

# City of Hazleton

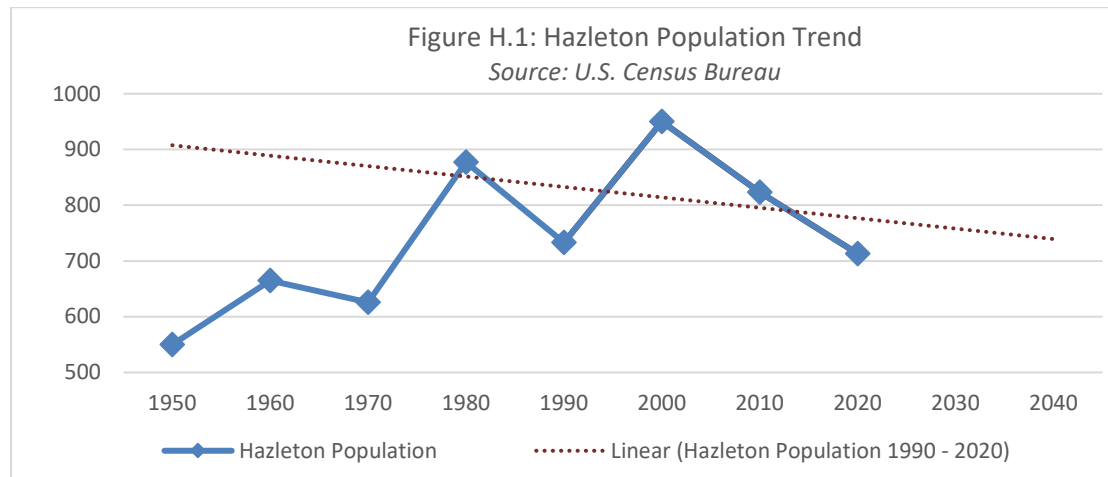
## Community Background

The City of Hazleton is located in north central Buchanan County. The city is located approximately 4 miles south of Oelwein and about 11 miles north of the City of Independence. Hazleton is located on Highway 150, which connects Hazleton to U.S. Highway 20 and Interstate 380 to the south and Highway 3 to the north.

Hazleton has been literally a city on the move. In 1852, Allen Coy built a store at what was called Coytown. The next year, two stores and a post office were built two miles south and were called Greeley’s Grove (later named Hazleton). Then, in 1873, the Burlington, Cedar Rapids and Northern Railroad was built one mile west of Greeley’s Grove. The entire community of shops, stores and dwellings were moved to the railroad and became the Hazleton of today. Hazleton incorporated in 1892 and had grown to a population of 500 by the census of 1900. By 1980, Hazleton’s population had grown to 877, a 40 percent increase since the 1970 census and 75 percent since 1900.

### Demographic and Social Characteristics

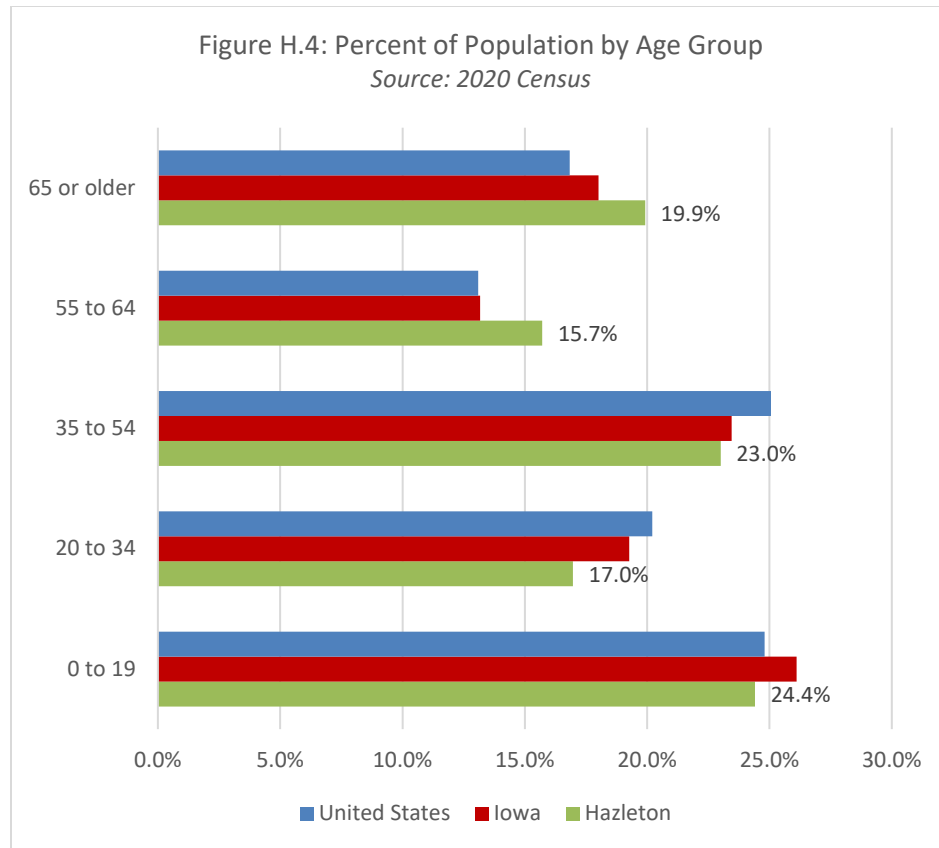
The city had a population of 713 at the time of the 2020 US Census. The city represented approximately 3.5 percent of the county’s total 2020 population of 20,565. Figure H.1 shows the population trend of the city since 1950. Figure H.2 shows population projections based on previous population trends. Hazleton’s projected population is based on the trends from 1990 to 2020.



Year	Census Population	# Change (Linear)	% Change (Geometric)
1950	550	-	-
1960	665	115	21.0%
1970	626	-39	-5.9%
1980	877	251	40.1%
1990	733	-144	-16.4%
2000	950	217	29.6%
2010	823	-127	-13.4%
2020	713	-110	-13.4%
<b>Avg. (1950-2010)</b>		<b>23.3</b>	<b>5.9%</b>
<b>Avg. (1990-2010)</b>		<b>-7</b>	<b>1.0%</b>
<b>Projected 2030</b>		706	720
<b>Projected 2040</b>		700	727

Over the decades, the city has experienced ebbs and flows in population. The overall linear trend since 1990 has been negative, with population declines over the last two decades. However, the average percent increase per decade has been positive since 1990. This section contains housing demand projections based on both the linear and geometric population projections.

Figures H.3 provides an overview of the population characteristics of the city. In 2020, the city’s median age was 41.3 – older than the statewide (38.6) and national (38.8) median ages. Hazleton has an aging population, with higher shares of middle-aged and senior residents, and lower shares of children and young adults, than Iowa and the nation.



<b>Figure H.3: Population Characteristics</b>	
<i>Population</i>	
Total Population	713
Total Males	363
Total Females	350
Median Age	41.3
<i>Race</i>	
One Race-White	666
One Race-Black or African American	4
One Race-American Indian or Alaskan Native	1
Two or More Races	35
Hispanic or Latino (of any race)	21
<i>Households</i>	
Total Population in Group Quarters	0
Total Family Households	174
Total Family Households with Children under 18	70
Households with individuals 65yrs and over	111
<i>Source: 2020 US Census</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 H.5: Home Value Characteristics, City of Hazleton				
	Estimate	MOE	Percent	MOE
<b>VALUE</b>				
Owner-occupied units	249	±49	100%	(X)
Less than \$50,000	54	±25	21.7%	±9.4
\$50,000 to \$99,999	126	±39	50.6%	±9.5
\$100,000 to \$149,999	56	±23	22.5%	±9.0
\$150,000 to \$199,999	11	±9	4.4%	±3.5
\$200,000 to \$299,999	2	±3	0.8%	±1.3
\$300,000 to \$499,999	0	±10	0%	±8.6
\$500,000 to \$999,999	0	±10	0%	±8.6
\$1,000,000 or more	0	±10	0%	±8.6
Median (dollars)	\$74,300	±11,713	(X)	(X)

*Source: ACS, 2016-2020 5-Year Estimates*

Figure H.5 shows the value of homes in the city. The median value is \$74,300, with nearly 3 in 4 homes valued under \$100,000. Figure H.6 displays the rental costs and characteristics within the city. The median gross rent (including rent and tenant-paid utilities) is \$586, with most rentals priced under \$1,000. Nonetheless, over half (61.9 percent) of Hazleton renters spend 30 percent of their income or more on housing costs. Households that spend over 30 percent of income for housing are considered cost burdened.

Figure H.6: Rental Characteristics, City of Hazleton				
	Estimate	MOE	Percent	MOE
<b>GROSS RENT</b>				
Occupied units paying rent	63	±27	100%	(X)
Less than \$500	18	±11	28.6%	±17.1
\$500 to \$999	43	±25	68.3%	±17.6
\$1,000 to \$1,499	2	±3	3.2%	±4.5
\$1,500 to \$1,999	0	±10	0%	±29.2
\$2,000 to \$2,499	0	±10	0%	±29.2
\$2,500 to \$2,999	0	±10	0%	±29.2
\$3,000 or more	0	±10	0%	±29.2
Median (dollars)	\$586	±44	(X)	(X)
No rent paid	6	±10	(X)	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRPI)</b>				
Occupied units paying rent (excluding units where GRPI cannot be computed)	63	±27	100%	(X)
Less than 15.0 percent	13	±11	20.6%	±15.8
15.0 to 19.9 percent	0	±10	0%	±29.2
20.0 to 24.9 percent	11	±10	17.5%	±15.6
25.0 to 29.9 percent	0	±10	0%	±29.2
30.0 to 34.9 percent	6	±7	9.5%	±10.6
35.0 percent or more	33	±21	52.4%	±22.3

*Source: ACS, 2016-2020 5-Year Estimates*

<b>Figure H.7: Housing Characteristics, City of Hazleton</b>				
	Estimate	MOE	Percent	MOE
<b>HOUSING OCCUPANCY</b>				
Total housing units	406	±91	100%	(X)
Occupied housing units	318	±58	78.3%	±11.8
Vacant housing units	88	±63	21.7%	±11.8
Homeowner vacancy rate	9.9	±13.9	(X)	(X)
Rental vacancy rate	10.4	±13.1	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	406	±91	100%	(X)
1-unit, detached	293	±74	72.2%	±10.8
1-unit, attached	0	±10	0%	±5.4
2 units	8	±12	2.0%	±2.9
3 or 4 units	17	±13	4.2%	±3.2
5 to 9 units	0	±10	0%	±5.4
10 to 19 units	0	±10	0%	±5.4
20 or more units	0	±10	0%	±5.4
Mobile home	88	±53	21.7%	±10.7
Boat, RV, van, etc.	0	±10	0%	±5.4
<b>HOUSING TENURE</b>				
Occupied housing units	318	±58	100%	(X)
Owner-occupied	249	±49	78.3%	±7.5
Renter-occupied	69	±28	21.7%	±7.5
<i>Source: ACS, 2016-2020 5-Year Estimates</i>				

<b>Figure H.8: Homeownership Characteristics, City of Fairbank</b>				
	Estimate	MOE	Percent	MOE
<b>MORTGAGE STATUS</b>				
Owner-occupied units	249	±49	100%	(X)
Housing units with a mortgage	110	±29	44.2%	±9.5
Housing units without a mortgage	139	±39	55.8%	±9.5
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
<b>Housing units with a mortgage</b>				
Median (dollars)	\$900	±133	(X)	(X)
<b>Housing units without a mortgage</b>				
Median (dollars)	\$403	±59	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (excluding units unable to calculate)</b>				
<b>Housing units with a mortgage</b>				
Less than 20.0 percent	65	±24	59.1%	±14.1
20.0 to 24.9 percent	13	±10	11.8%	±8.5
25.0 to 29.9 percent	5	±6	4.5%	±5.8
30.0 to 34.9 percent	3	±4	2.7%	±3.7
35.0 percent or more	24	±16	21.8%	±12.6
<b>Housing units without a mortgage</b>				
Less than 10.0 percent	40	±15	28.8%	±12.1
10.0 to 14.9 percent	55	±29	39.6%	±16.0
15.0 to 19.9 percent	18	±15	12.9%	±9.8
20.0 to 24.9 percent	7	±7	5.0%	±5.0
25.0 to 29.9 percent	15	±18	10.8%	±11.1
30.0 to 34.9 percent	0	±10	0%	±14.9
35.0 percent or more	4	±5	2.9%	±3.6
<i>Source: ACS, 2016-2020 5-Year Estimates</i>				

Figures H.7 and H.8 display general housing characteristics and homeownership characteristics. Figure F.7 indicates that there are 88 vacant housing units, although the 2020 Census identified only 46 vacant units. In Hazleton, as in most rural Iowa communities, the housing stock consists primarily of single-family detached units (72.2 percent). Hazleton’s homeownership rate of 78.3 percent is slightly lower than the countywide homeownership rate of 80 percent, but higher than the statewide and national homeownership rates of 71.2 percent and 64.4 percent, respectively.

Of the city’s owner-occupied units, 44.2 percent have a mortgage. Median monthly owner costs, including mortgage payments, taxes, insurance, and utilities, are \$900 for owners with mortgages and \$403 for owners without mortgages. Nearly 1 in 4 owners with mortgages, and an estimated 2.9 percent of 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 H.9: Historic Number of Housing Units							
Community	1980	1990	2000	2010	2020	Net Change 1980-2020	% Change 1980-2020
<b>Hazleton</b>	<b>332</b>	<b>349</b>	<b>409</b>	<b>402</b>	<b>357</b>	<b>25</b>	<b>7.5%</b>
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%
<i>Source: US Census Bureau, calculated by INRCOG</i>							

From 1980 through 2020, the number of housing units in the city experienced a net 7.5 percent increase, from 332 to 357. However, the number of housing units in the city decreased by 45 units between 2010 and 2020.

### Vacancy Rate

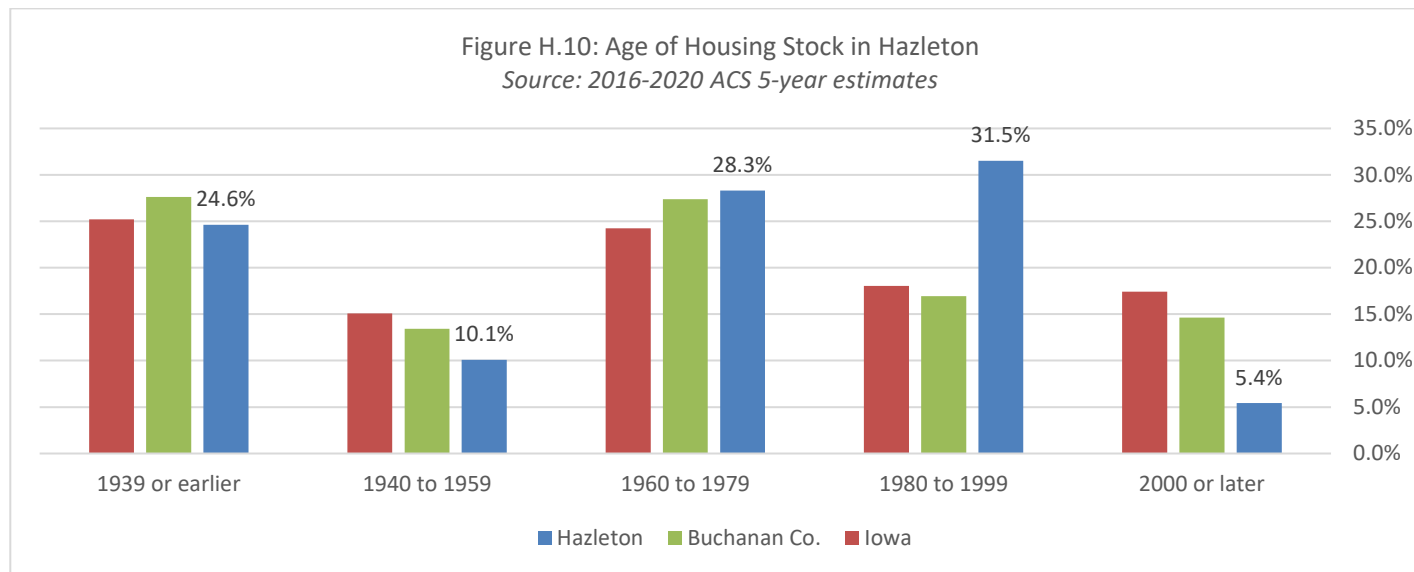
Figure H.10 shows the city’s housing vacancy rate for the city from 2010 through 2020. Note that decennial Census data is used for 2010 and 2020, while the American Community Survey 5-year estimate is used for 2015. At 12.9 percent, Hazleton’s vacancy rate was slightly higher in the 2020 Census than in 2010.

Figure H.10: Historic Housing Vacancy Rate Estimates, 2010-2020				
Year	Occupied Housing Units	Vacant Housing Units	Total Housing Units	Vacancy Rate
2020	311	46	357	12.9%
2015*	351	63	414	15.2%
2010	354	48	402	11.9%

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

### Age of Housing Stock

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



Nearly 1 in 4 housing units in the city were built before 1940. Hazleton has a notably higher percentage of units built between 1980 and 1990 (31.5 percent) compared to the county (16.9 percent) and the state (18.1 percent). However, Hazleton has a much lower percentage of units built in 2000 or later (5.4) than the county (14.6 percent) or the state (17.4 percent).

**Household Size**

Hazleton has a considerably smaller average household size compared to the county and state, though its average family size is larger. The city’s average household size has declined since 2000 and will likely continue to decline, following national and state trends. Factors contributing to smaller households include more single and two-person households, and seniors living longer in their homes.

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

	Average Household Size			Average Family Size		
	2000	2010	2020	2000	2010	2020*
<b>Hazleton</b>	<b>2.49</b>	<b>2.32</b>	<b>2.29</b>	<b>3.03</b>	<b>3.00</b>	<b>3.13</b>
Buchanan Co.	2.61	2.53	2.51	3.13	3.05	3.11
State of Iowa	2.46	2.41	2.48	3.00	2.97	2.98

*Source: Decennial Census, \*2016-2020 ACS 5-Year Estimates*

**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 City of Hazleton reported no changes since the windshield survey conducted in 2017.

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 according to the designations shown in Figure H.13.

Figure H.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 H.14 displays the results of the city’s windshield survey, with updates based on Buchanan County Assessor data on the two (2) housing starts between 2017 and 2021. Of structures evaluated, 70.2 percent of the homes were either in great (7.1%) or good (63.1%) condition. An estimated 8.8 percent were deemed to be in Poor condition, while 1.7 percent were Dilapidated. Note, the Hazleton Mobile Home Park in the western portion of the city was evaluated as one lot – not as individual units.

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 3.65 (between Fair and Good)

Overall, 295 parcels with dwelling structures were evaluated. Twelve (12) parcels were identified as vacant residential lots.

Figure H.14 : Windshield Survey Results, City of Hazleton		
Condition of Parcels Evaluated	Number Parcels	Percent of Parcels Evaluated
Great	21	7.1%
Good	186	63.1%
Fair	57	19.3%
Poor	26	8.8%
Dilapidated	5	1.7%
<b>Total</b>	<b>295</b>	<b>100%</b>
Status	Number Parcels	Percent
Parcels Evaluated	295	89.7%
Vacant	12	3.6%
N/A	18	5.5%
Undetermined	4	1.2%
<b>Total</b>	<b>329</b>	<b>100%</b>

**Future Development**

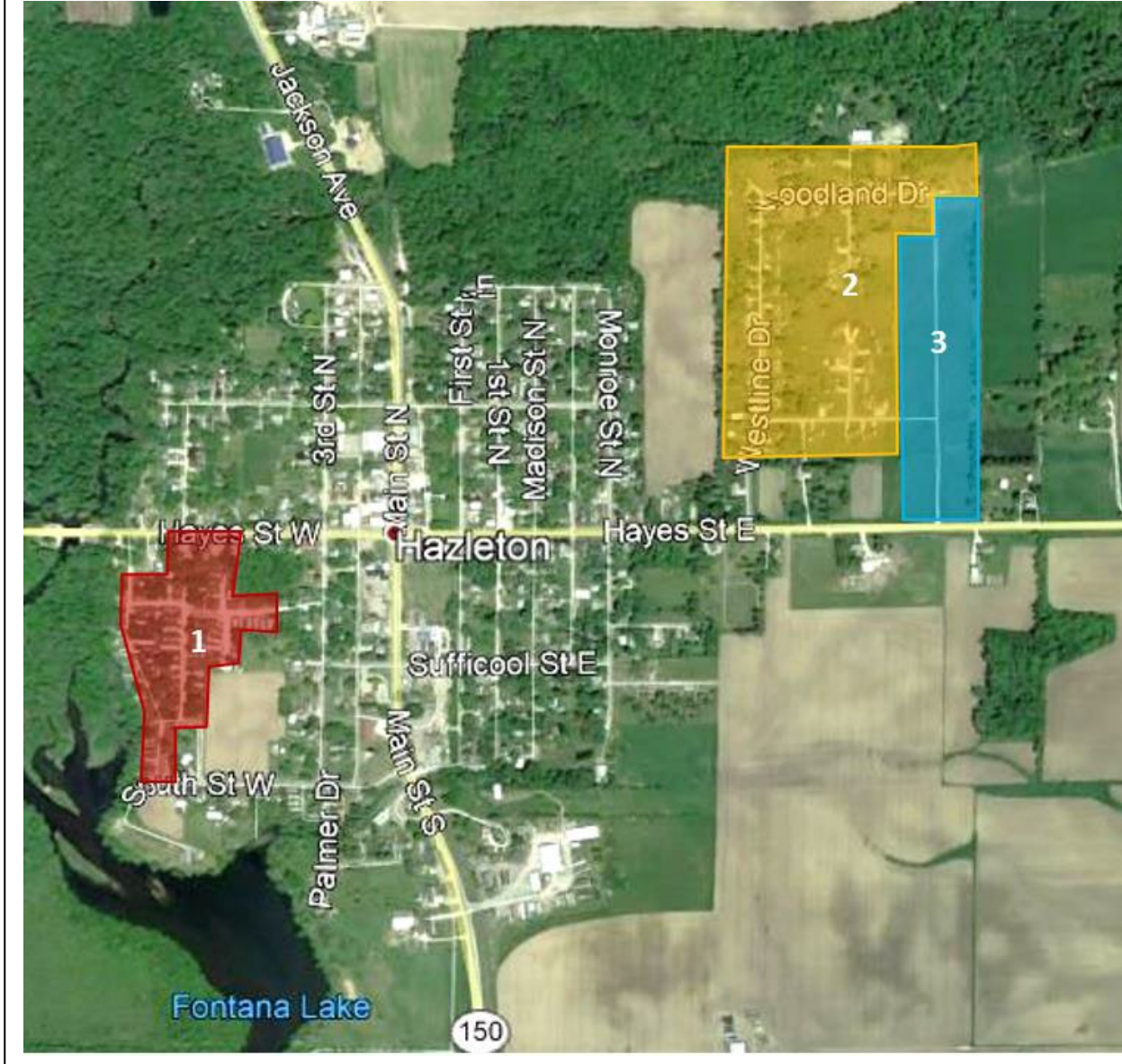
**Floodplain Considerations**

Buchanan County’s Multi-Jurisdictional Hazard Mitigation Plan (HMP) provides data on property in the regulatory floodway and floodplains identified on Flood Insurance Rate Maps (FIRMs) prepared by the Federal Emergency Management Agency (FEMA). The figure below shows the estimated value of land, buildings, and dwellings, within the city, in a floodplain.

Figure H.15: Floodplain Data for Hazleton						
	Number of Parcels	Land Value	Building Value	Dwelling Value	Total Value	Percent of City Affected
1.0% Annual Floodplain	63	\$623,429	\$189,210	\$1,193,870	\$2,006,539	9.51%
0.2% Annual Floodplain	-	-	-	-	-	-

*Source: Buchanan County Assessor’s Office; Analysis conducted by INRCOG; Parcel values and FIRM maps as of 6/6/2016*

Figure H.16: Development Areas



**Areas for Future Development**

There are three open residential parcels in the city’s most recent housing development in the northeast corner. The other vacant lots are scattered across town and are shown on the map at the back of this section. On the eastern edge of the northeast housing development, there is enough room for approximately 30 residential parcels – however the one parcel has not yet been subdivided. If 20 percent (6) of these potential parcels are built as multi-unit lots (mix duplex, triplex units surrounded by single-family neighborhood) the northeast section of town could facilitate up to 38 new housing units – this would facilitate residential development for the next 10 to 15 years.

**Area 1:** Shown on Figure H.16, this area in the southwest portion of the city is the location of the city’s mobile home park. Many of the homes in the park were in poor condition and many of the units appeared potentially vacant.

**Area 2:** This section of town has been the area of the most significant recent housing developments in the city.

**Area 3:** In terms of building new homes, Area 3 represents the area best positioned for future development. This area has enough space for approximately to develop approximately 28-32 single family home sized lots. This area possesses enough room for growth for city’s foreseeable future.

## 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 H.17.

- **Total Population:** See city population projections in Figure H.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, reasonably expected 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.

Figure H.17: Projected Housing Unit Demand					
Year	2020	2030		2040	
<b>Total Population</b>	713	706	720	700	727
<b>Population in Group Quarters</b>	0	0		0	
<b>Population in Housing</b>	<b>713</b>	<b>706</b>	<b>720</b>	<b>700</b>	<b>727</b>
<b>Household Size</b>	2.29	2.27		2.24	
<b>Total Households</b>	<b>311</b>	<b>312</b>	<b>318</b>	<b>313</b>	<b>325</b>
<b>Vacant Units (8% in projections)</b>	<b>46</b>	<b>27</b>	<b>28</b>	<b>27</b>	<b>28</b>
<b>Total Housing Units*</b>	<b>347</b>	<b>339</b>	<b>345</b>	<b>340</b>	<b>353</b>
<b>Unit Change (from 2020)</b>	-	-8	-2	-7	6
<b>Percent Change (from 2020)</b>	-	-2.4%	-0.4%	-2.0%	1.8%

\*10 of the 357 housing units are assumed uninhabitable and removed from the count.

As discussed above, the city’s linear population trend since 1990 has been negative, while the average geometric (percent) change per decade has been positive. The projections below model both the linear and geometric trends, allowing housing demand to be estimated for scenarios of either modest population loss or increase.

The city has historically had a higher vacancy rate than many other communities in Buchanan County. For the purposes of projecting needed housing supply, the future vacancy rate is assumed to be 8 percent, closer to the countywide vacancy rate. It is assumed that 10 of Hazleton’s 20 units classified as “other vacant” in the 2020 Census (data not shown) are uninhabitable or will be soon, and would not be used to meet any future housing demand. With these assumptions, Hazleton will have a demand for 340 housing units by 2040 in the population loss projection, and 353 units in the population growth projection.

Now that the expected demand of number of housing units has been established, the next analysis considers recent home building and home loss trends. The forecasted Change in units is shown in Figure H.18, an explanation of the numbers used in the calculation are below.

- **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 a 1 percent annual attrition rate from Iowa State University’s 2009 Iowa Housing Needs Assessment, see Figure 5.12.
- **Unit Added (new Construction)** – Projected units added from new construction, based on the city’s new housing unit 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.

According to records from the Buchanan County Assessor’s office, between 2017 and 2021 there were 3 new housing unit starts in the city, or 6 new units per decade. This construction rate would meet the net new housing demand of 6 units by 2040 under the population growth scenario. However, it is not sufficient to replace units lost to demolition and other forms of attrition. By 2040, the projected housing unit shortage ranges from 38 under the population loss scenario to 51 under the population growth scenario.

Figure: H.18: Projected Changes in Housing Units				
Year	2030		2040	
<b>2020 Housing Unit Count*</b>	<b>347</b>			
<b>Unit Loss (Housing Attrition)</b>	-30		-57	
<b>Unit Added (New Construction)</b>	6		12	
<b>Projected # of Units</b>	317		290	
<b>Difference Between “Total Housing Units” in Figure H.17</b>	-16	-22	-38	-51
*10 of the 357 housing units are assumed uninhabitable and removed from the count.				

## City Housing Priorities

### *Housing Goals and Action Steps*

#### **1. Increase Senior (age 62+) Housing Options**

Rationale: With an aging population, the type of housing demands change. The city identified a need to increase the availability of housing options for older persons during the planning process. As the baby boomer generation continues to age, there will be an increasing demand for senior housing options. Housing interest of aging population may include: apartments, condos, townhomes and smaller affordable homes, assisted living/congregate housing. Communities should invest in these types of housing options now before market shortages are fully realized and the price of these types of homes increase undermining their affordability. Nearly 20 percent of city residents are age 65 or older.

Implementation Strategies:

- Conduct survey of interest in types of housing options older members of the community wish to see.
- Encourage “aging in place” design and development.
- Contact and recruit developer for senior housing.

#### **2. Increase Availability of Housing Options**

Rationale: Demand for affordable housing was identified in the planning process. Demand exists both for both affordable homeownership and rental opportunities. The city should continue to encourage new homes builds in addition to exploring and placing higher priority on development of duplex, triplex, other multi-unit facilities – owner- or renter-occupied. These efforts will reduce construction costs and increase affordable housing options.

Implementation Strategies:

- Identify and establish tax incentives to encourage more affluent existing residents to “upgrade” to a new home, allowing older, more-affordable homes to filter down to new buyers.
- Explore affordable housing tax programs, including Iowa’s Workforce Housing Tax Credit program to develop affordable rental properties.
- Encourage new residential development on identified infill lots.
- Identify and begin to prepare for new housing development locations for when after the northeastern corner of recent and expected development is at capacity.

- Identify area and recruit developer to construct multi-unit rental properties.

### **3. Maintain and Improve the Quality, Value, and Appearance of the City's Existing Housing Stock**

Rationale: While overall the city has a healthy housing stock, the city must continue its efforts to remove abandoned or dilapidated homes.

Implementation Strategies:

- Identify and remove dilapidated homes and buildings.
- 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.
- Develop incentives or programs to make improvement to existing housing to prevent future unit loss as demand rises.

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

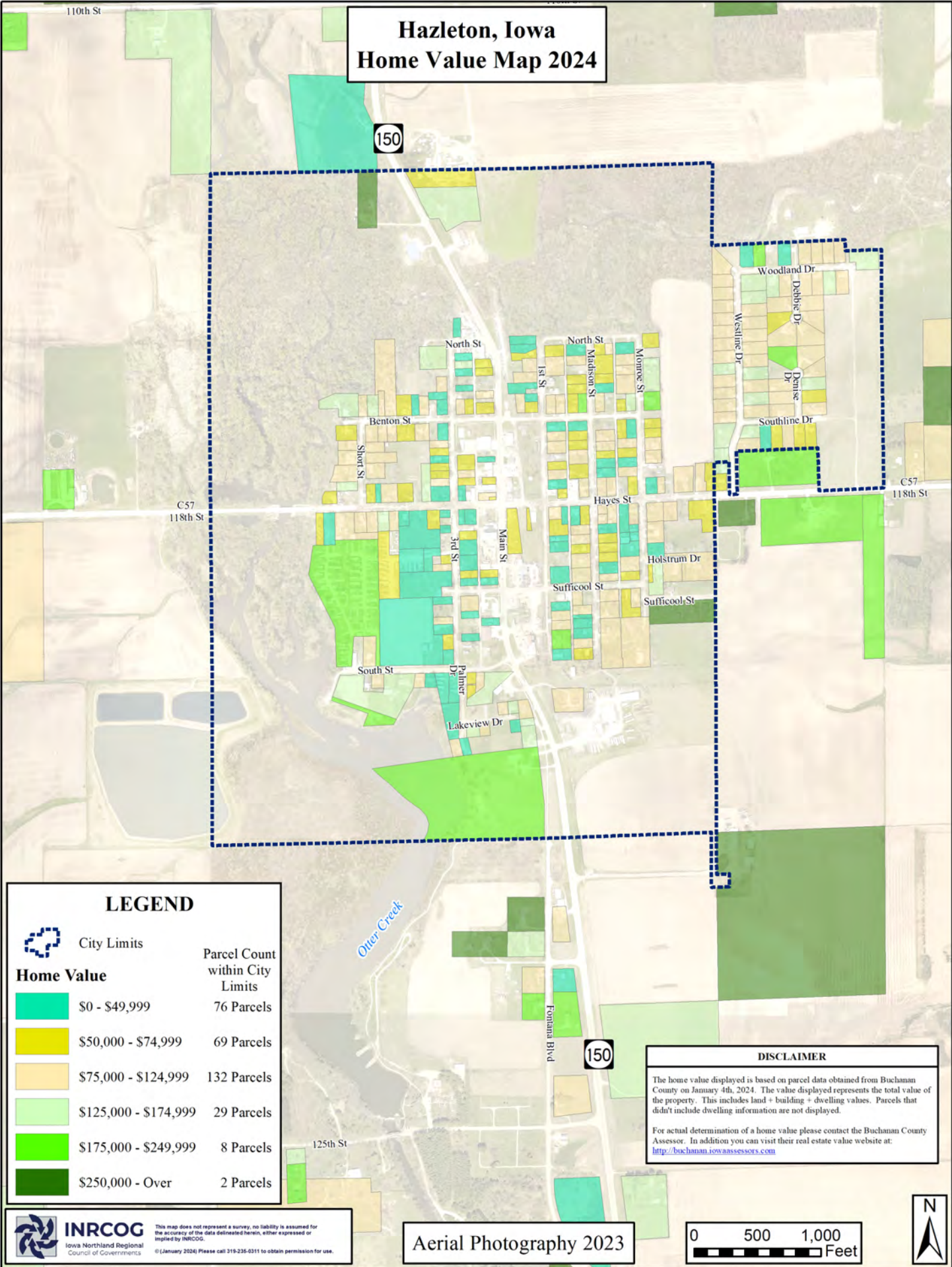
Rationale: The City Council should appoint a "housing committee" that will be responsible for investigating the housing issues. The Committee can take the lead in identifying and recruiting developers to the city.

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.



# Hazleton, Iowa Home Value Map 2024



### LEGEND

	City Limits	
<b>Home Value</b>		<b>Parcel Count within City Limits</b>
	\$0 - \$49,999	76 Parcels
	\$50,000 - \$74,999	69 Parcels
	\$75,000 - \$124,999	132 Parcels
	\$125,000 - \$174,999	29 Parcels
	\$175,000 - \$249,999	8 Parcels
	\$250,000 - Over	2 Parcels

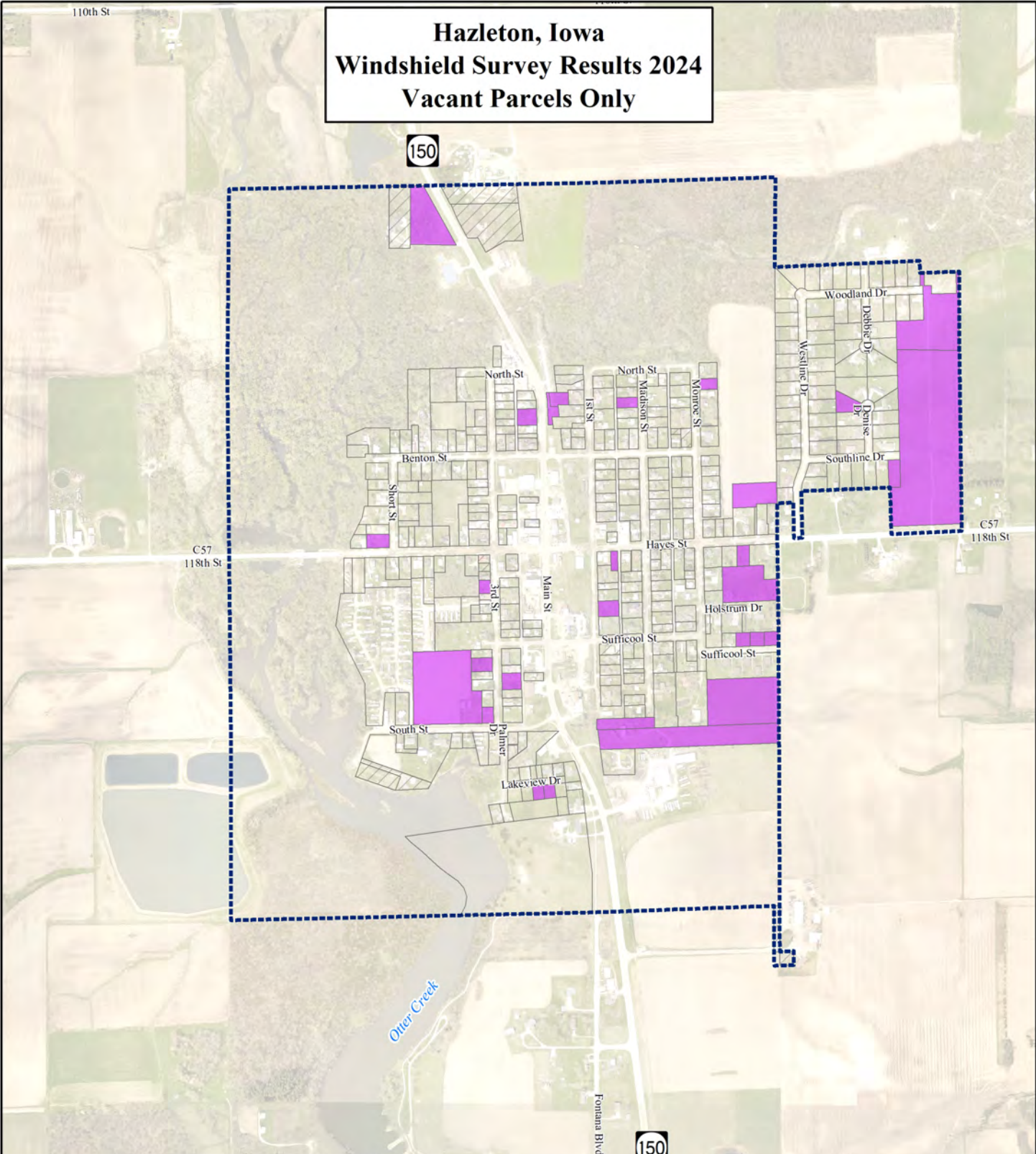
**DISCLAIMER**





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.iowassessors.com>




# Hazleton, Iowa Windshield Survey Results 2024 Vacant Parcels Only




LEGEND	
	City Limits
<b>Condition of Housing</b>	
	Vacant Lot
	Other Residential Parcel
	No Data
	<b>Parcel Count within City Limits</b>
	Vacant Lot: 29
	Other Residential Parcel: 333
	No Data: 12

Aerial Photography 2023



**INRCOG**  
Iowa Northland Regional  
Council of Governments

This map does not represent a survey, no liability is assumed for the accuracy of the data delineated herein, either expressed or implied by INRCOG.  
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