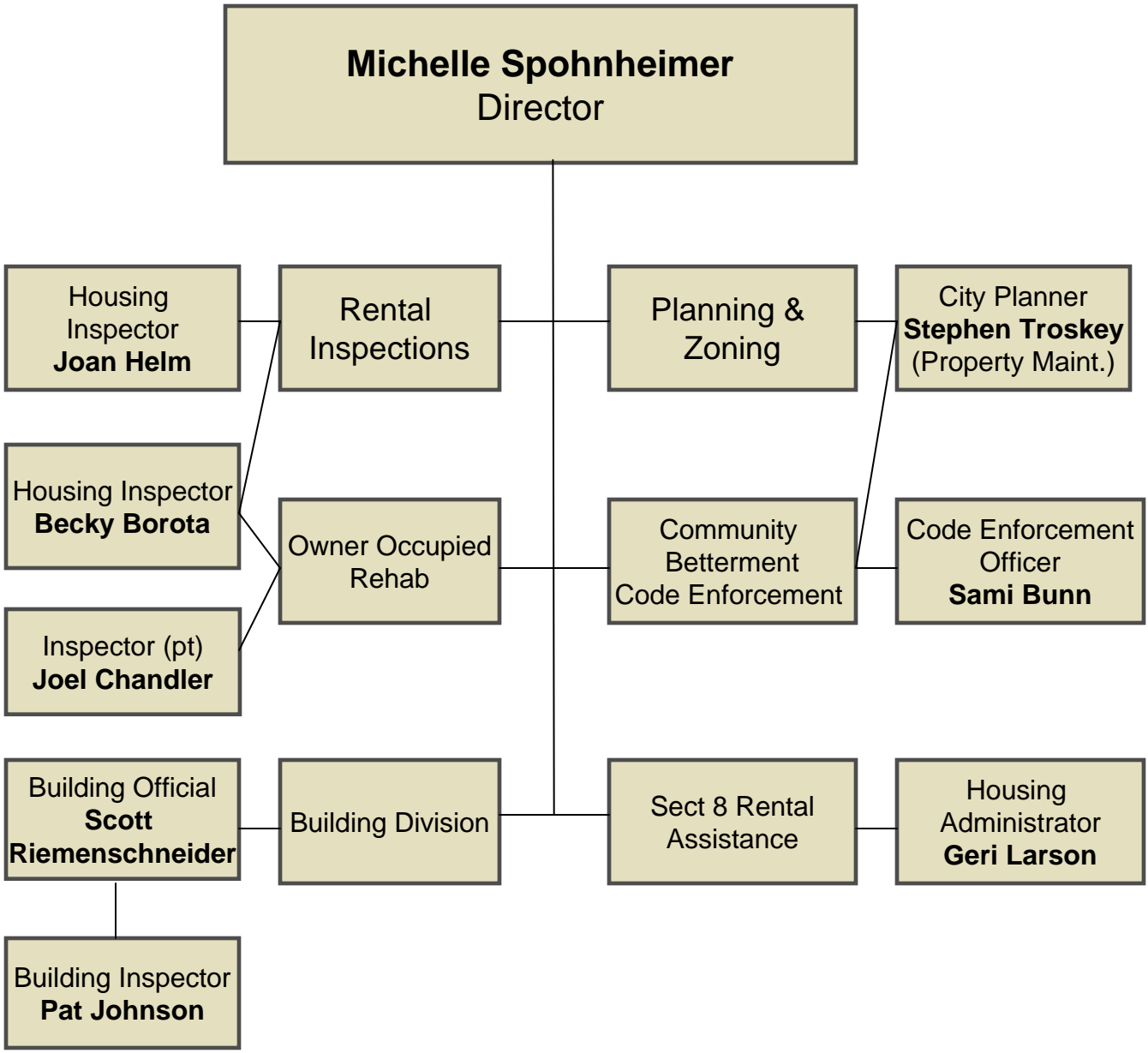
# Department Divisions/Programs

- ❖ **Building Division**
- ❖ **Community Betterment**
  - ❖ **Code Enforcement/ Nuisance**
  - ❖ **Property Maintenance – Enforcement and Assistance Program**
- ❖ **Lead Hazard Control Grant Program (HUD)**
- ❖ **Lead Investigations (State EBL Cases)**
- ❖ **Rental Housing Inspections**
- ❖ **Section 8 Housing Choice Voucher Program – Rent Assistance**
- ❖ **Planning/Zoning Administration**
- ❖ **Other various grant activity**
  - ❖ **HUD Economic Development Initiative (EDI)**
  - ❖ **CDBG Owner Occupied Rehabilitation**
  - ❖ **HOME Security Deposit Assistance**



# Department Organization

Effective 12/31/08





# Building Division

## Building Report Summary

Month	New Dwellings*		Alter Dwellings		Minor Buildings		Misc. Improvements**		Bldg Permits Issued	Valuation
	#	Amount	#	Amount	#	Amount	#	Amount		
January	0	\$0	0	\$0	0	\$0	8	\$2,332,000	8	\$2,332,000
February	1	\$578,000	0	\$0	0	\$0	3	\$1,234,000	4	\$1,812,000
March	1	\$195,000	6	\$66,000	2	\$10,000	3	\$1,613,000	12	\$1,884,000
April	4	\$727,000	6	\$63,400	3	\$13,500	9	\$4,606,000	22	\$5,409,900
May	4	\$6,573,000	5	\$124,000	6	\$37,000	5	\$2,349,000	20	\$9,083,000
June	0	\$0	5	\$150,000	4	\$24,000	7	\$8,297,000	16	\$8,471,000
July	3	\$651,000	10	\$170,000	3	\$13,000	2	\$2,448,000	18	\$3,282,000
August	0	\$0	5	\$76,500	3	\$22,400	4	\$2,061,000	12	\$2,159,900
September	1	\$312,000	8	\$66,000	5	\$31,000	6	\$856,000	20	\$1,265,000
October	0	\$0	4	\$49,000	3	\$5,600	5	\$8,474,000	12	\$8,528,600
November	3	\$502,000	8	\$170,500	1	\$4,000	6	\$2,992,800	18	\$3,669,300
December	0	\$0	4	\$29,000	0	\$0	6	\$1,657,000	10	\$1,686,000
<b>TOTAL</b>	<b>17</b>	<b>\$9,538,000</b>	<b>61</b>	<b>\$964,400</b>	<b>30</b>	<b>\$160,500</b>	<b>64</b>	<b>\$38,919,800</b>	<b>172</b>	<b>\$49,582,700</b>

\*New Dwellings includes all residential units, Single-family, two-family & multi-family

\*\*Misc. Improvements includes schools, commercial buildings, industrial buildings and churches

## 70 new housing units were created

- 14 Single Family Dwellings
- 1 Duplexes (2 units)
- 2 Multi Family Complex (54 units)

## In 2008 the City issued:

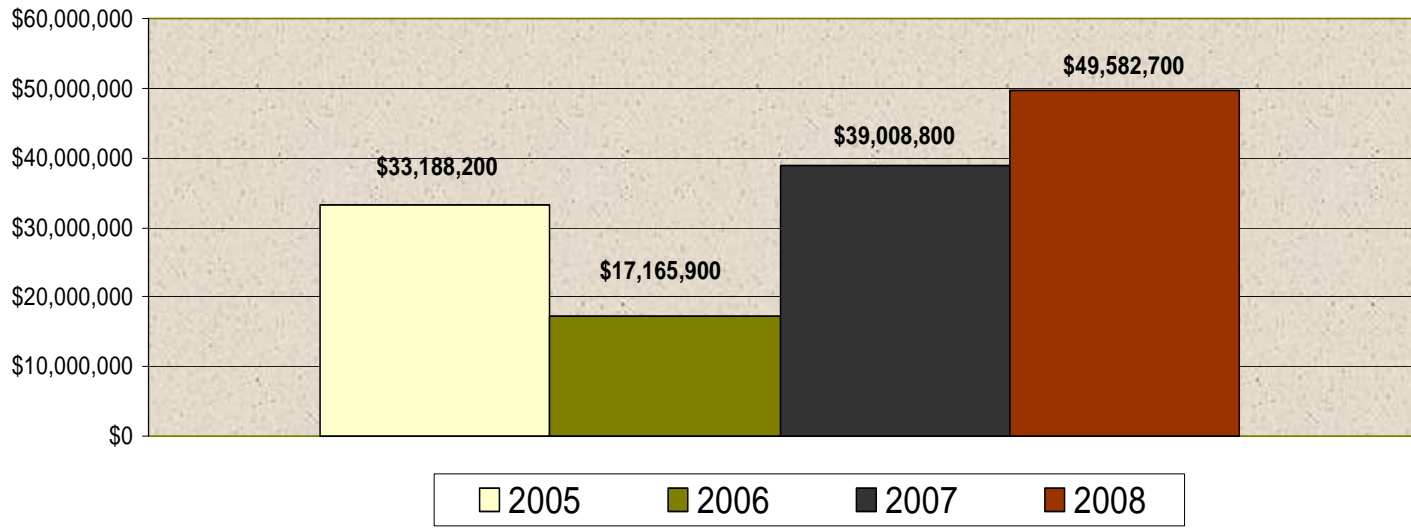
- 693 Gas Permits – Value \$10,608
- 98 Plumbing Permits – Value \$8,947



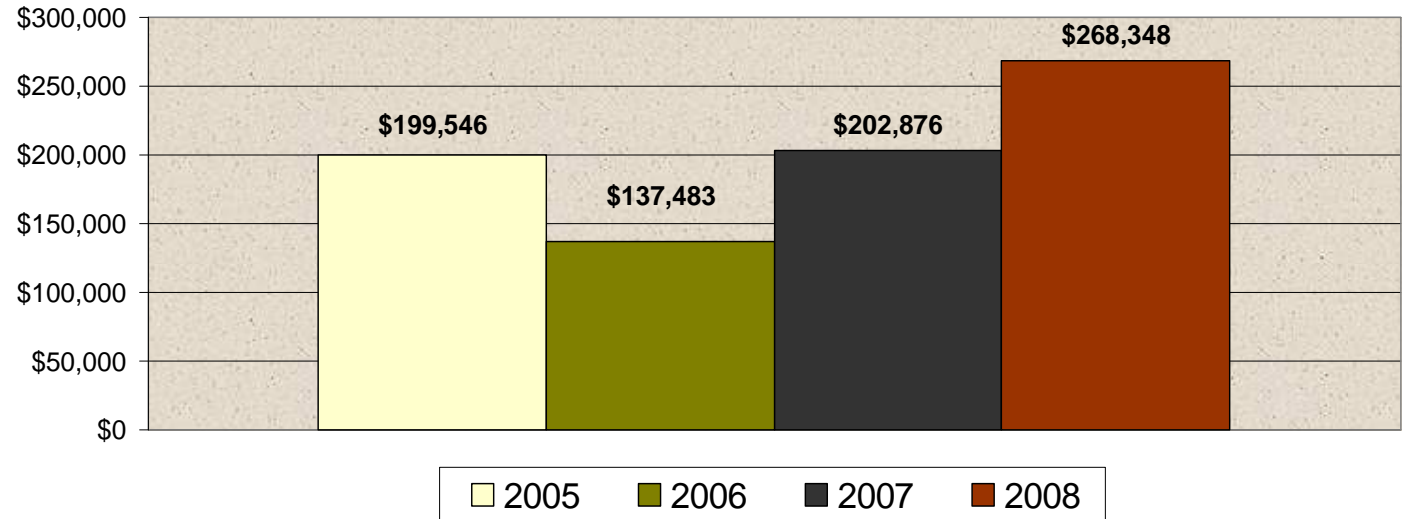
# Building Division

The following charts show a four year history on added valuation and permit fees collected.

### Added Valuation



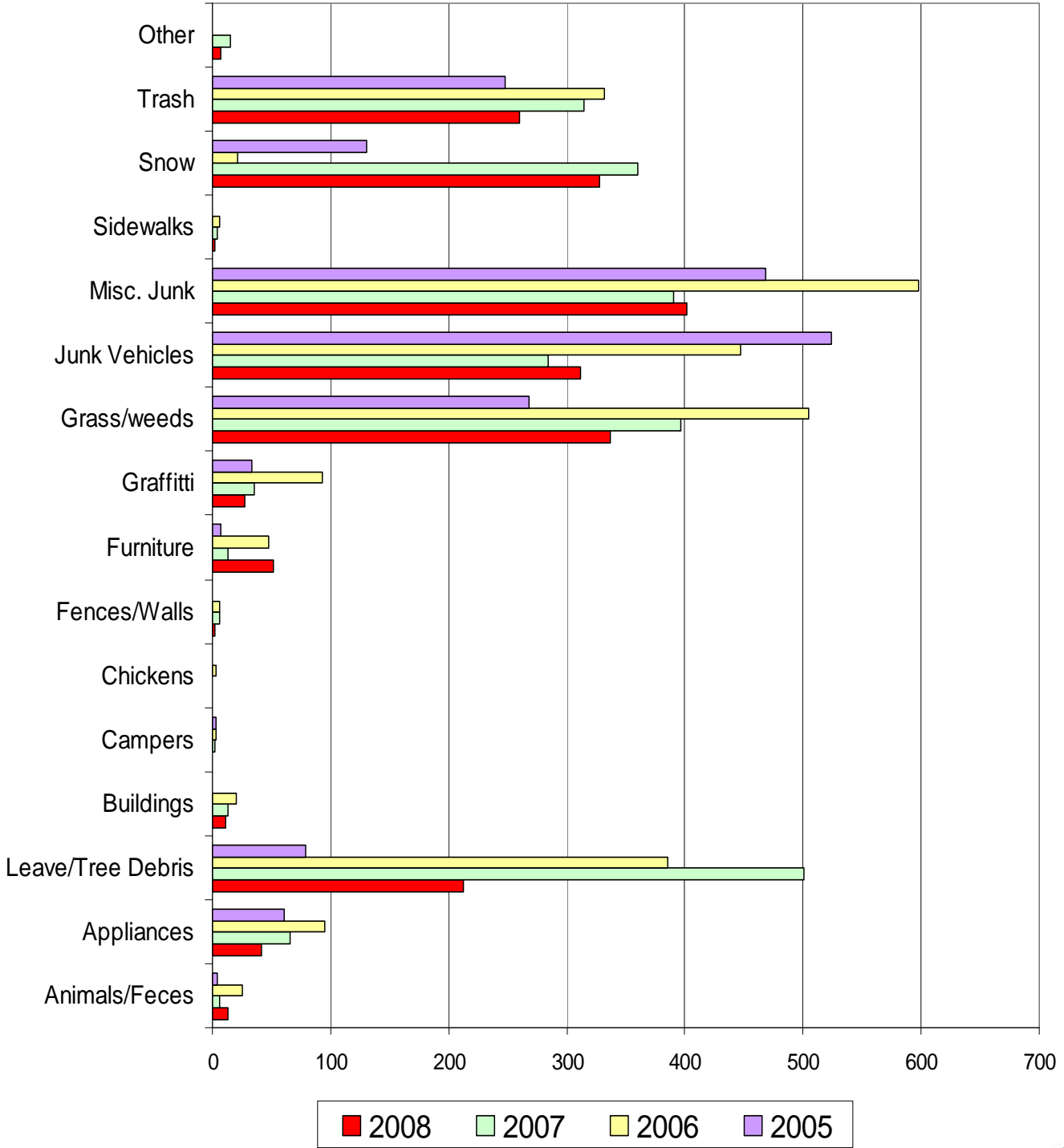
### Permit Fees Collected





# Nuisance Enforcement

## 2005 - 2008 Comparison

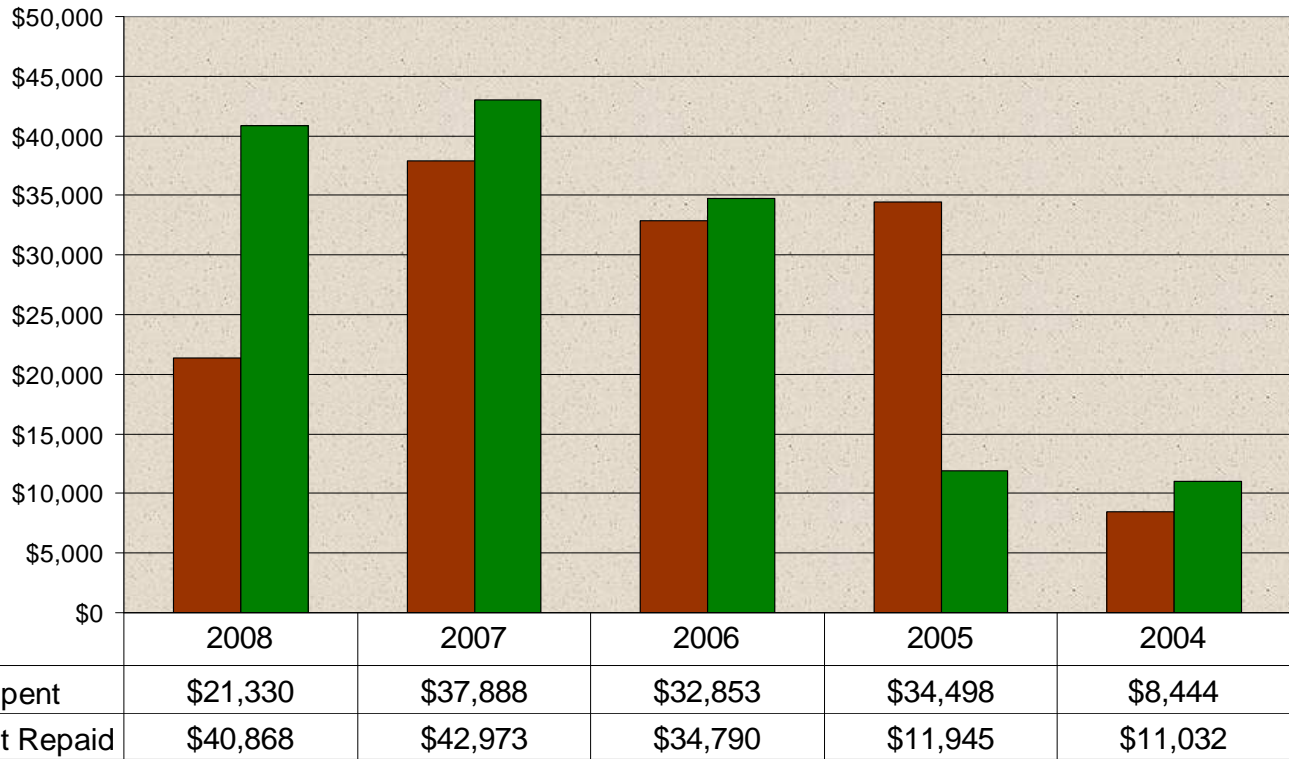




# Nuisance Enforcement

The City of Marshalltown pays for nuisance abatement clean up and has civil penalties which can be assessed for a nuisance violation. This chart provides a five-year history of how much has been spent and how much has been repaid.

**Money In- Money Out**  
A five year history of nuisance costs and repayment

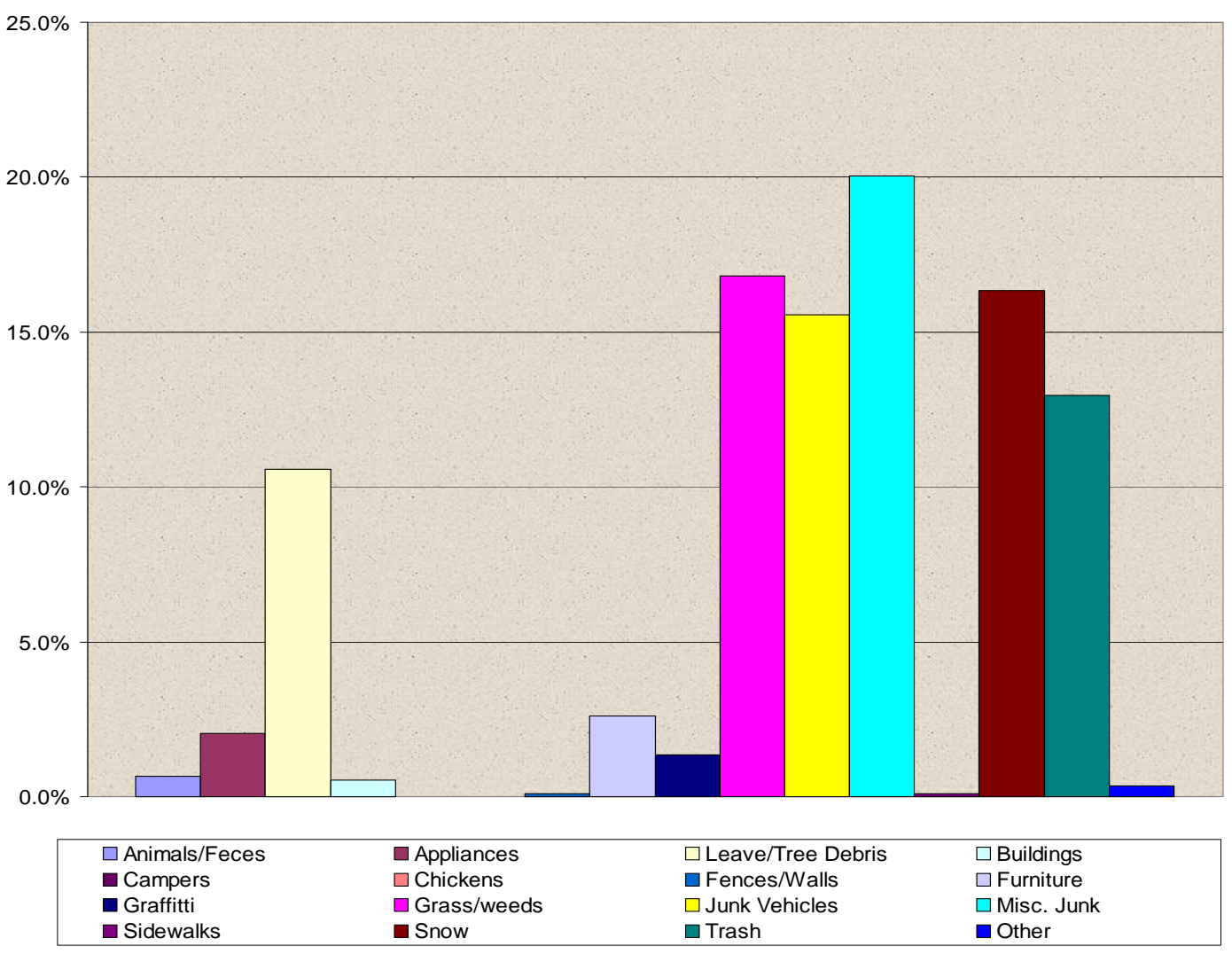




# Nuisance Enforcement

The chart shown below gives a breakdown by percentage of specific types of violations for 2008. Nuisance violations and violations have dropped by about 17% compared to 2007 primarily due to reduction in volunteer efforts.

2008 % of Violations





# Property Maintenance

**In January 2007 Property Maintenance Code was adopted. The majority of cases were initiated in 2007 but many of them take much longer to address compared to a nuisance case.**

**Since the program began:**

- **211 cases initiated**
- **94 cases completed**
- **103 cases still in progress**
- **13 cases have pending infractions**
- **54.9% are owner occupied properties**
- **9.9% are contract sales**
- **29.9% are rental occupied properties**
- **5.2% are commercial or industrial**
- **46.3% of cases involve siding/chipping or peeling paint**
- **4.4% involve deteriorated roofing**





# Property Maintenance

At the adoption of the code the Council challenged the task force to develop a means of assistance for low-income homeowners in violation.

In response in 2008:

- The City budgeted \$10,000 towards an assistance program.
- The Martha Ellen Tye Foundation awarded a \$10,000 challenge grant.
- The Marshall County Community Foundation awarded a \$5,000 challenge grant.
- The Board of Realtors pledged \$10,000 to meet part of the challenge.
- Concrete Inc., and RS Stover contributed \$1,000.
- The Chamber and MEDIC organization each contributed \$850.
- United Bank & Trust, Wells Fargo, Farmers Savings Bank and Independent Insurance all contributed \$500.
- Other residents and businesses individually contributed between \$25 and \$250.

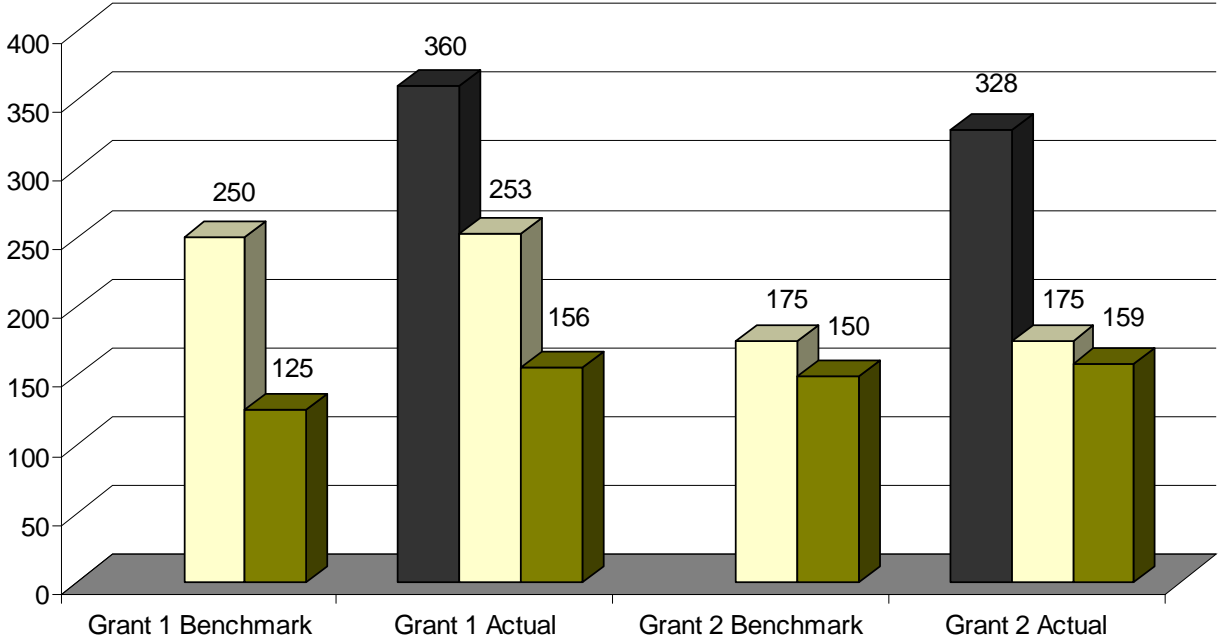
A total of over \$40,000 was raised and the program will kick off in January 2009. Assistance will be made available for reimbursements up to \$1,000 per household.



# Lead Hazard Control Program

October 31, 2008 marked the end of our second Lead Hazard Control Grant funded by HUD. Since 2003 the City has administered almost \$4.275 million Federal grant dollars making homes in Marshall County lead safe. A total of 315 dwelling units were worked on over the past 6 years.

A grant was not awarded in 2008 but there are plans to reapply in 2009 for Lead Hazard Control and a Healthy Homes grant.





# **EBL (State Lead) Investigations**

**The City of Marshalltown is a partner with the East Central Iowa Childhood Lead Poisoning Prevention Program administered through Primary Health. The City is responsible for conducting lead investigations at properties where a child has been lead poisoned.**

**Staff is responsible for investigations in 4 Counties;**

**Marshall, Tama, Hardin and Benton**



**In 2008 we conducted:**

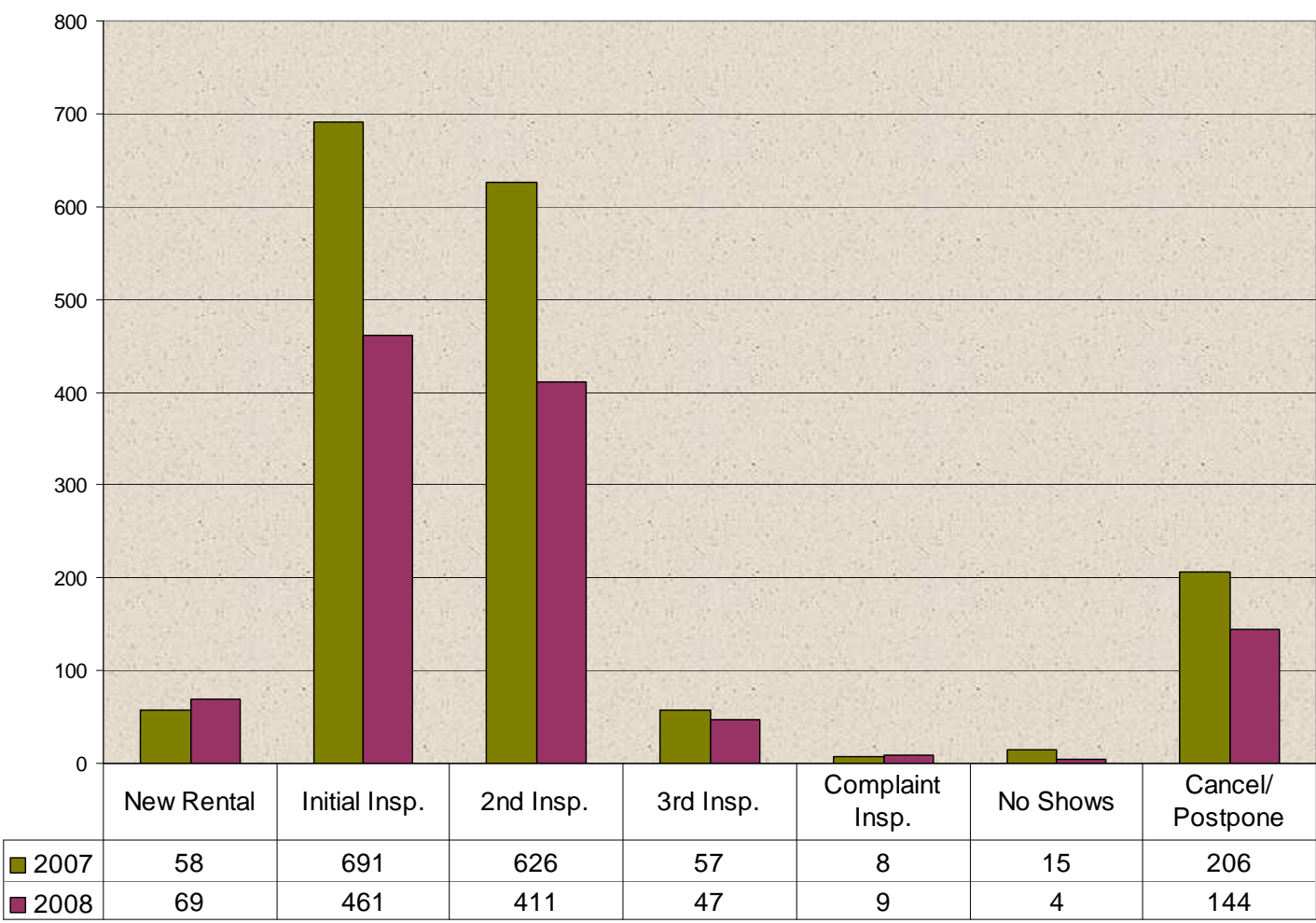
- 7 Initial lead investigations**
- 158 Follow-up visits**
- 389 Contacts made**



# Rental Inspections

The Rental Housing Inspections program is responsible for the inspections and registration of all rental units in Marshalltown.

**Rental Inspection Activity**



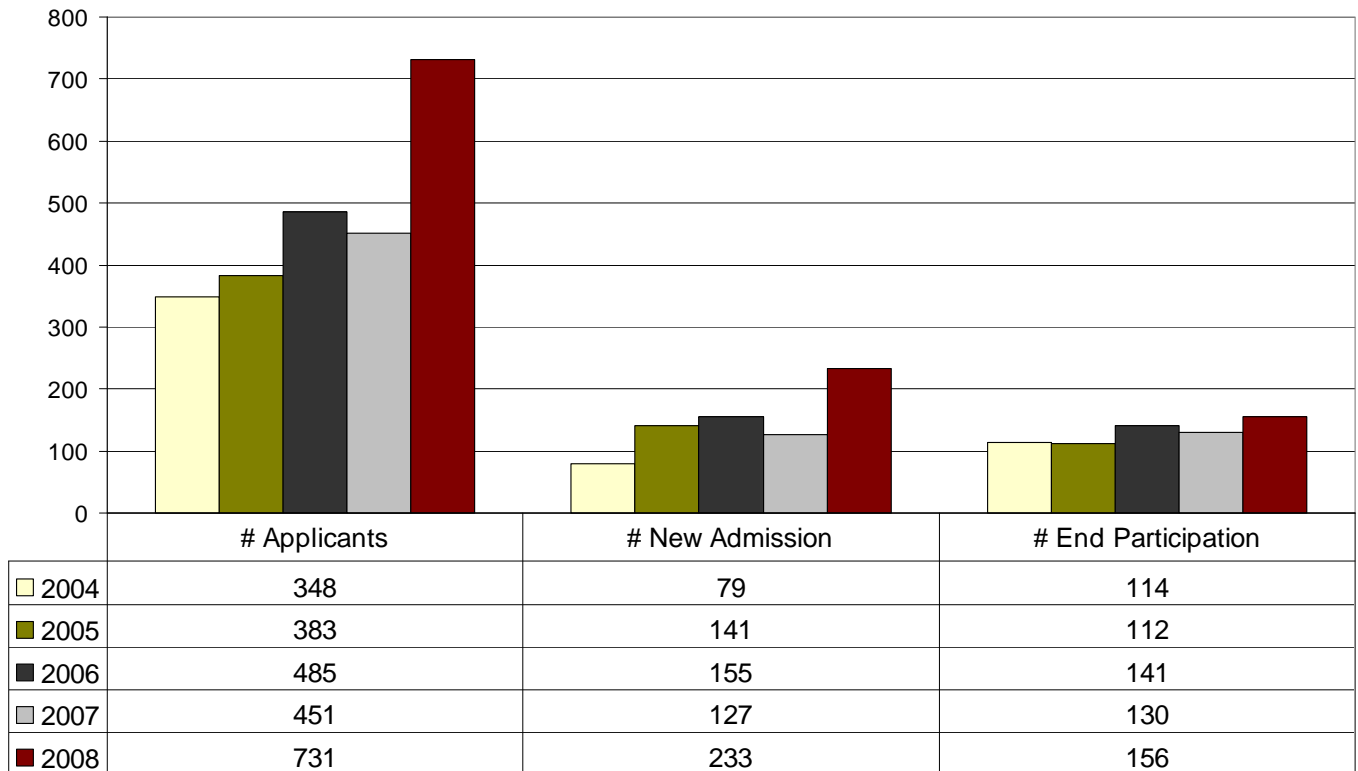
2007 2008



# Section 8 Rent Assistance

The Section 8 Housing Choice Voucher Program is a Federal Rent Assistance Program which the City administers for Marshall, Tama and Hardin Counties.

In 2008 **\$1,305,785** was paid out in rent and utility reimbursement. This averages out to \$245.17 per month per household.

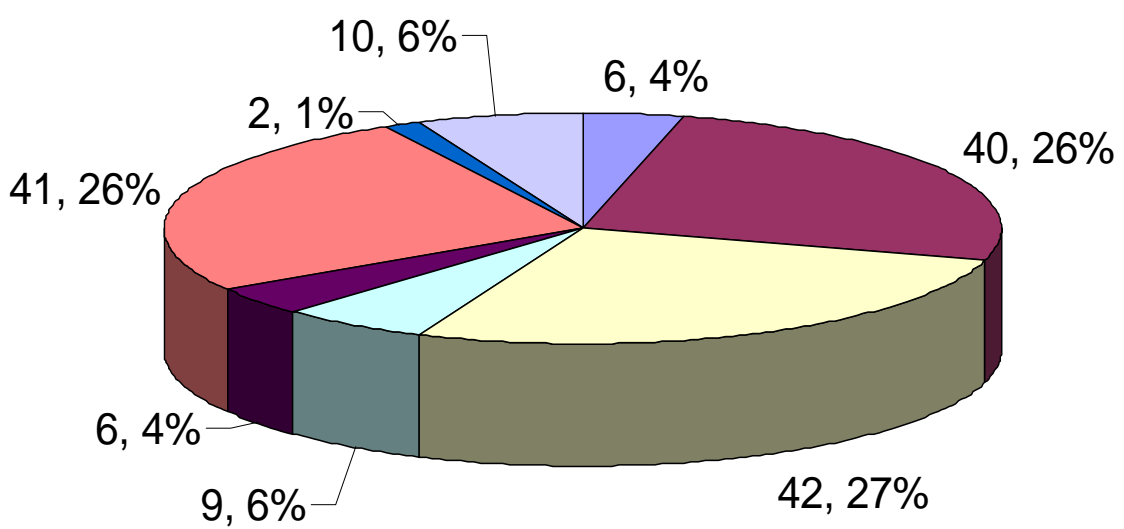




# Section 8 Rent Assistance

The following chart shows a break down by actual number and percentage of those participants that ended participation in 2008.

Section 8 End of Participation Breakdown



Deceased	Good Standing	Terminated
Nursing Home	Evicted	Moved in Violation
Damages	Other	



# Planning & Zoning

In 2008 we had a change in staff welcoming Stephen Troskey on as the City Planner. Marshalltown saw very little new development in terms of subdivisions in 2008. Commercial permits remained active while overall residential activity slowed.

This allowed staff to begin a number of ordinance changes and updates. Changes were made to the following chapters:

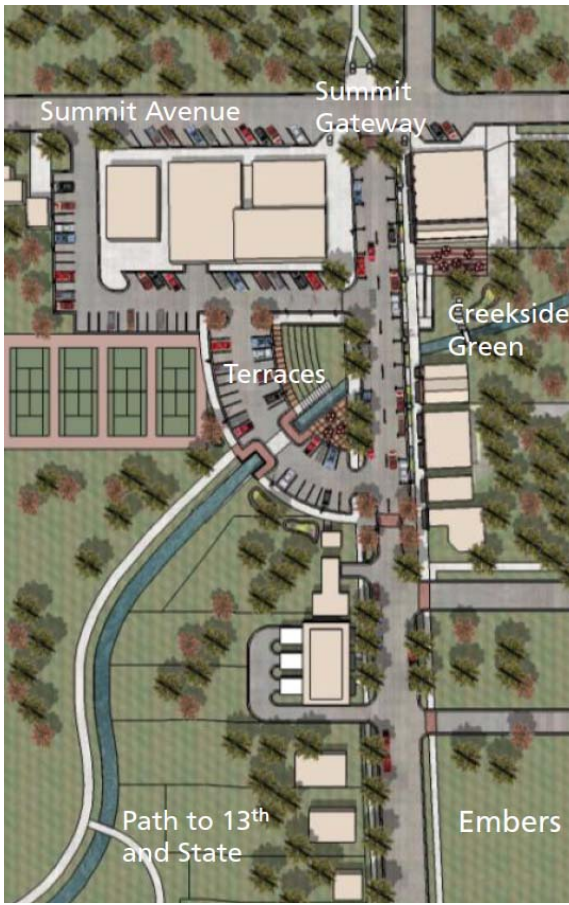
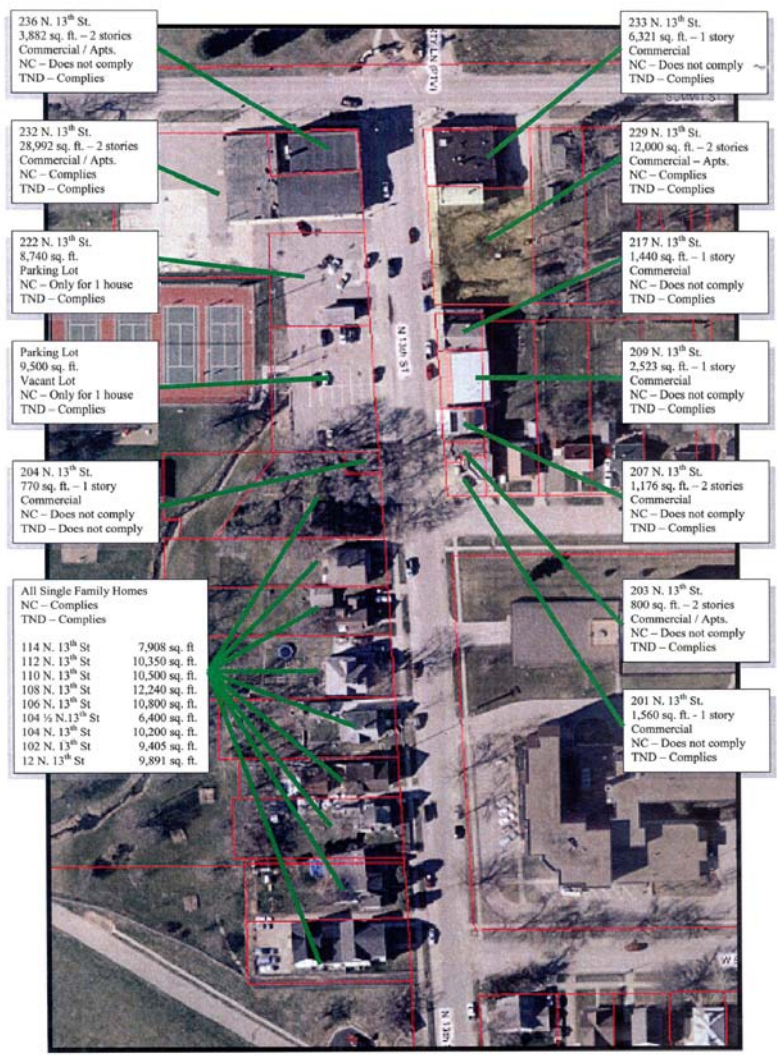
- **Special Uses**
  - **Added wind generation requirements**
  - **Added Temporary RV Park regulations**
- **Signs**
- **Temporary Use Regulations**
- **Parking regulations**
- **Creation of a Traditional Neighborhood District**
- **Began comprehensive review of entire zoning ordinance at a staff level to be considered early 2009.**



# Planning & Zoning

Proposed zoning changes for 13<sup>th</sup> Street to a Traditional Neighborhood District intended to make 13<sup>th</sup> Street Imagine RDG Redevelopment plan a possibility.

## 13<sup>th</sup> Street Neighborhood Rezoning From NC Neighborhood Commercial to TN Traditional Neighborhood





# Additional Grant Activity

In 2008 the City applied for or received the following grants.

- **Property Maintenance Assistance Program**
  - **Martha Ellen Tye Foundation Grant - \$10,000** Challenge Grant was awarded.
  - **Marshall County Community Foundation Grant - \$5,000** Challenge Grant awarded
  - **Alliant Energy Foundation - \$3,000** grant applied for in November.
  - **Mechdyne - \$5,000** grant applied for in November.
- **HUD Economic Development Initiative (EDI)** funds to be used for the Grant Park Neighborhood redevelopment project.
  - **FY 2008 - \$137,200** awarded
  - **FY 2009 - \$600,000** proposed
- **IDED CDBG Owner Occupied Rehabilitation Program - \$500,000 awarded** – Rehabilitation work on homes of low income households in TIF District #4.
- **IDED HOME Security Deposit Grant Program - \$50,000 awarded** – Funds assist low income households with security deposit, first month rent and utility deposit assistance.
- **HUD Lead Hazard Control Grant – \$2.7 million** - Applied for and was not awarded in 2008 will reapply in 2009.



**If you have questions about any of the information in this 2008 Annual Report for the Housing & Community Development Department please contact:**

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