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% increase since the 1970 census and 75% since 1900.

Demographic and Social Characteristics

The city had a population of 823 at the time of the 2010 US Census. The city represented approximately four percent of the county's total 2010 population of 20,958. Figure H.1 shows the population trend of the city since 1950. Figure H.2 shows population projections based on previous population trends.

Figure H.1: Population Trend of Hazleton

Source: US Census Bureau

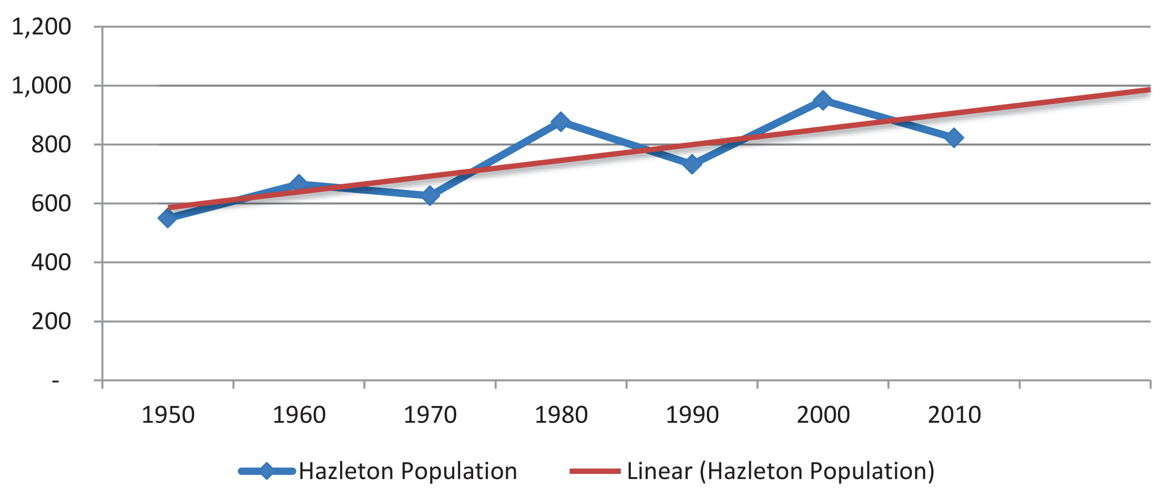


Figure H.2: Population Projections

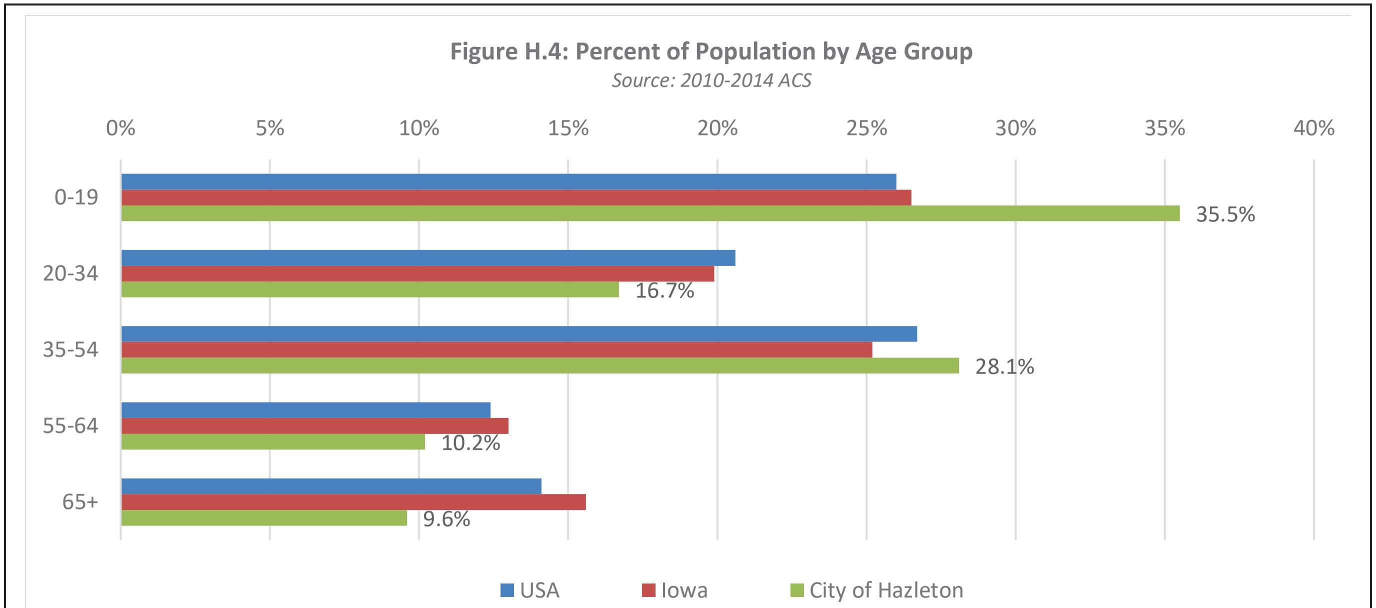
Year	Census Population	# Change (Linear)	% Change (Geometric)
1950	550	-	-
1960	665	115	21.0%
1970	626	-39	-5.9%
1980	877	251	40.1%
1990	733	-144	-16.4%
2000	950	217	29.6%
2010	823	-127	-13.4%
Avg. (1950-2010)		**45.5**	**9.2%**
Avg. (1980-2010)		**-13.5**	**-6.2%**
Avg. (1990-2010)		**30.0**	**12.3%**
Projected 2020		844	865
Projected 2030		865	907
Projected 2040		886	949

Over the decades, the city has experienced ebbs and flows in population change. However, as the trend line in Figure H.1 shows, overall the growth trend is positive. In 2015, the US Census Bureau estimated the city's population to be 819 persons. From 1990 through 2010, the city's population increased by 12.3 percent (+90 persons). As indicated in the figure, based on various population rate changes from 1950 through 2010, the city can anticipate a 2020 population between 844-865.

Figures H.3 provides an overview of the population characteristics of the city.

In 2010, the city's median age was 40.7- slightly older than the state-wide (38.1) and national (37.2) median ages. However, according to the most recent American Community Survey Data, shown in Figure H.4, the city had a higher rate of children (ages 0-19) but deficits in young adults (ages 20-34).

Figure H.3: Population Characteristics	
Population	
Total Population	823
Total Males	444 (54%)
Total Females	379 (46%)
Median Age	40.7
Race	
One Race-White	797
One Race-Black or African American	4
One Race-American Indian or Alaskan Native	13
Two or More Races	9
Hispanic or Latino (of any race)	13
Households	
Total Population in Group Quarters	0
Total Family Households	207
Total Family Households with Children under 18	91 (44%)
Households with individuals 65yrs and over	84 (41%)
Source: 2010 US Census	



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 ongoing basis, with data updated annually, of randomly sampled addresses.

Figure H.5 shows the general housing characteristics of the community. As in most Iowa communities, the vast majority of the housing units, 75 percent, are single, detached units. A high percentage of the city's housing stock are mobile homes – making up an estimated 15 percent of the total housing stock.

Figure H.6 displays the value of the city's owner-occupied housing units.

Figure H.5: Housing Characteristics

	Estimate	MOE	Percent	MOE
HOUSING OCCUPANCY				
Total housing units	**414**	**+/-57**	**414**	**(X)**
Occupied housing units	351	+/-54	84.8%	+/-7.0
Vacant housing units	63	+/-31	15.2%	+/-7.0
Homeowner vacancy rate	0.0	+/-6.9	(X)	(X)
Rental vacancy rate	18.9	+/-16.4	(X)	(X)
Total housing units	**414**	**+/-57**	**414**	**(X)**
1-unit, detached	310	+/-45	74.9%	+/-6.4
1-unit, attached	2	+/-3	0.5%	+/-0.8
2 units	24	+/-15	5.8%	+/-3.4
3 or 4 units	14	+/-12	3.4%	+/-2.9
5 to 9 units	0	+/-9	0.0%	+/-4.7
10 to 19 units	2	+/-3	0.5%	+/-0.7
20 or more units	0	+/-9	0.0%	+/-4.7
Mobile home	62	+/-27	15.0%	+/-6.0
BEDROOMS				
Total housing units	**414**	**+/-57**	**414**	**(X)**
No bedroom	7	+/-11	1.7%	+/-2.7
1 bedroom	34	+/-20	8.2%	+/-4.7
2 bedrooms	89	+/-29	21.5%	+/-6.6
3 bedrooms	240	+/-50	58.0%	+/-8.5
4 bedrooms	36	+/-18	8.7%	+/-4.4
5 or more bedrooms	8	+/-7	1.9%	+/-1.6
HOUSING TENURE				
Occupied housing units	**351**	**+/-54**	**351**	**(X)**
Owner-occupied	278	+/-48	79.2%	+/-7.8
Renter-occupied	73	+/-30	20.8%	+/-7.8
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	**351**	**+/-54**	**351**	**(X)**
Moved in 2015 or later	15	+/-17	4.3%	+/-4.9
Moved in 2010 to 2014	99	+/-35	28.2%	+/-8.4
Moved in 2000 to 2009	145	+/-40	41.3%	+/-9.1
Moved in 1990 to 1999	39	+/-20	11.1%	+/-5.7
Moved in 1980 to 1989	30	+/-13	8.5%	+/-3.6
Moved in 1979 and earlier	23	+/-11	6.6%	+/-3.2

Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics

Figure H.6: Home Value Characteristics

	Estimate	MOE	Percent	MOE
VALUE				
Owner-occupied units	**278**	**+/-48**	**278**	**(X)**
Less than $50,000	101	+/-32	36.3%	+/-9.4
$50,000 to $99,999	129	+/-37	46.4%	+/-10.2
$100,000 to $149,999	32	+/-15	11.5%	+/-5.1
$150,000 to $199,999	11	+/-8	4.0%	+/-2.7
$200,000 to $299,999	5	+/-7	1.8%	+/-2.9
$300,000 to $499,999	0	+/-9	0.0%	+/-6.9
$500,000 to $999,999	0	+/-9	0.0%	+/-6.9
$1,000,000 or more	0	+/-9	0.0%	+/-6.9
Median (dollars)	64,800	+/-7,219	(X)	(X)

Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics

Figure H.7 and H.8 show the housing and financial characteristics of renters and homeowners in the city. According to ACS data, 79 percent of the occupied housing units (278 of 351) are owner occupied and 21 percent are renter-occupied.

Among homeowners, 72% have a mortgage. Of those with a mortgage, 77 percent spend less than 30 percent of their household income on housing costs. As a rule of thumb, "affordable housing" is typically considered housing costs that cost less than 33 percent of household income.

Over half of rental households, 53.5 percent, spend less than 20 percent of their household income on rent. However, nearly 37 percent spend more than 35 percent of their income on rent.

Figure H.8: Rental Characteristics

	Estimate	MOE	Percent	MOE
GROSS RENT				
Occupied units paying rent	71	+/-29	71	(X)
Less than $500	42	+/-26	59.2%	+/-21.8
$500 to $999	28	+/-16	39.4%	+/-21.7
$1,000 to $1,499	1	+/-3	1.4%	+/-3.7
$1,500 to $1,999	0	+/-9	0.0%	+/-24.2
$2,000 to $2,499	0	+/-9	0.0%	+/-24.2
$2,500 to $2,999	0	+/-9	0.0%	+/-24.2
$3,000 or more	0	+/-9	0.0%	+/-24.2
Median (dollars)	464	+/-78	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	71	+/-29	71	(X)
Less than 15.0 percent	29	+/-21	40.8%	+/-20.8
15.0 to 19.9 percent	9	+/-8	12.7%	+/-11.4
20.0 to 24.9 percent	0	+/-9	0.0%	+/-24.2
25.0 to 29.9 percent	5	+/-9	7.0%	+/-11.8
30.0 to 34.9 percent	2	+/-3	2.8%	+/-5.1
35.0 percent or more	26	+/-16	36.6%	+/-18.7

Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics

Figure H.7: Home Ownership Characteristics

	Estimate	MOE	Percent	MOE
MORTGAGE STATUS				
Owner-occupied units	**278**	**+/-48**	**278**	**(X)**
Housing units with a mortgage	200	+/-47	71.9%	+/-9.1
Housing units without a mortgage	78	+/-26	28.1%	+/-9.1
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing Units With a Mortgage	**200**	**+/-47**	**200**	**(X)**
Less than $500	8	+/-10	4.0%	+/-5.0
$500 to $999	153	+/-43	76.5%	+/-8.4
$1,000 to $1,499	33	+/-13	16.5%	+/-6.6
$1,500 to $1,999	6	+/-5	3.0%	+/-2.6
$2,000 to $2,499	0	+/-9	0.0%	+/-9.5
$2,500 to $2,999	0	+/-9	0.0%	+/-9.5
$3,000 or more	0	+/-9	0.0%	+/-9.5
Median (dollars)	769	+/-39	(X)	(X)
Housing Units Without a Mortgage	**78**	**+/-26**	**78**	**(X)**
Less than $250	27	+/-15	34.6%	+/-14.3
$250 to $399	30	+/-18	38.5%	+/-17.2
$400 to $599	17	+/-10	21.8%	+/-14.2
$600 to $799	4	+/-5	5.1%	+/-6.9
$800 to $999	0	+/-9	0.0%	+/-22.4
$1,000 or more	0	+/-9	0.0%	+/-22.4
Median (dollars)	285	+/-37	(X)	(X
SELECTED MONTHLY OWNERS COST AS A PERCENTAGE OF HOUSHOLD INCOME (excluding units unable to calculate)				
Housing Units With a Mortgage	**200**	**+/-47**	**200**	**(X)**
Less than 20.0 percent	95	+/-34	47.5%	+/-12.4
20.0 to 24.9 percent	41	+/-24	20.5%	+/-10.4
25.0 to 29.9 percent	17	+/-13	8.5%	+/-6.7
30.0 to 34.9 percent	10	+/-8	5.0%	+/-4.4
35.0 percent or more	37	+/-20	18.5%	+/-9.0
Housing Units Without a Mortgage	**78**	**+/-26**	**78**	**(X)**
Less than 10.0 percent	24	+/-12	30.8%	+/-13.3
10.0 to 14.9 percent	20	+/-13	25.6%	+/-13.8
15.0 to 19.9 percent	4	+/-4	5.1%	+/-5.9
20.0 to 24.9 percent	0	+/-9	0.0%	+/-22.4
25.0 to 29.9 percent	11	+/-8	14.1%	+/-10.9
30.0 to 34.9 percent	3	+/-6	3.8%	+/-7.3
35.0 percent or more	16	+/-14	20.5%	+/-15.5

Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics

Selected Housing Characteristics

Historic Housing Trends

Figure H.9: Historic Number of Housing Units						
Community	**1980**	**1990**	**2000**	**2010**	**Net Change 1980-2010**	**% Change 1980-2010**
Hazleton	**332**	**349**	**409**	**402**	**70**	**20.1%**
Buchanan Co. (Total)	8,222	8,272	8,697	8,968	746	9.1%
State of Iowa	1,121,314	1,143,669	1,232,511	1,336,417	215,103	19.2%
Source: US Census Bureau, calculated by INRCOG						

From 1980 through 2010, the number of housing units in the city has increased by over 20 percent from 332 to 402. Compared to the other 10 incorporated cities and unincorporated Buchanan County, Hazleton has experienced the greatest percent growth of housing units within the thirty-year window. However, the number of housing units in the city decreased between 2000 and 2010.

Vacancy Rate

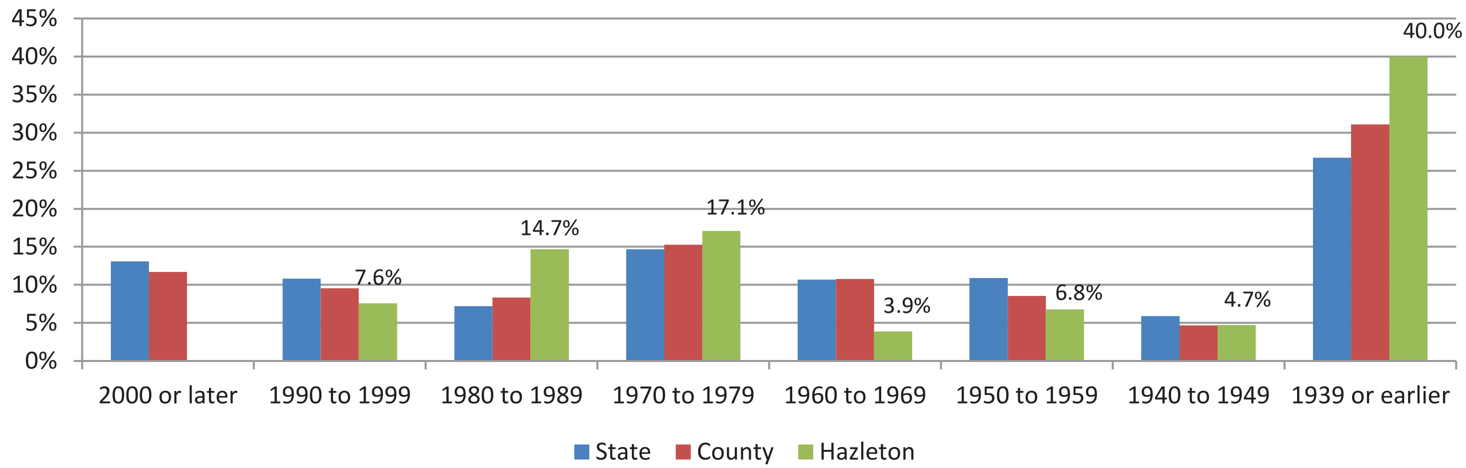
Figure H.10, shows the city's housing vacancy rate for the city from 2010 through 2015. Note, this data is based on rolling five-year extrapolated estimates determined by the American Community Survey – which accounts for the varying number of estimated housing units per year.

Figure H.10: Historic Housing Vacancy Rate Estimates, 2010-2015					
Year	**Occupied Housing Units**	**Vacant Housing Units**	**Est. Total Housing Units**	**Vacancy Rate**	**Vacancy Rate MOE**
2015	351	63	414	15.2%	+/-7.0%
2014	347	33	380	8.7%	+/-5.9%
2013	369	32	401	8.0%	+/-5.7%
2012	368	56	424	13.2%	+/-7.7%
2011	387	71	458	15.5%	+/-7.7%
2010	400	60	460	13.0%	+/-7.3%
2010*	354	48	402	11.9%	(X)
*Source: 2010-2015 ACS 5-Year Averages, Selected Housing Characteristics; *Source: 2010 US Census; MOE=Margin or Error*					

Age of Housing Stock

The graph below displays the percent of the city's housing stock by era when the unit was built.

Figure H.11: Age of Housing Stock
Soure: 2011-2014 ACS 5-Year Averages



The city does have a disproportionately high rate of homes that were built in 1939 or earlier and few homes built in the modern era.

Household Size

Hazleton also has smaller than average household size and family size compared to the county and state. Between 2000 and 2010 the average family size and household size decreased in all three jurisdictions. Following national and state trends, the city's average household size is projected to decline. Factors contributing to smaller households includes smaller families as well as 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**	**2000**	**2010**
Hazleton	**2.49**	**2.32**	**3.03**	**3.00**
Buchanan Co.	2.61	2.53	3.13	3.05
State of Iowa	2.46	2.41	3.00	2.97

Source: 2000 and 2010 US Census Bureau

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

As part of this study, a windshield survey was conducted 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.

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 valuated and assigned on the designations shown in Figure H.13.

Figure H.13: Windshield Survey Category Condition Criteria

Condition Categories	Description
Great	• No visible repairs or needed updates are apparent • Typically new construction, recently renovated, or extremely well-maintained structures
Good	• Building appears structurally sound (foundation, building envelope, roof) • 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.
Fair	• Unit shows wear but appears structurally sound (foundation, building envelope, roof) • Need for some maintenance or repair - painting the house, fixing a broken door or window, putting on new shutters, replace or fix awnings, etc. • Roof shows age and likely will need to be replaced in coming yeas • Issues are primarily cosmetic but cover a sufficient portion of the structure
Poor	• 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. • 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.)
Dilapidated	• Unit is suffering from excessive neglect; maintenance appears non-existent; Building appears structurally unsound • 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

Other Categories	Description
Vacant	• 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.
N/A	• 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
Undetermined	• Structure was not visible from the road or data was not recorded for

Results

Figure H.14 displays the results city's windshield survey. Of structures evaluated, nearly 70 percent of the homes were either in great (6%) or good (65%) condition. An estimated 9 percent were deemed to be in either Poor and 2 percent as 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 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 3.63. (between Fair and Good)

Overall, 293 parcels with dwelling structures were evaluated. Fourteen (14) parcels were identified has vacant residential lots. A map of the vacant lots is included at the back of this appendix. A map of housing conditions was provided to the city. The Windshield Survey was conducted in July of 2017.

Figure H.14 : Windshield Survey Results, City of Hazleton (

Condition of Parcels Evaluated	Number Parcels	Percent of Parcels Evaluated
Great	18	6.1%
Good	186	63.5%
Fair	57	19.5%
Poor	27	9.2%
Dilapidated	5	1.7%
Total	**293**	**100%**
Status	**Number Parcels**	**Percent**
Parcels Evaluated	293	89.1%
Vacant	14	4.3%
N/A	18	5.5%
Undetermined	4	1.2%
Total	**329**	**100%**

Floodplain Considerations

Hazleton's Flood Insurance Rate Maps (FIRM) were last updated July 16, 2008. Using GIS spatial data from FIRM maps, in combination with property value data from the Buchanan Assessor's office, estimates of value in the floodplain were calculated. Figure H.15 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	-	-	-	-	-	-

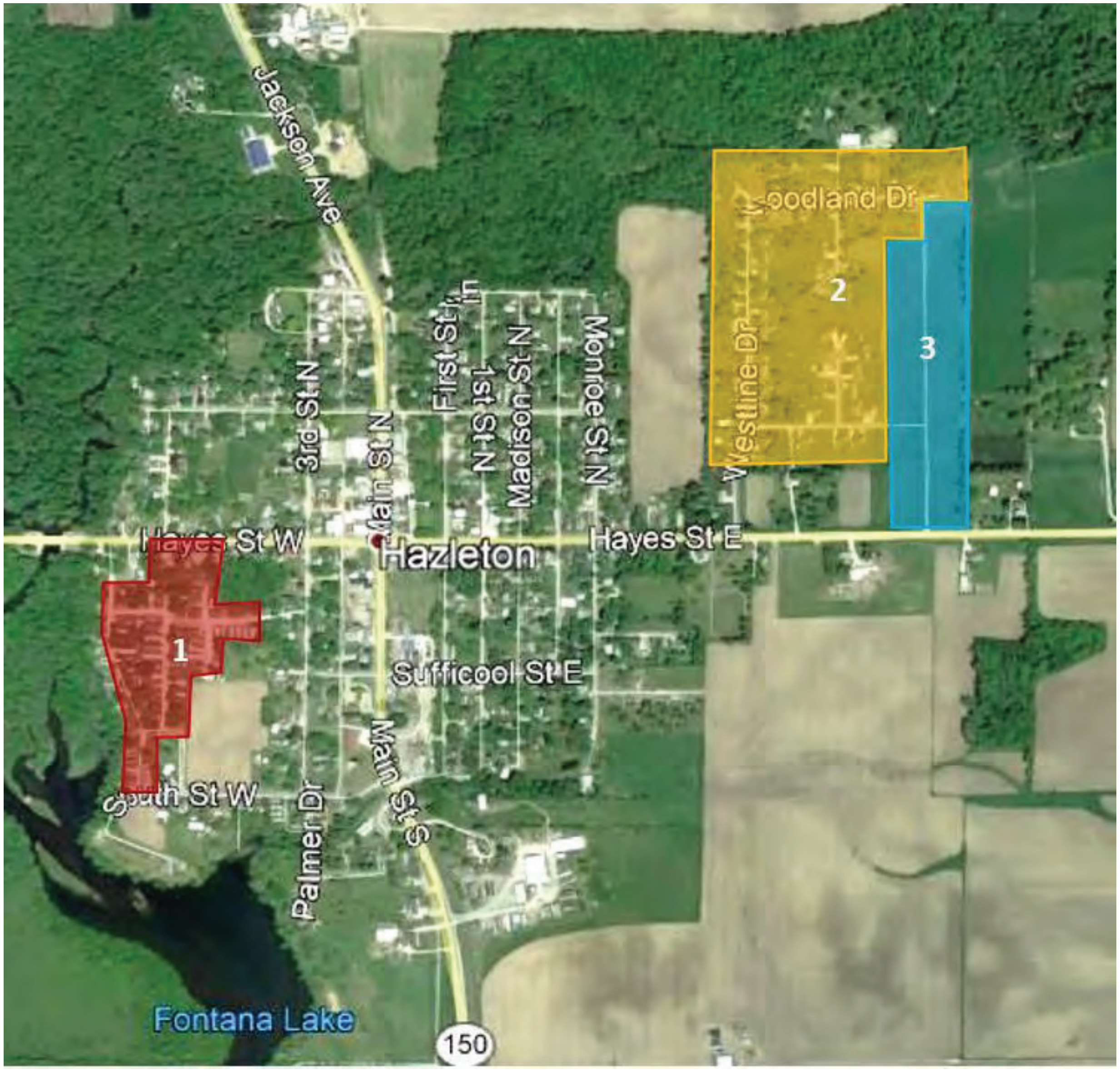
Source: Buchanan County Assessor's Office; Analysis conducted by INRCOG; Parcel values and FIRM maps as of 6/6/2016

Areas for Future Development

As shown in the future housing demand projections in Figures H.17 and H.18 – it is anticipated there will be demand for 425-445 -more than 20-unit count increase from the city's 2010 housing unit count of 402.

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 map at the back of this appendix. On the eastern edge of the northeast housing development, there is enough room for an additional 30-some 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.

Figure H.16: Development Areas



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 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; See Figures 4.15 and 5.3 for data and county projections
- ***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.

The city's population is projected to grow modestly in the coming decades. Projection show that the city can reasonably anticipate an increased demand in housing units of 415 by 2020, 445 in 2030 and 479 by 2040.

The city has historically had a higher vacancy rate and is assumed at 8 percent for the projections.

The city also has a much smaller household size than the county and it is projected to continue to decline.

Figure H.17: Projected Housing Unit Demand

Year	2010	2020		2030		2040	
Total Population	823	844	865	865	907	886	949
Population in Group Quarters	0	0		0		0	
Population in Housing	**823**	**844**	**865**	**865**	**907**	**886**	**949**
Household Size	2.32	2.50		2.20		2.14	
Total Projected Households	**355**	**375**	**384**	**393**	**412**	**414**	**443**
Vacant Units (8%)	**28**	**30**	**31**	**31**	**33**	**33**	**35**
Total Housing Units	**383**	**405**	**415**	**425**	**445**	**447**	**479**
Unit Change (from Previous yr.)	**-**	**22**	**32**	**20**	**30**	**23**	**34**
Percent Change (From Previous yr.)	-	5.7%	8.4%	4.8%	7.2%	5.3%	7.6%
Unit Change (from 2010)	-	**22**	**32**	**42**	**62**	**64**	**96**
Percent Change (from 2010)	**-**	5.7%	8.4%	10.8%	16.2%	16.7%	25.0%

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 are shown in Figure H.18, an explanation of the numbers used in the calculation are below. Based on the housing demolition/attrition rate

- ***2010 Housing Unit Count*** – Number of Housing Units as determined by the 2010 Census
- ***Unit Loss (Housing Attrition) –*** Projected rate of housing loss based on historic and projected County trends, see Figure 5.14.
- ***Unit Added (new Construction)*** – Projected units added from new construction, based on the city's new housing unit start rates from 2012 to 2016
- ***Projected # of Units –*** Projected number of units housing units in the community based on unit loss and unit added forecasts

According to records from the Buchanan County Assessor's office, between 2012 and 2016 there were 4 new housing unit start in the city. The city has a moderately older inventory of housing stock – 40 percent built pre-1940. The city has a higher rate of mobile homes – 15 percent of total units – according to 2015 ACS (H.4). Mobile homes have a much shorter life expectancy than typical house structures.

The city is not constructing new units at a rate fast enough to replace existing units let along to meet the growing demand for housing as identified in Figure H.17. In fact, between 2000 and 2010 the number of housing units in the city decreased – a trend the city must reverse to facilitate projected demand.

Based on the attrition and housing rates discussed, the city must increase the number of housing units in the city in order facilitate projected demand. Using the projected demand in Figure H.17, the city would need to construct an additional 22-32 housing units to meet 2030 demand. However, based on the projected loss/new construction rates discussed, the city would need to add 64 to 84 housing units to meet 2030 demand as indicated in H.18. As actual attrition rates are realized, these projections will shift.

Figure: H.18: Projected Changes in Housing Units

<table>
<tr><th>Year</th><th colspan="2">2020</th><th colspan="2">2030</th><th colspan="2">2040</th></tr>
<tr><td>2010 Housing Unit Count</td><td colspan="6">402</td></tr>
<tr><td>Unit Loss (Housing Attrition)</td><td colspan="2">-30</td><td colspan="2">-55</td><td colspan="2">-75</td></tr>
<tr><td>Unit Added (New Construction)</td><td colspan="2">8</td><td colspan="2">16</td><td colspan="2">24</td></tr>
<tr><td>Projected # of Units</td><td colspan="2">380</td><td colspan="2">363</td><td colspan="2">351</td></tr>
<tr><td>Difference Between "Total Housing Units" in Figure H.17</td><td>-27</td><td>-37</td><td>-64</td><td>-84</td><td>-98</td><td>-130</td></tr>
</table>

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 30 percent of city residents are age 55 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 in affordable homes-to-own as well as rental properties. 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 increase density, reduce construction costs, and increase affordable housing options.

   Implementation Strategies:
   - Identify area and recruit developer to construct multi-unit rental properties
   - Identify and establish tax incentives to encourage more affluent existing residents to "upgrade" to a new home and opening older, more-affordable homes to the market.
   - Increase number of multi-unit rental properties; Establish incentives or prioritize in development agreements
   - 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.

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

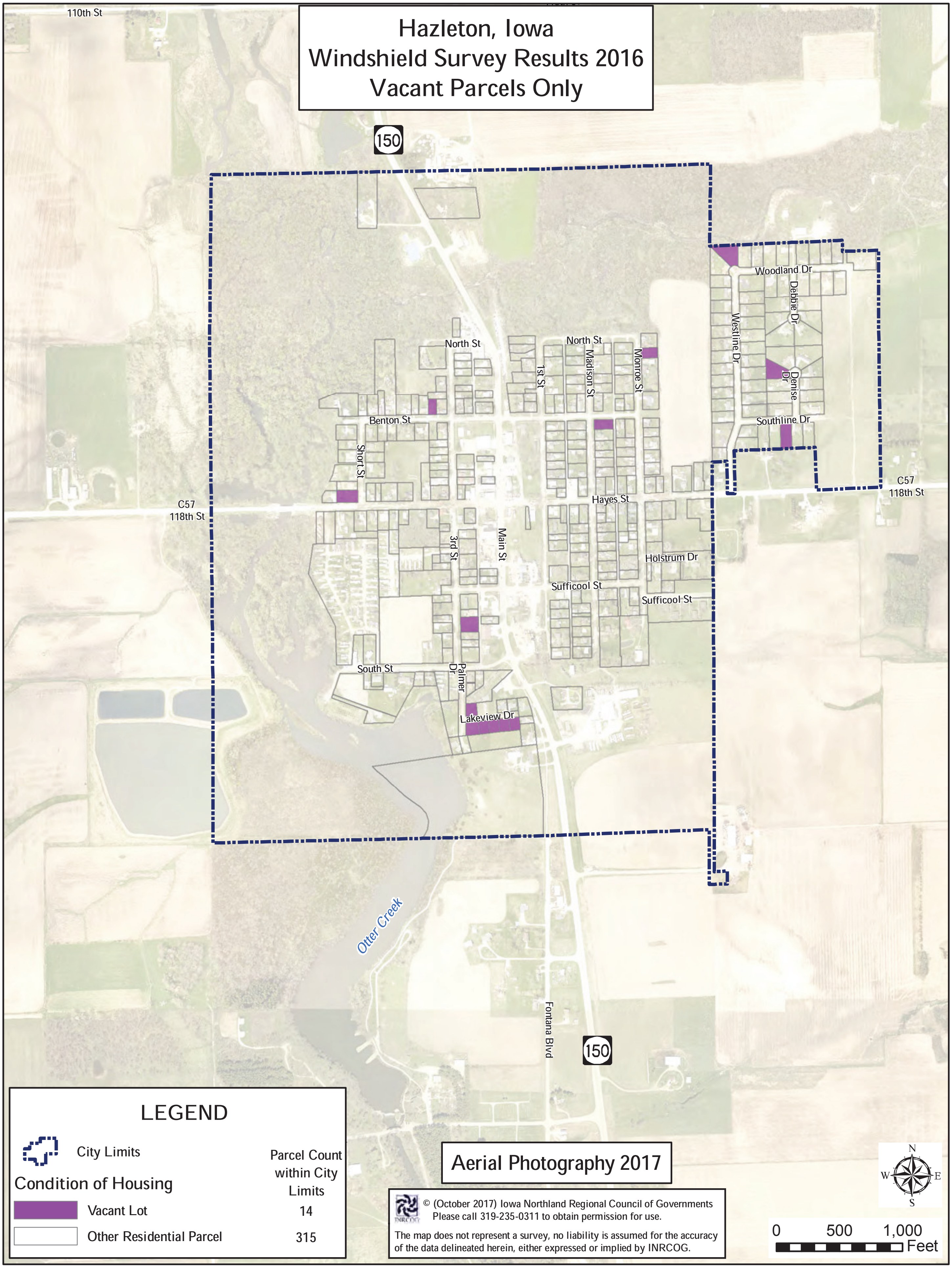
Rationale: While overall the city has a healthy housing stock, the city must continue its efforts to remove abandoned or dilapidated homes.

Implementation Strategies

- Identify and remove dilapidated homes and buildings.
- Pursue funding options to provide home rehabilitation assistance to low- and moderate-income homeowners (Community development Block Grant as administered by the Iowa Economic Development Authority).
- Maintain and identify opportunities to repurpose vacant parcels in floodplain
- 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. 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
Windshield Survey Results 2016
Vacant Parcels Only
110th St
150
North St
North St
1st St
Madison St
Monroe St
Woodland Dr
Westline Dr
Debbie Dr
Denise Dr
Southline Dr
Benton St
Short St
C57
118th St
C57
118th St
Hayes St
3rd St
Main St
Holstrum Dr
Sufficool St
Sufficool St
South St
Palmer Dr
Lakeview Dr
Otter Creek
Fontana Blvd
150
LEGEND
City Limits
Condition of Housing
Parcel Count within City Limits
Vacant Lot
14
Other Residential Parcel
315
Aerial Photography 2017
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