

# City of Brandon

## Community Background

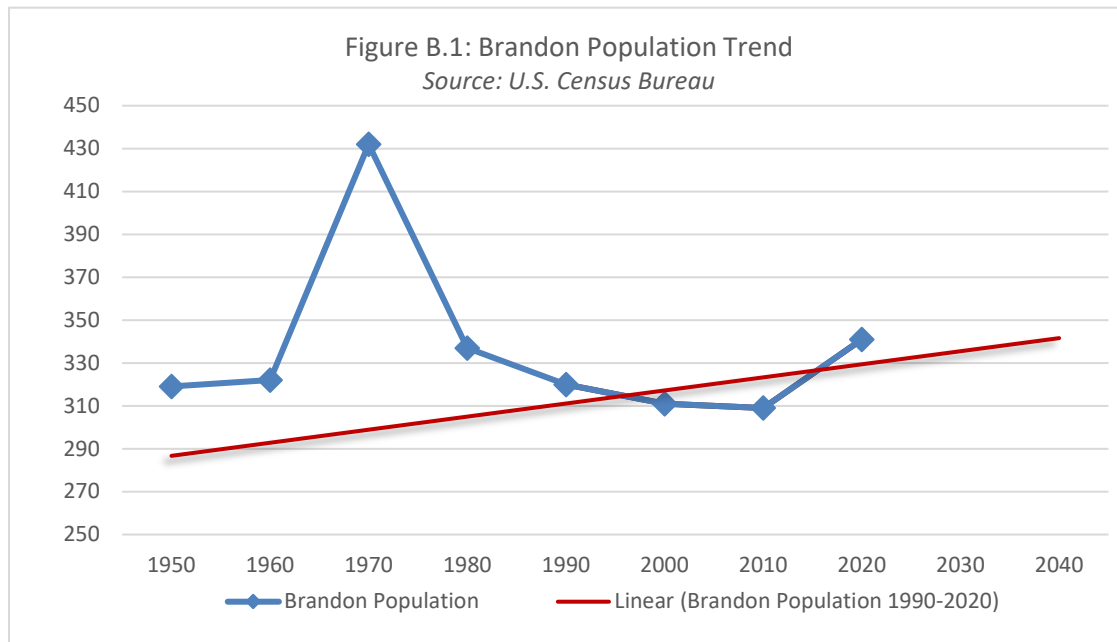
The City of Brandon is located on 0.3 square miles in southwest Buchanan County, less than a mile from Interstate 380 on County Road V71.

The town was incorporated in 1905 and received city sewer and water in 1923. At one time, an inter-urban electric railroad connecting Cedar Rapids and Waterloo ran 40 trains per day through the community. In the early 1970s the railroad discontinued operation and the tracks were removed. The Cedar Valley Nature Trail now uses the old railroad line as a biking and hiking trail from Cedar Rapids to Waterloo.

Brandon is located on relatively flat ground or gently sloping ground amid some of the most fertile farm ground in the world. The soils are well drained and were formed by glacial till and thousands of years of succession ending in the broad expanse of prairie that once covered Iowa. The town is in the Lime Creek Watershed.

### Demographic and Social Characteristics

Figure B.1 shows the city’s population trend from 1950 through 2020. Figure B.2 shows the numeric and percent change in the city’s population since 1950 and projects 2030 and 2040 population estimates based on these previous changes.

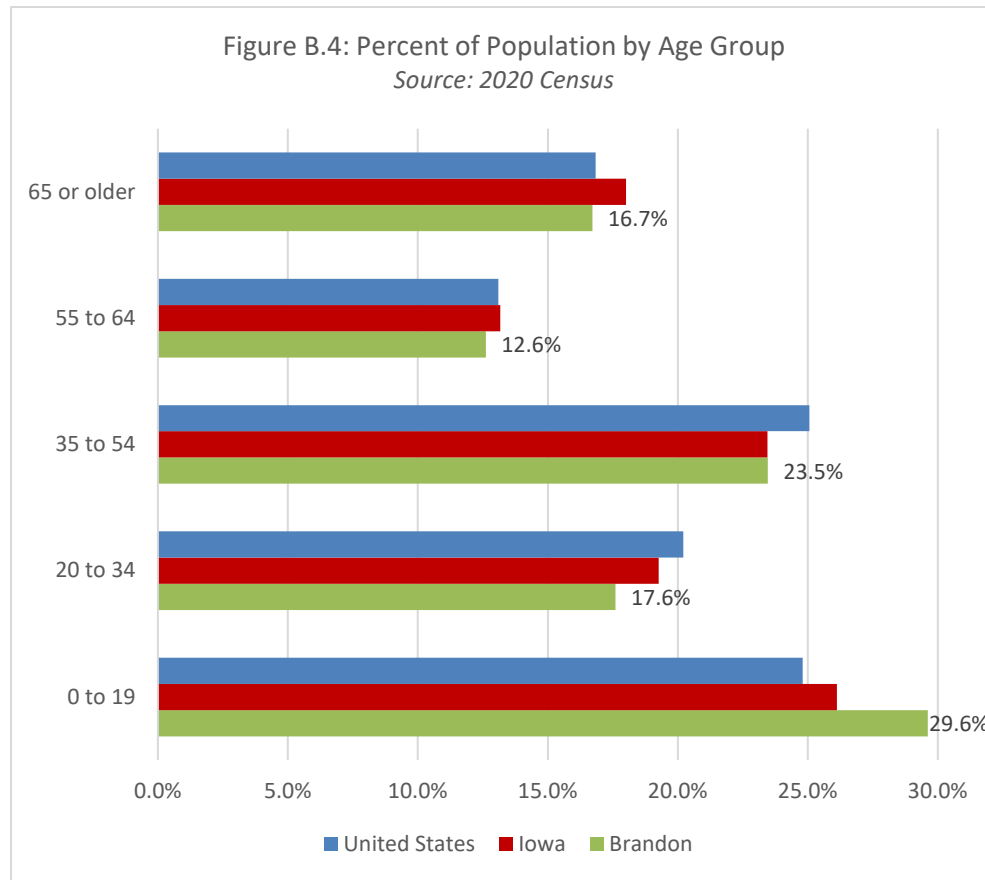


Year	Census Population	# Change (Linear)	% Change (Geometric)
1950	319	-	-
1960	322	+3	+0.9%
1970	432	+110	+34.2%
1980	337	-95	-22.0%
1990	320	-17	-5.0%
2000	311	-9	-2.8%
2010	309	-2	-0.6%
2020	341	32	10.4%
<b>Avg. (1950-2020)</b>		<b>3.1</b>	<b>2.1%</b>
<b>Projected 2030</b>		<b>344</b>	<b>348</b>
<b>Projected 2040</b>		<b>347</b>	<b>356</b>

At the time of the 2020 US Census, the city had a population of 341 – representing 1.7 percent of the county’s 2020 population of 20,565. The city’s population was relatively stable from 1990 through 2010, ranging from 309 to 320 persons. From 2010 to 2020, the city experienced a substantial population increase of 32 persons.

Figures B.3 and B.4 provide an overview of the population characteristics of the city. In 2020, the city’s median age was 36.6 – younger the statewide (38.6) and national (38.8) median ages. Residents aged 19 or younger account for 29.6 percent of Brandon’s population, a higher share than statewide (26.1 percent) or nationwide (24.8 percent). In 2010, only 23.4 percent of Brandon’s residents were under age 20 (data not shown).

Figure B.3: Population Characteristics		
<i>Population</i>		
Total Population		341
Total Males		178
Total Females		163
Median Age		36.6
<i>Race</i>		
One Race-White		328
One Race-Black or African American		0
One Race-American Indian or Alaskan Native		0
Two or More Races		12
Hispanic or Latino (of any race)		14
<i>Households</i>		
Total Population in Group Quarters		0
Total Family Households		75
Total Family Households with Children under 18		38
Households with individuals 65 yrs and over		44
Average Household Size		2.42
Average Family Size*		3.75
<i>Source: 2020 US Census, *2016-2020 ACS</i>		



## American Community Survey Housing Data

The following section consists of data gathered by the American Community Survey (ACS). The ACS is a survey conducted by the U.S. Census Bureau. Unlike the 10-year census survey, the ACS survey is conducted on an ongoing basis, with data updated annually, of randomly sampled addresses.

Figure B.5: Home Value Characteristics, City of Brandon				
	Estimate	MOE	Percent	MOE
<b>VALUE</b>				
Owner-occupied units	82	±29	100%	(X)
Less than \$50,000	18	±14	22.0%	±14.3
\$50,000 to \$99,999	33	±14	40.2%	±13.8
\$100,000 to \$149,999	23	±15	28.0%	±13.7
\$150,000 to \$199,999	6	±8	7.3%	±10.5
\$200,000 to \$299,999	2	±3	2.4%	±3.8
\$300,000 to \$499,999	0	±10	0%	±23.7
\$500,000 to \$999,999	0	±10	0%	±23.7
\$1,000,000 or more	0	±10	0%	±23.7
Median (dollars)	\$84,200	±10,160	(X)	(X)
<i>Source: ACS, 2016-2020 5-Year Estimates</i>				

Figure B.5 shows the value of owner-occupied homes in the city. The median value is \$84,200, with about 2 in 3 homes valued between \$50,000 and \$149,999, and none valued over \$299,999. Figure B.6 displays the rental costs and characteristics within the city. The median gross rent (including rent and tenant-paid utilities) is \$825, with most rentals (86.7 percent) priced between \$500 and \$999. More than 2 in 5 Brandon renters (42.2 percent) are cost burdened, or paying more than 30 percent of income on housing costs.

Figures B.7 and B.8 display general housing characteristics and homeownership characteristics. Figure B.7 indicates that there are 16 vacant housing units, although the 2020 Census indicated that 11 units are

Figure B.6: Rental Characteristics, City of Brandon				
	Estimate	MOE	Percent	MOE
<b>GROSS RENT</b>				
Occupied units paying rent	45	±22	100	(X)
Less than \$500	3	±6	6.7%	±12.0
\$500 to \$999	39	±20	86.7%	±14.2
\$1,000 to \$1,499	3	±4	6.7%	±8.5
\$1,500 to \$1,999	0	±10	0%	±36.7
\$2,000 to \$2,499	0	±10	0%	±36.7
\$2,500 to \$2,999	0	±10	0%	±36.7
\$3,000 or more	0	±10	0%	±36.7
Median (dollars)	\$825	±54	(X)	(X)
No rent paid	2	±3	(X)	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRPI)</b>				
Occupied units paying rent (excluding units where GRPI cannot be computed)	45	±22	100%	(X)
Less than 15.0 percent	12	±10	26.7%	±23.2
15.0 to 19.9 percent	8	±11	17.8%	±21.8
20.0 to 24.9 percent	6	±7	13.3%	±13.6
25.0 to 29.9 percent	0	±10	0%	±36.7
30.0 to 34.9 percent	2	±3	4.4%	±7.8
35.0 percent or more	17	±17	37.8%	±27.2
<i>Source: ACS, 2016-2020 5-Year Estimates</i>				

vacant. In Brandon, as in most rural Iowa communities, the housing stock consists primarily of single-family detached units (75.2 percent). Brandon’s homeownership rate of 63.6 percent is marginally lower than the nationwide homeownership rate (64.4 percent), and is considerably lower than both the countywide and statewide homeownership rates (80 percent and 71.2 percent, respectively).

<b>Figure B.7: Housing Characteristics, City of Brandon</b>				
	Estimate	MOE	Percent	MOE
<b>HOUSING OCCUPANCY</b>				
Total housing units	145	±30	100%	(X)
Occupied housing units	129	±30	89.0%	±9.0
Vacant housing units	16	±13	11.0%	±9.0
Homeowner vacancy rate	4.4	±7.1	(X)	(X)
Rental vacancy rate	0	±34.4	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	145	±30	100%	(X)
1-unit, detached	109	±28	75.2%	±10.5
1-unit, attached	0	±10	0%	±14.3
2 units	1	±2	0.7%	±1.4
3 or 4 units	8	±6	5.5%	±4.1
5 to 9 units	10	±10	6.9%	±6.8
10 to 19 units	0	±10	0%	±14.3
20 or more units	0	±10	0%	±14.3
Mobile home	16	±13	11.0%	±8.6
Boat, RV, van, etc.	1	±2	0.7%	±1.7
<b>HOUSING TENURE</b>				
Occupied housing units	129	±30	100%	(X)
Owner-occupied	82	±29	63.6%	±16.4
Renter-occupied	47	±22	36.4%	±16.4
<i>Source: ACS, 2016-2020 5-Year Estimates</i>				

<b>Figure B.8: Homeownership Characteristics, City of Brandon</b>				
	Estimate	MOE	Percent	MOE
<b>MORTGAGE STATUS</b>				
<b>Owner-occupied units</b>	82	±29	100%	(X)
Housing units with a mortgage	40	±16	48.8%	±16.5
Housing units without a mortgage	42	±22	51.2%	±16.5
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
<b>Housing units with a mortgage</b>				
Median (dollars)	\$1,071	±295	(X)	(X)
<b>Housing units without a mortgage</b>				
Median (dollars)	\$500	±76	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD</b>				
<b>Housing units with a mortgage</b>				
Less than 20.0 percent	22	±13	56.4%	±25.0
20.0 to 24.9 percent	6	±8	15.4%	±18.9
25.0 to 29.9 percent	6	±8	15.4%	±18.0
30.0 to 34.9 percent	0	±10	0%	±39.5
35.0 percent or more	5	±5	12.8%	±14.6
<b>Housing unit without a mortgage</b>				
Less than 10.0 percent	20	±13	47.6%	±19.8
10.0 to 14.9 percent	9	±9	21.4%	±19.1
15.0 to 19.9 percent	11	±10	26.2%	±18.7
20.0 to 24.9 percent	1	±2	2.4%	±7.1
25.0 to 29.9 percent	1	±3	2.4%	±8.1
30.0 to 34.9 percent	0	±10	0%	±38.1
35.0 percent or more	0	±10	0%	±38.1
<i>Source: ACS, 2016-2020 5-Year Estimates</i>				

Of the city’s owner-occupied units, 48.8 percent have a mortgage.

Median monthly owner costs, including mortgage payments, taxes, insurance, and utilities, are \$1,071 for owners with mortgages and \$500 for owners without mortgages. An estimated 12.8 percent of owners with mortgages, and zero owners without mortgages, have monthly costs at or above 30 percent of household income. Housing costs of 30 percent of monthly income or less are generally considered affordable.

## Selected Housing Characteristics

### Historic Housing Trends

Figure B.9: Historic Number of Housing Units in Brandon							
Community	1980	1990	2000	2010	2020	Net Change 1980-2020	% Change 1980-2020
Brandon	143	138	146	152	152	9	6.3%
Buchanan Co. (Total)	8,222	8,272	8,697	8,968	8,886	664	8.1%
State of Iowa	1,121,314	1,143,669	1,232,511	1,336,417	1,412,789	291,475	26.0%

*Source: US Census Bureau, calculated by INRCOG*

From 1980 through 2020, the number of housing units in the city has increased by 6.3 percent (Figure B.9). However, there was no net change in housing units from 2010 to 2020 (152 units).

### Vacancy Rate

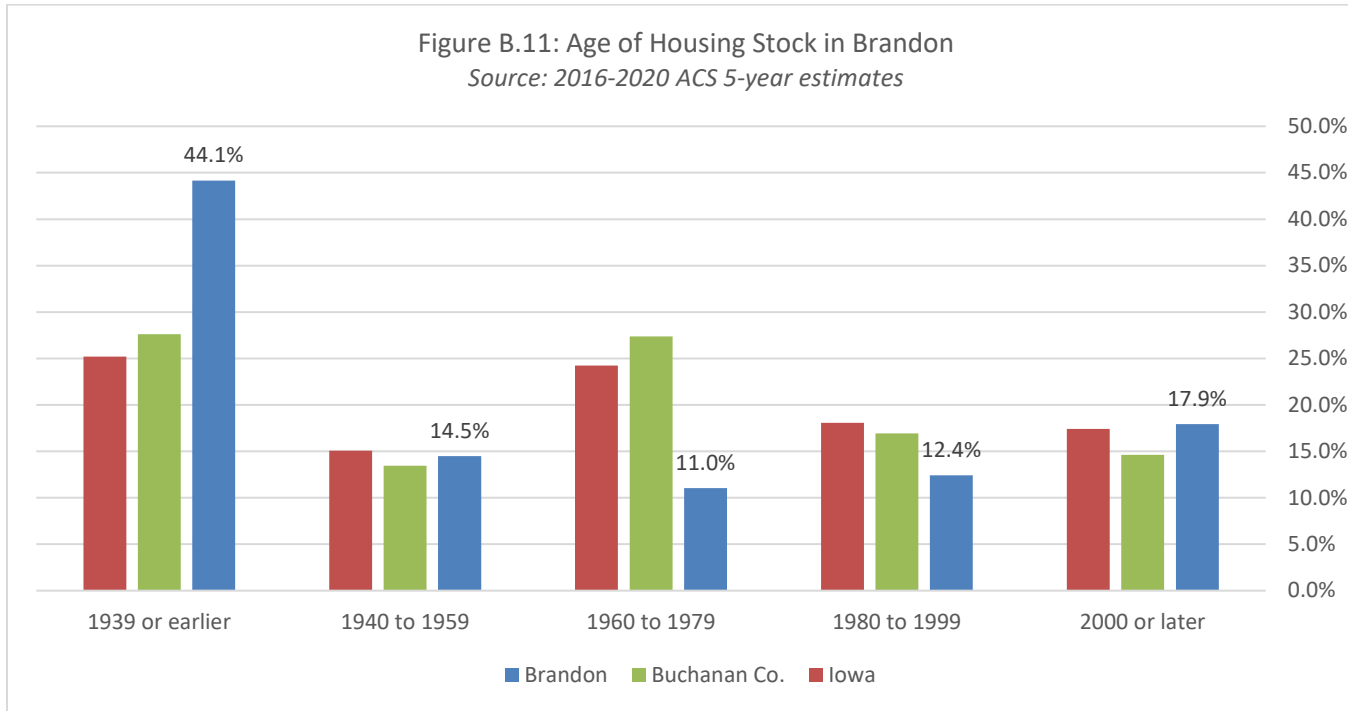
Figure B.10 shows the city’s housing vacancy rate for the city from 2000 through 2020. Note that decennial Census data is used for 2000, 2010 and 2020, while the American Community Survey 5-year estimate is used for 2015. The 2020 vacancy rate was 7.2 percent, a substantial decrease from the 2010 Census and an apparent increase from 2015. Brandon’s vacancy rate is lower than the countywide vacancy rate of 7.7 percent in 2020.

Figure B.10: Historic Housing Vacancy Rates, 2000-2020				
Year	Occupied Housing Units	Vacant Housing Units	Total Housing Units	Vacancy Rate
2020	141	11	152	7.2%
2015*	139	4	143	2.8%
2010	130	22	152	14.5%
2000	137	9	147	6.2%

*Source: Decennial Census, \*2011-2015 ACS 5-Year Estimates*

### Age of Housing Stock

Figure B.11 below displays the percent of Brandon’s housing stock by era when the unit was built.



As a city, Brandon has one of the oldest housing stocks in the county. Nearly half (44.1 percent) of the city’s housing units were built in 1939 or earlier. These pre-World War II homes represent a much larger portion of the city’s housing compared to Buchanan County as a whole (27.6 percent) and the State of Iowa (25.2 percent). However, the city has a higher share of housing built since 2000 (17.9 percent) than the county as a whole (14.6 percent).

**Household Size**

Brandon has a smaller average household size (2.42) compared to the county and state averages (2.51 and 2.48, respectively), as shown in Figure B.12. However, the city’s estimated family size in

**Figure B.12: Household and Family Size**

	City			Buchanan County			Iowa		
	2000	2010	2020*	2000	2010	2020*	2000	2010	2020*
<b>Average Household Size</b>	2.27	2.38	2.42	2.61	2.53	2.51	2.46	2.41	2.48
<b>Average Family Size*</b>	2.79	2.95	3.75	3.13	3.05	3.11	3.00	2.97	2.98

*Source: US Census, \*2016-2020 ACS 5-year estimates*

2020 was 3.75, which exceeds the countywide and statewide estimates (3.11 and 2.98, respectively), and is an increase from the city’s 2010

average family size of 2.95. As discussed above, the percentage of residents under age 20 increased in Brandon from 2010 to 2020. Taken together, the increase in youth population and average family size during this period suggests that Brandon’s population increase was partly driven by births among Brandon families, in-migration of families with children, or both. The expansion of the city’s housing stock in the preceding two decades (see Figure B.8) ensured that housing was available for new families.

The City’s average household size has increased since 2000, although the rate of increase was slower from 2010 to 2020 compared to the previous decade. The city’s increase in average household size is not expected to continue in the next two decades, considering state and national trends of smaller families and more one and two-person households. See Figure 4.12 for additional household and family size data.

## Windshield Survey

The quality of a community’s housing stock is an important component in understanding its housing needs. If poor-quality housing is widespread in a community, many low- and moderate-income households may have housing-related hardships even if they are not cost burdened. A prevalence of housing with maintenance needs may also indicate an opportunity to meet existing and future demand by rehabilitating vacant units.

### **Methodology**

A windshield survey was conducted in 2017 in the incorporated Buchanan County cities. A windshield survey is an assessment of the external conditions of a building. A residential parcel map for each city was created by only selecting parcels which had a residential “dwelling” value associated with the parcel. The windshield survey assessed residential structures – not dwelling units. For example, a single-family detached house on one parcel and a four-unit apartment building on one parcel would each be evaluated as one structure. For this update to the Housing Needs Assessment adopted in 2018, each city provided information on changes to parcel conditions since the windshield survey was conducted.

The primary considerations for evaluation are the apparent structural soundness of the unit as well as appearance and unit’s functional use as a residential structure. Parcels were evaluated and assigned on the designations shown in Figure B.13.

Figure B.13: Windshield Survey Category Condition Criteria

Condition Categories	Description
<b>Great</b>	<ul style="list-style-type: none"> <li>No visible repairs or needed updates are apparent.</li> <li>Typically new construction, recently renovated, or extremely well-maintained structures.</li> </ul>
<b>Good</b>	<ul style="list-style-type: none"> <li>Building appears structurally sound (foundation, building envelope, roof).</li> <li>Unit appears well maintained – most siding, gutters, trim, windows, and doors are in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other routine maintenance items may exist.</li> </ul>
<b>Fair</b>	<ul style="list-style-type: none"> <li>Unit shows wear but appears structurally sound (foundation, building envelope, roof).</li> <li>Need for some maintenance or repair - painting the house, fixing a broken door or window, putting on new shutters, replace or fix awnings, etc.</li> <li>Roof shows age and likely will need to be replaced in coming years.</li> <li>Issues are primarily cosmetic but cover a sufficient portion of the structure.</li> </ul>
<b>Poor</b>	<ul style="list-style-type: none"> <li>One or more visible structural defects (foundation, building envelope, or roof) but still habitable. Building requires significant work, to address items such as uneven roof lines; shingles in need of immediate replacement; falling-in porch; major cracks or shifting of the foundation, etc.</li> <li>Building requires significant repairs or updates, which would be difficult to correct through normal maintenance (multiple broken doors or windows, roof needing to be re-shingled, excessive paint peeling/missing, etc.)</li> </ul>
<b>Dilapidated</b>	<ul style="list-style-type: none"> <li>Unit is suffering from excessive neglect; maintenance appears non-existent; Building appears structurally unsound.</li> <li>Building not fit for habitation in current condition. Multiple windows and/or doors may be boarded up. The building may be considered for demolition or, at minimum, major rehabilitation will be required.</li> </ul>
Other Categories	Description
<b>Vacant</b>	<ul style="list-style-type: none"> <li>Parcels within residential neighborhoods that are vacant and, based on neighborhood characteristics and lot size, appear to be positioned for residential development. This is not a comprehensive list of all vacant parcels within a city.</li> </ul>
<b>N/A</b>	<ul style="list-style-type: none"> <li>Dwelling structure not located on parcel. For example, a dwelling structure may be on one parcel and the dwelling's garage on an adjacent parcel. Residential parcels that did not have a dwelling on them were marked as N/A.</li> </ul>
<b>Undetermined</b>	<ul style="list-style-type: none"> <li>Structure was not visible from the road or data was not recorded for the parcel.</li> </ul>



## Results

Figure B.14 displays the results of the city’s windshield survey. Of structures evaluated, over half of the homes were either in great (18.7%) or good (36.6%) condition. Approximately 14 percent of the city’s residential structures were deemed to be in either Poor (7.5%) or Dilapidated (6.7%) conditions.

The mean (average) condition of the city’s housing units was calculated by assigning the following values to the condition categories: Great=5; Good=4; Fair=3; Poor=2; Dilapidated=1. Based on these weights, the mean score of condition units in the city is 3.53. (between Good and Fair).

Overall, 134 parcels with dwelling structures were evaluated. Two vacant, potentially buildable residential lots were identified.

## Future Development

### *Floodplain Considerations*

Brandon’s Flood Insurance Rate Maps (FIRMs) were last updated on 12/30/2020. The source of flooding is Lime Creek, which flows from northeast to southwest across southern Brandon. Some residential parcels have portions in the 1 percent annual chance (100 year) floodplain, the 0.2 percent annual chance (500 year) floodplain, or both. However, no dwellings are located in either floodplain.

### *Areas for Development*

According to the Buchanan County Assessor’s office and city staff, three (3) new homes were built between 2017 and 2021, including one in the new subdivision on the western edge of the city, and two on infill lots. This equates to a new housing construction rate of 6 units per decade. The one (1) remaining vacant lot is an infill lot.

Two potential areas for new residential developments within the city boundaries are in the northwest and northeastern corners of the city. The current land use of these areas is agriculture (row-crop production). However, city task force members commented that Brandon is landlocked, indicating that the current owners of these tracts are unwilling to sell to residential developers.

<b>Condition of Parcels Evaluated</b>	<b>Number Parcels</b>	<b>Percent of Parcels Evaluated</b>
Great	25	18.7%
Good	49	36.6%
Fair	41	30.6%
Poor	10	7.5%
Dilapidated	9	6.7%
<b>Total</b>	<b>134</b>	<b>100%</b>
<b>Status</b>	<b>Number Parcels</b>	<b>Percent</b>
Parcels Evaluated	134	92.4%
Vacant	2	1.4%
N/A	6	4.1%
Undetermined	3	2.1%
<b>Total</b>	<b>145</b>	<b>100%</b>

## Housing Projections

Using the information, data, and observed trends detailed in the city’s profile and throughout the plan, projections for future housing demands were generated. Below is an explanation of the numbers used for the calculations followed by the city’s projected housing needs in Figure B.15.

- **Total Population:** See city population projections in Figure B.2.
- **Population in Group Quarters** – Group Quarters include residences such as group homes, skilled nursing facilities, treatment facilities, correction facilities, or similar institutions. The city does not have any group quarters.
- **Population in Housing** – An average of the Projected Total Population range minus Population in Group Quarters.
- **Household Size** – Projected Household size based on a combination of county and city trends.
- **Total Projected Households** – The estimated number of households that will require a housing unit.
- **Assumed Vacancy Rate** – City’s vacancy rate, based on a combination of historic city and county rates.
- **Total Housing Units** – Total housing needed for projected demand of occupied and vacant housing units.

The projected number of households in the City is expected to increase slightly from 141 in 2020 to 146 in 2040. Taking state and national trends toward an aging population and declining household sizes into consideration, Brandon’s average household size is expected to stay constant through 2040 rather than continuing to increase. Based on these trends, Brandon’s total housing demand is projected to increase from 152 to 157 units.

Now that the expected housing demand has been established, the next analysis considers recent home building and home loss trends. The forecasted Change in units is shown in Figure B.16, and an explanation of the numbers used in the calculation are below.

Figure: B.15: Projected Housing Unit Demand, Brandon			
Year	2020	2030	2040
<b>Total Population</b>	341	344-348	347-356
<b>Population in Group Quarters</b>	0	0	0
<b>Population in Housing</b>	<b>341</b>	<b>346</b>	<b>352</b>
<b>Household Size</b>	2.42	2.42	2.42
<b>Total Households</b>	<b>141</b>	<b>143</b>	<b>146</b>
<b>Assumed Vacancy Rate (7.2%)</b>	<b>11</b>	<b>11</b>	<b>12</b>
<b>Total Housing Units</b>	<b>152</b>	<b>154</b>	<b>157</b>
<b>Percent Change from 2020</b>	-	<b>1.8%</b>	<b>3.2%</b>

- **2020 Housing Unit Count** – Number of Housing Units as determined by the 2020 Census.
- **Unit Loss (Housing Attrition)** – Projected rate of housing loss based on historic and projected County trends, see Figure 5.12. City staff reported one (1) residential demolition from 2017 to 2021, or a rate of 2 demolitions per decade.

- **Unit Added (New Construction)** – Projected units added from new construction, based on the city’s new housing unit construction start rates from 2017 to 2021.
- **Projected # of Units** – Projected number of units housing units in the community based on forecasts of units added and lost.

Figure: B.16: Projected Changes in Housing Units		
Year	2030	2040
<b>2020 Housing Unit Count</b>	<b>152</b>	
<b>Unit Loss from 2020 (Average of Housing Attrition and Demolition Rates)</b>	-8	-15
<b>Units Added Since 2020 (New Construction)</b>	6	12
<b>Projected # of Units</b>	<b>150</b>	<b>149</b>
<b>Difference Between “Total Housing Units” in Figure B.15</b>	-4	-8

Based on the considerations discussed, the city is not constructing new units at a rate fast enough to replace units lost to meet the Housing demand identified in Figure B.15. Brandon is expected to lose 15 units between 2020 and 2040 to demolition and other types of attrition. During the same period, 12 new units will be built if the current rate of home construction continues. At the same time, demand for housing is expected to increase by 5 units over the city’s 2020 housing stock of 152. The net result of these trends

will be a demand for 157 units by 2040 but a supply of only 149 units, or a shortage of 8 units. In other words, the city must increase its home construction rate from 6 units to 10 units per decade to replace lost units and meet increased housing demand.

## City Housing Priorities

### Key Issues

- **Aging Housing Stock:** The city has one of the oldest housing stocks among cities in the county. Nearly half (44.1 percent) of the city’s housing units were built in 1939 or earlier. These pre-World War II homes represent a much larger portion of the city’s housing compared to Buchanan County as a whole (27.6 percent) and the State of Iowa (25.2 percent).
- **Moderate Population Growth:** The city’s population was relatively stable from 1990 through 2010, but increased by 32 persons from 2010 to 2020. ranging from 309 to 320 persons. From 2010 to 2020, the city experienced a substantial population increase of 32 persons. The population growth appears to be due in part to births among existing Brandon families, in-migration of new families with children, or both. The expansion of the city’s housing stock from 1990 to 2010 ensured that housing was available for new families.
- **Stagnant Housing Stock:** From 2017 through 2021, Brandon added 3 new homes, for a new construction rate of 6 homes per decade. However, with demolition and attrition of other housing units from 2010 to 2020, the city’s total housing stock did not change.

- Low to Moderate Vacancy Rates: The city’s total vacancy rate in 2020 was 7.2 percent. While this vacancy rate is higher than in the preceding decade, it is slightly lower than the countywide vacancy rate of 7.7 percent. This indicates that demand persists for housing in Brandon. Task Force members also underlined the lack of available housing as an issue for the city.
- Limited Room for Housing Growth: The city has limited space to build within existing development footprint. The City may need to establish a new subdivision, and possibly annex land, to make room for new residential construction.

***Housing Goals and Action Steps***

**1. Upgrade Conditions of Existing Housing Stock**

Rationale: As discussed, the city’s housing stock is quite aged. Many older dwellings require moderate to substantial rehabilitation to make them attractive, energy efficient, and in compliance with local building codes. The windshield determined that, of homes surveyed, about 14 percent were in either Poor or Dilapidated condition.

Implementation Strategies:

- Explore housing rehabilitation programs. Options to consider include establishing a city grant program to fund improvements, tax rebates/incentives/exemptions on the value of improvements, and housing rehabilitation funds from the Iowa Finance Authority (IFA), U.S. Department of Agriculture (USDA), or the Federal Home Loan Bank of Des Moines (FHLB).
- Consider program to encourage “age in place” improvements to maintain residents and promote quality of life.

**2. Promote Construction of New Homes**

Rationale: Demand for additional housing was identified as a need during the planning process. The city may consider reinstating incentive programs to encourage new home builds, and should encourage infill development when possible. However, with few lots to choose from with the city’s limit footprint, it might also be appropriate to work with a developer to identify new subdivision opportunity. Incentives could be offered to home builders as well as buyers of new homes. Communities have guaranteed the sale of homes, waived building permit fees, and offered services to builders. Likewise, many communities have offered tax abatements and free city services to home buyers.

Implementation Strategies:

- Explore opportunities to annex land into the city for new residential development.
- Contact and recruit developers to the City.

- Consider reinstating or expanding tax incentives or rebate programs to encourage developers to invest and build in the city.
- Explore use of Tax Incremental Financing (TIF) to help finance infrastructure costs (streets, storm sewer, sanitary sewer, water, etc.) in new residential subdivisions.

### **3. Remove Blighted and Abandoned Buildings**

Rationale: The city should continue its efforts to remove abandoned or dilapidated homes. This would provide new vacant lots where infill housing could be constructed.

Implementation Strategies:

- Identify and remove dilapidated homes and buildings.
- Review, update as necessary, and enforce building codes to prevent properties from deteriorating.

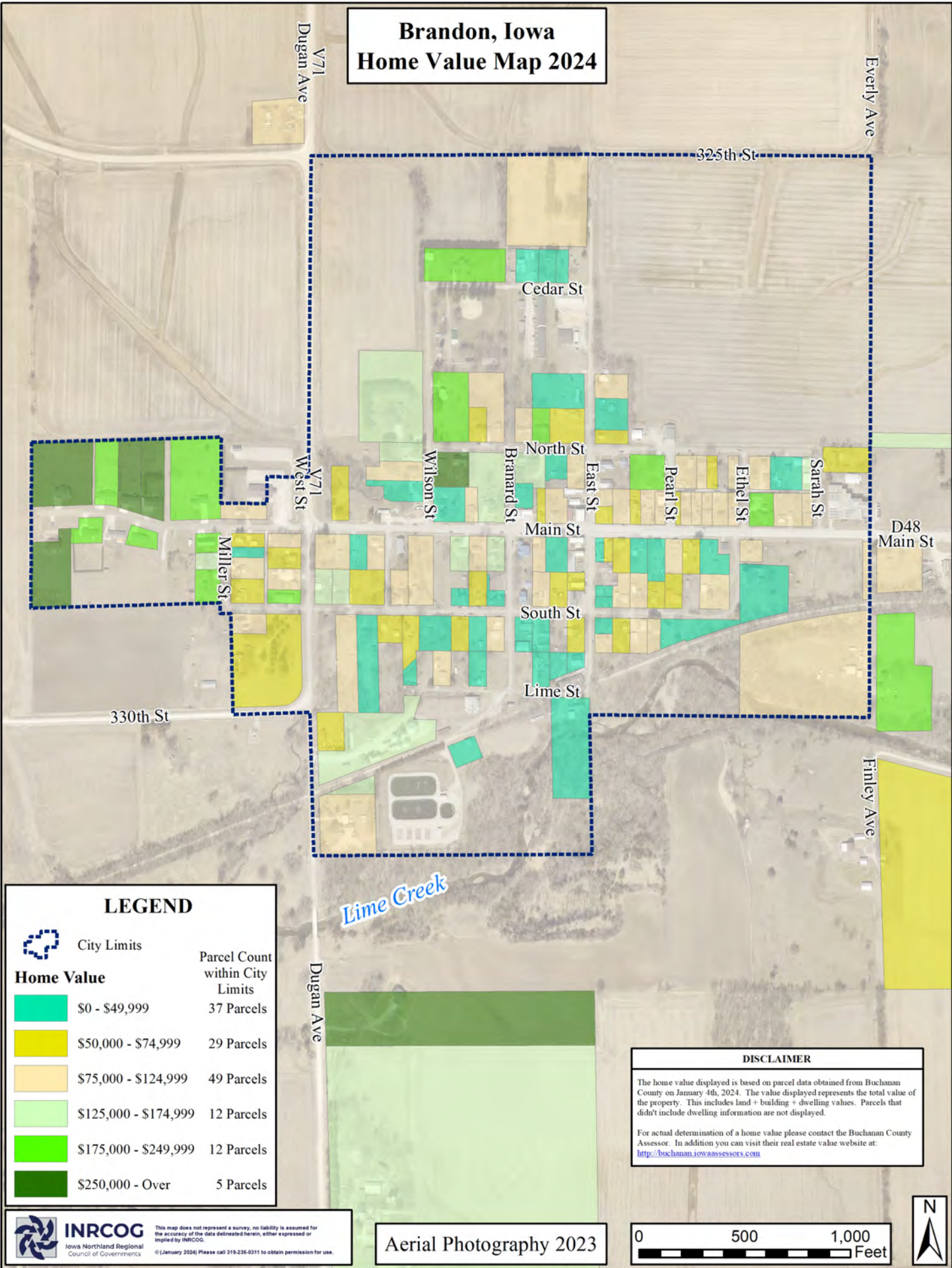
### **4. Establish a City Housing Task Force**

Rationale: The City Council should appoint a "housing committee" that will be responsible for investigating housing issues. The Committee can take the lead in identifying and recruiting developers to the city.

Implementation Strategies:

The City, or its appointed committee, should prioritize the housing needs and make the necessary contacts with other communities that have successfully met those needs. The committee would also be responsible for investigating funding sources and potential project partners. The committee may determine that it should utilize the planning grants offered by the State that will assist the community in following through with their housing action plan.

# Brandon, Iowa Home Value Map 2024



## LEGEND



City Limits

### Home Value

Home Value Range	Parcel Count within City Limits
\$0 - \$49,999	37 Parcels
\$50,000 - \$74,999	29 Parcels
\$75,000 - \$124,999	49 Parcels
\$125,000 - \$174,999	12 Parcels
\$175,000 - \$249,999	12 Parcels
\$250,000 - Over	5 Parcels

### DISCLAIMER

The home value displayed is based on parcel data obtained from Buchanan County on January 4th, 2024. The value displayed represents the total value of the property. This includes land + building + dwelling values. Parcels that didn't include dwelling information are not displayed.

For actual determination of a home value please contact the Buchanan County Assessor. In addition you can visit their real estate value website at: <http://buchanan.iowaassessors.com>

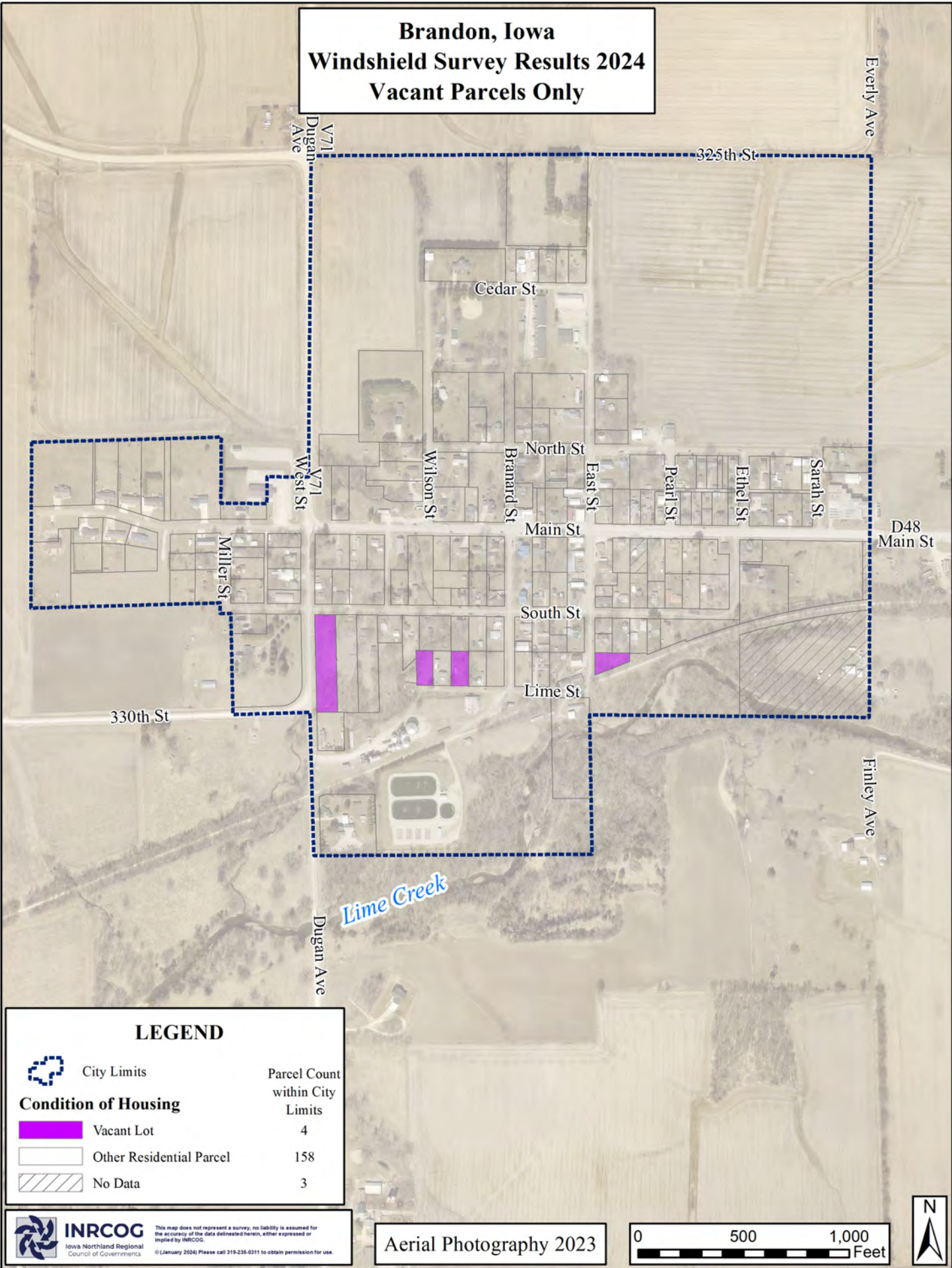


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# Brandon, Iowa Windshield Survey Results 2024 Vacant Parcels Only



## LEGEND

	City Limits	
	Vacant Lot	Parcel Count within City Limits: 4
	Other Residential Parcel	158
	No Data	3



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