City of Quasqueton

Community Background

The City of Quasqueton is located south of Highway 20, in the southeast quadrant of the county along the Wapsipinicon River. The community's highest elevation is 883 feet and covers 1.13 square miles of land and 0.03 square miles of water.

Quasqueton, the oldest town in Buchanan County, was first settled in 1842. The name was originally Quasqueton named by the Indians that lived on the west side of the river. It means "swift running water". At this point on the river is where several Indian trails converged to ford the river.

Demographic and Social Characteristics

The city had a population of 554 at the time of the 2010 US Census. The US Census Bureau estimated the city's 2015 population was 547. The city represented approximately three percent of the county's total 2010 population of 20,958. Figure Q.1 shows the historic population trend of the city. Figure Q.2 shows the city's projected population based on historic trends.

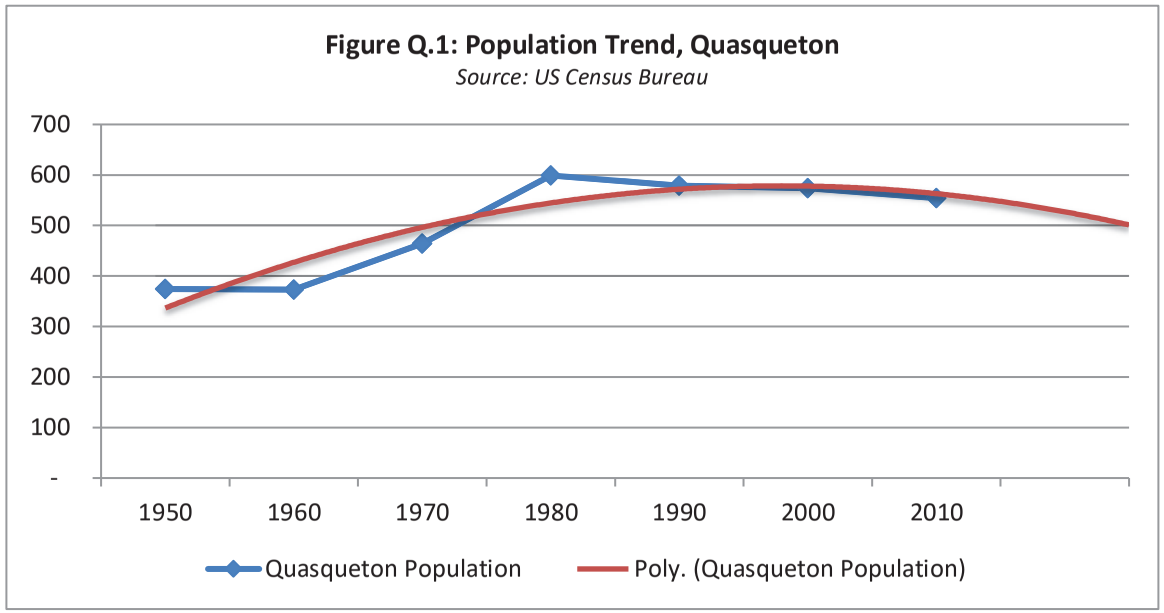


Figure Q.2: Population Projections			
Year	**Census Population**	**# Change (Linear)**	**% Change (Geometric)**
1950	374	-	-
1960	373	-1	-0.3%
1970	464	91	24.4%
1980	599	135	29.1%
1990	579	-20	-3.3%
2000	574	-5	-0.9%
2010	554	-20	-3.5%
Avg. (1950-2010)		30	7.6%
Avg. (1990-2010)		-15	-7.5%
Avg. (2000-2010)		-20	-3.5%
Projected 2020		552	548
Projected 2030		550	542
Projected 2040		548	535

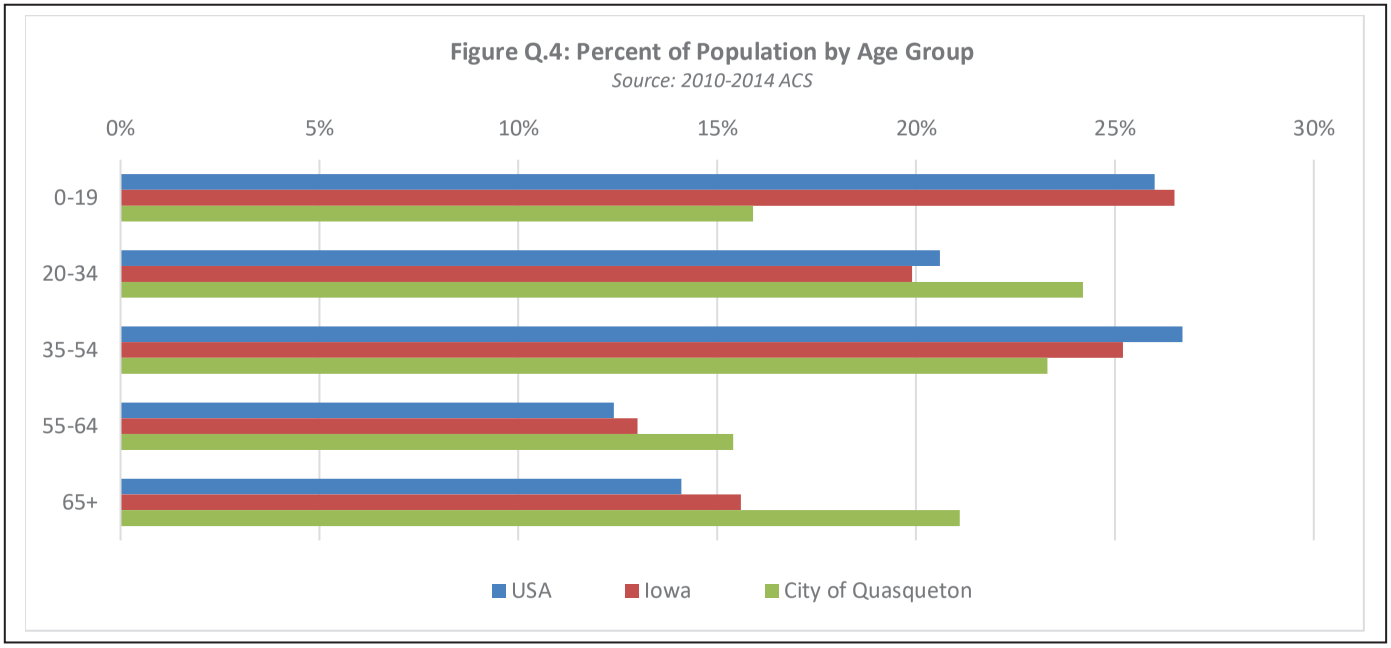
In the modern era, the city's population peaked in 1980 at 599. However, like many communities in Iowa, Quasqueton shrunk in population during the farm crisis. From 1980 through 2010 the city's population has continued to decline. From 1980 through 2010, the city's population decreased by 7.5 percent (-45 persons). Between 2000 and 2010 the city population decreased by 3.5% over ten years (-25 persons). Based on the average of historic decennial population changes, shown in Figure Q.2, from 1950-2010, 1980-2010, and 2000-2010, the city should anticipate that their population will experience a decennial decrease of 1.7 percent. Extrapolated from the city's 2010 population of 554, the city can anticipate a population will be between 548 and 552 by 2020 and 542 to 550 by 2030.

Figures Q.3 provide an overview of the population characteristics of the city.

In 2010, the city's median age was 40.4- slightly older than the state-wide (38.1) and national (37.2) median ages. The most recent American Community Survey Data also shows Quasqueton has an aging population as shown in Figure Q.4, the city had a lower rate of children (ages 0-19) but a greater rate of older adults (ages 55-64 and 65+) than state and national averages.

Figure Q.3: Population Characteristics

Population	
Total Population	554
Total Males	287
Total Females	267
Median Age	40.4
Race	
One Race-White	538
One Race-Black or African American	5
One Race-Asian	1
Two or More Races	9
Hispanic or Latino (of any race)	4
Households	
Total Population in Group Quarters	0
Total Family Households	162
Total Family Households with Children under 18	54
Households with individuals 65yrs and over	55
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 Q.5 shows the value of homes in the city. Figure Q.6 displays the rental costs and characteristics within the city.

Figure Q.5: Home Value Characteristics

	Estimate	MOE	Percent	MOE
VALUE				
Owner-occupied units	185	+/-29	185	(X)
Less than $50,000	49	+/-19	26.5%	+/-9.4
$50,000 to $99,999	61	+/-19	33.0%	+/-8.7
$100,000 to $149,999	52	+/-18	28.1%	+/-9.0
$150,000 to $199,999	12	+/-8	6.5%	+/-4.0
$200,000 to $299,999	5	+/-5	2.7%	+/-2.9
$300,000 to $499,999	6	+/-6	3.2%	+/-3.2
$500,000 to $999,999	0	+/-9	0.0%	+/-10.2
$1,000,000 or more	0	+/-9	0.0%	+/-10.2
Median (dollars)	92,700	+/-6,615	(X)	(X)

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

Figure Q.6: Rental Characteristics

	Estimate	MOE	Percent	MOE
GROSS RENT				
Occupied units paying rent	58	+/-20	58	(X)
Less than $500	16	+/-13	27.6%	+/-19.2
$500 to $999	40	+/-16	69.0%	+/-19.0
$1,000 to $1,499	2	+/-5	3.4%	+/-8.5
$1,500 to $1,999	0	+/-9	0.0%	+/-28.4
$2,000 to $2,499	0	+/-9	0.0%	+/-28.4
$2,500 to $2,999	0	+/-9	0.0%	+/-28.4
$3,000 or more	0	+/-9	0.0%	+/-28.4
Median (dollars)	625	+/-196	(X)	(X
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	58	+/-20	58	(X)
Less than 15.0 percent	1	+/-3	1.7%	+/-5.8
15.0 to 19.9 percent	8	+/-11	13.8%	+/-18.3
20.0 to 24.9 percent	4	+/-5	6.9%	+/-9.5
25.0 to 29.9 percent	24	+/-14	41.4%	+/-22.1
30.0 to 34.9 percent	3	+/-4	5.2%	+/-7.5
35.0 percent or more	18	+/-14	31.0%	+/-20.1

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

Figures Q.7 and Q.8 display general housing characteristics and home ownership characteristics.

In Quasqueton, as in most rural Iowa communities, the housing stock is predominantly owner-occupied (76.1%) and comprised of single-family detached units (83.5%). In general, the city offers affordable housing options. According to Figure Q.5 gross rent exceeds 30 percent of more of 36 percent of renters. Of those households with a mortgage, an estimated 33 percent have monthly costs greater than 30 percent of household income. In general, housing costs under 33 percent of a household's income is considered to be "affordable".

Figure Q.7: Housing Characteristics				
	Estimate	MOE	Percent	MOE
HOUSING OCCUPANCY				
Total housing units	273	+/-39	273	(X)
Occupied housing units	243	+/-34	89.0%	+/-8.4
Vacant housing units	30	+/-25	11.0%	+/-8.4
Homeowner vacancy rate	1.6	+/-2.3	(X)	(X)
Rental vacancy rate	0.0	+/-28.4	(X)	(X)
Total housing units	273	+/-39	273	(X)
1-unit, detached	228	+/-37	83.5%	+/-6.6
1-unit, attached	2	+/-4	0.7%	+/-1.4
2 units	0	+/-9	0.0%	+/-7.1
3 or 4 units	0	+/-9	0.0%	+/-7.1
5 to 9 units	12	+/-7	4.4%	+/-2.6
10 to 19 units	0	+/-9	0.0%	+/-7.1
20 or more units	0	+/-9	0.0%	+/-7.1
Mobile home	31	+/-18	11.4%	+/-6.3
BEDROOMS				
Total housing units	273	+/-39	273	(X)
No bedroom	0	+/-9	0.0%	+/-7.1
1 bedroom	24	+/-13	8.8%	+/-4.8
2 bedrooms	108	+/-34	39.6%	+/-10.5
3 bedrooms	118	+/-30	43.2%	+/-10.0
4 bedrooms	18	+/-10	6.6%	+/-3.5
5 or more bedrooms	5	+/-6	1.8%	+/-2.0
HOUSING TENURE				
Occupied housing units	243	+/-34	243	(X)
Owner-occupied	185	+/-29	76.1%	+/-6.9
Renter-occupied	58	+/-20	23.9%	+/-6.9
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	243	+/-34	243	(X)
Moved in 2015 or later	0	+/-9	0.0%	+/-7.9
Moved in 2010 to 2014	62	+/-24	25.5%	+/-8.6
Moved in 2000 to 2009	84	+/-24	34.6%	+/-8.7
Moved in 1990 to 1999	37	+/-17	15.2%	+/-6.9
Moved in 1980 to 1989	25	+/-13	10.3%	+/-5.1
Moved in 1979 and earlier	35	+/-15	14.4%	+/-5.9
Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics				

Figure Q.8: Home Ownership Characteristics				
	Estimate	MOE	Percent	MOE
MORTGAGE STATUS				
Owner-occupied units	185	+/-29	185	(X)
Housing units with a mortgage	113	+/-26	61.1%	+/-9.4
Housing units without a mortgage	72	+/-20	38.9%	+/-9.4
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing Units With a Mortgage	113	+/-26	113	(X)
Less than $500	8	+/-7	7.1%	+/-6.4
$500 to $999	75	+/-23	66.4%	+/-11.7
$1,000 to $1,499	23	+/-12	20.4%	+/-9.4
$1,500 to $1,999	3	+/-4	2.7%	+/-3.6
$2,000 to $2,499	0	+/-9	0.0%	+/-16.2
$2,500 to $2,999	4	+/-6	3.5%	+/-5.1
$3,000 or more	0	+/-9	0.0%	+/-16.2
Median (dollars)	848	+/-45	(X)	(X)
Housing Units Without a Mortgage	72	+/-20	72	(X)
Less than $250	10	+/-8	13.9%	+/-9.4
$250 to $399	27	+/-12	37.5%	+/-15.6
$400 to $599	31	+/-15	43.1%	+/-15.6
$600 to $799	2	+/-3	2.8%	+/-4.1
$800 to $999	2	+/-3	2.8%	+/-4.6
$1,000 or more	0	+/-9	0.0%	+/-23.9
Median (dollars)	397	+/-37	(X)	(X)
SELECTED MONTHLY OWNERS COST AS A PERCENTAGE OF HOUSHOLD INCOME (excluding units unable to calculate)				
Housing Units With a Mortgage	113	+/-26	113	(X)
Less than 20.0 percent	53	+/-19	46.9%	+/-12.9
20.0 to 24.9 percent	17	+/-11	15.0%	+/-9.8
25.0 to 29.9 percent	5	+/-6	4.4%	+/-5.1
30.0 to 34.9 percent	15	+/-13	13.3%	+/-10.9
35.0 percent or more	23	+/-17	20.4%	+/-13.8
Housing Units Without a Mortgage	72	+/-20	72	(X)
Less than 10.0 percent	26	+/-13	36.1%	+/-13.4
10.0 to 14.9 percent	17	+/-9	23.6%	+/-11.5
15.0 to 19.9 percent	12	+/-9	16.7%	+/-12.2
20.0 to 24.9 percent	5	+/-6	6.9%	+/-9.2
25.0 to 29.9 percent	4	+/-4	5.6%	+/-6.1
30.0 to 34.9 percent	0	+/-9	0.0%	+/-23.9
35.0 percent or more	8	+/-7	11.1%	+/-9.3
Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics				

Selected Housing Characteristics

Historic Housing Trends

Table Q.9: Historic Number of Housing Units						
Community	**1980**	**1990**	**2000**	**2010**	**Net Change 1980-2010**	**% Change 1980-2010**
Quasqueton	**228**	**245**	**254**	**269**	**41**	**18.0%**
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 18 percent from 228 to 269. Quasqueton has the second highest rate of housing growth during this period among the eleven cities in the county (Hazleton).

Vacancy Rate

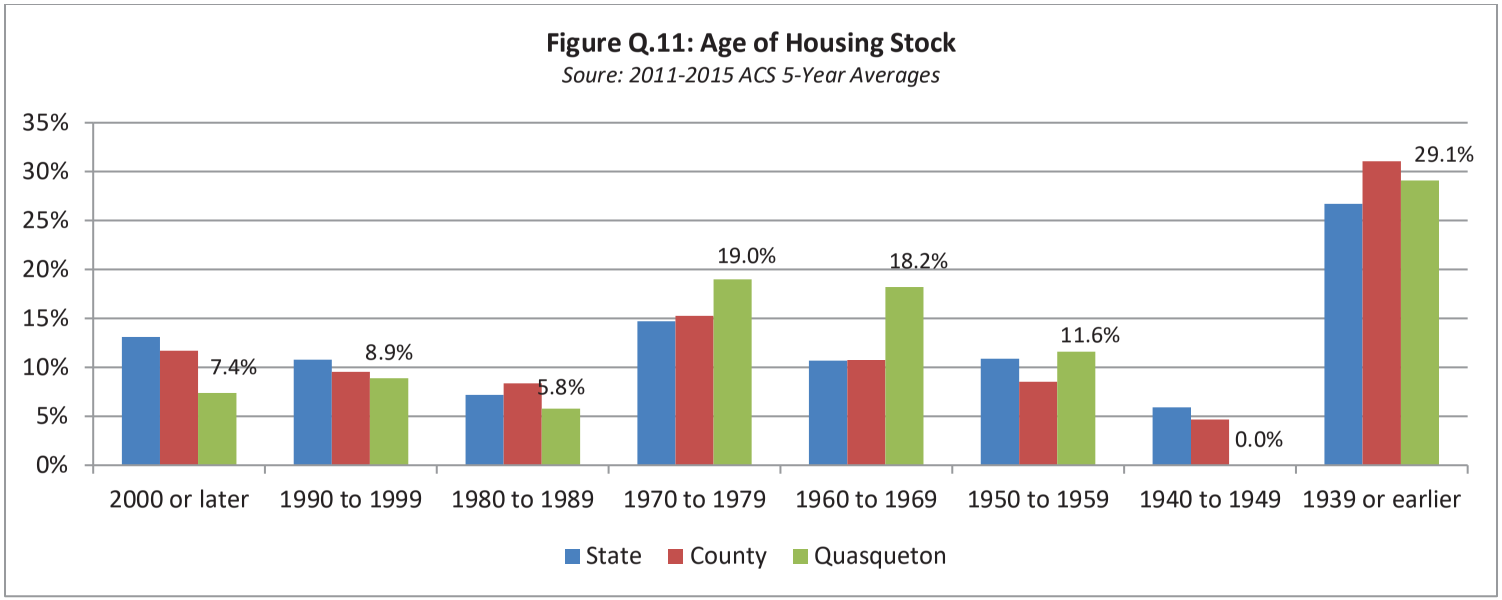
Figure Q.9, shows the city's housing vacancy rate for the city from 2010 through 2015. Note, this data is based on rolling five-year extrapolated estimates determined by the American Community Survey – which accounts for the varying number of estimated housing units per year.

Task Force members commented that the number of vacant housing units appeared high. Members estimated there to be five vacant residential properties in the city. Given the margin of error, the ACS vacancy rates are likely inflated. In addition, based on the windshield survey, many homes in the city's mobile home park appeared vacant.

Figure Q.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	243	30	273	11.0%	+/-8.4%
2014	232	26	258	10.1%	+/-8.1%
2013	210	28	238	11.8%	+/-7.8%
2012	214	20	234	8.5%	+/-6.4%
2011	209	19	228	8.3%	+/-8.6%
2010	204	17	221	7.7%	+/-8.7%
2010*	232	37	269	13.8%	(X)
2000*	227	27	254	10.6%	(X)
*Source: 2011-2015 ACS 5-Year Averages, Selected Housing Characteristics; *Source: 2000 & 2010 US Census; MOE=Margin of Error*					

Age of Housing Stock

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



The city's housing stock is relatively balanced and, for the most part, mirrors state and national trends. Just under 30 percent of the city's homes were built prior to 1950 – below national and state averages.

Household Size

Quasqueton has a 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 also 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 Q.12: Household and Family Size

	Average Household Size		Average Family Size	
	2000	**2010**	**2000**	**2010**
Quasqueton	**2.53**	**2.39**	**2.92**	**2.80**
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 Q.13.

Figure Q.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 Q.14 displays the results city's windshield survey. Of structures evaluated, well over half structures were determined to be in either great (10%) or good (62%) condition. Approximately 15 percent of the city's residential structures were deemed to be in either Poor (10%) of Dilapidated (3%) conditions. Note, the city's mobile home park, which has approximately 40 mobile homes were not counted individually as they are located on one parcel. The Windshield survey indicated a number of the mobile homes were in poor condition.

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 3.66. (between Good and Fair)

Overall, 258 parcels with dwelling structures were evaluated. Ten (10) parcels were identified has vacant residential lots. A map of the windshield survey results is included at the back of this appendix. The Windshield Survey was conducted in July of 2017

Figure Q.14: Windshield Survey Results, City of Quasqueton

Condition of Parcels Evaluated	Number Parcels	Percent of Parcels Evaluated
Great	22	9.8%
Good	139	62.1%
Fair	34	15.2%
Poor	23	10.3%
Dilapidated	6	2.7%
Total	**224**	**100%**
Status	**Number Parcels**	**Percent**
Parcels Evaluated	224	86.8%
Vacant	10	3.9%
N/A	17	6.6%
Undetermined	7	2.7%
Total	**258**	**100%**

Floodplain Considerations

Quasqueton'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. Table Q.15 shows the estimated value of land, buildings, and dwellings, within the city, in a floodplain.

Table Q.15: Floodplain Data for Quasqueton

	Number of Parcels	Land Value	Building Value	Dwelling Value	Total Value	Percent of City Affected
1.0% Annual Floodplain	112	$682,415	$342,080	$3,133,045	$4,157,540	19.9%
0.2% Annual Floodplain	-	-	-	-	-	-

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

The properties in the floodplain are on either side of the north/south flowing Wapsipinicon River which bisects the city. New residential development should be avoided in the floodplain.

Areas of Future Development

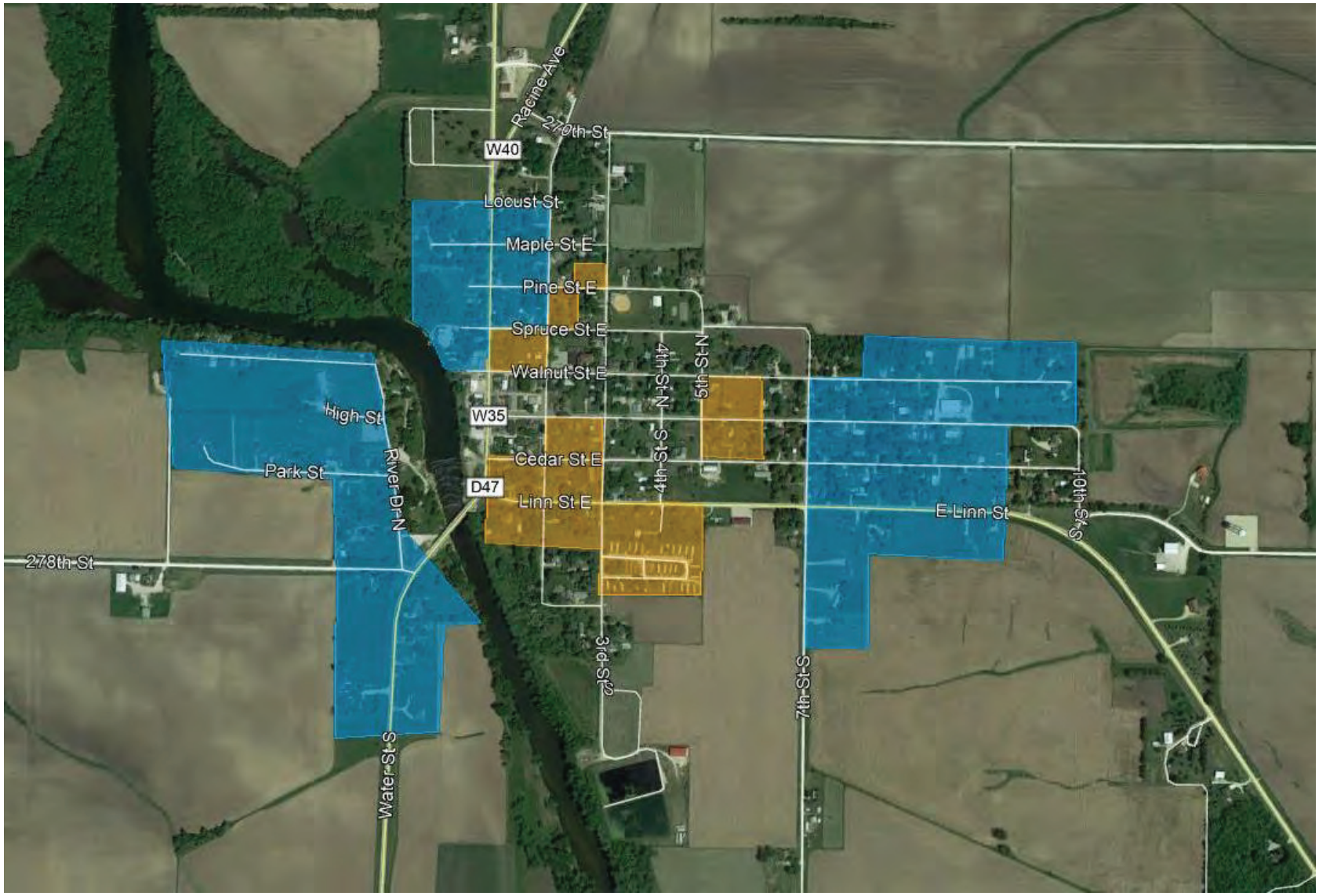
The city is land locked in terms of identifying areas for new residential development. While there is ample undeveloped space within the city limits, these areas are either in the floodplain are used for agriculture (row crop) production.

The windshield survey did identify ten vacant lots within existing residential neighborhoods that appear to be good candidates for infill development. The typical benefits of infill development include concentration of population and reduction of sprawl and reduced development costs as the homes are able to utilize existing infrastructure.

An aerial photo of the city is shown in Figure Q.15. There has been some new residential development along 7th Street S and E Linn St in the eastern portion of the city, however these developments have been on the perimeter of a farm field. To facilitate a new housing sub-division city, or a developer, would likely need to construct new infrastructure (roads, water, sewer, etc.) in one of the undeveloped areas.

Orange shaded areas in Figure Q.15 represent areas of town which, during the windshield survey, were identified as apparent areas that would benefit most from improvements to the hosing stock. Areas shaded in blue represent portions of the town with more recent residential development.

Figure Q.15: Development Areas



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 Q.16.

- ***Total Population:*** *See city population projections in Figure Q.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 projected housing demand by households in the City is expected to increase by approximately 3 percent (7-8 units) per decade through 2040. Based on data used in the projection, it is estimated that the city has the demand potential of could be home to 239 households in 2020, 246 in 2030 and 252 by 2040.

For historical reference, from 1980 to 2010 the number of housing units in the city increased by an average of less than one percent per year at 1.4 units per year. (Figure Q.9.)

Important considerations include that the city has historically had and is projected to maintain and household and family size below the county average (Figure Q.12). The city's population is expected to decline minimally.

Figure: Q.16: Projected Housing Unit Demand

Year	2010	2020	2030	2040
Total Population	**554**	**548-552**	**542-550**	**535-548**
Population in Group Quarters	0	0	0	0
Population in Housing	**554**	**550**	**546**	**542**
Household Size	2.39	2.3	2.22	2.15
Total Projected Households	**232**	**239**	**246**	**252**
Assumed Vacancy Rate (8%)	19	19	20	20
Total Housing Units	**250**	**258**	**266**	**272**
Unit Change (from Previous yr.)	-	8	7	6
Percent Change (From Previous yr.)	-	3.2%	2.9%	2.4%
Unit Change (from 2010)	-	8	15	22
Percent Change (from 2010)	-	3.2%	6.1%	8.7%

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 Q.17, 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 construction 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

While the age of the city's housing stock is rather balanced – the city does have a higher portion of mobile homes which typically experience a shorter life cycle than traditional-style homes. In the last five years, from 2012 to 2016, there were eight new housing starts.

Based on the attrition and housing rates discussed, the city must increase the number of housing units in the city to not only to facilitate projected demand but also to replace expected losses. Using the projected demand in Figure Q.16, the city would need to construct 8 new housing units to meet 2030 demand. However, based on the projected loss/new construction rates discussed, the city would need to add to more than double their construction rate from 8 to 20 to meet 2030 demand. As actual attrition is realized, these projections can be adjusted.

Figure: Q.17: Projected Changes in Housing Units

Year	2020	2030	2040
2010 Housing Unit Count		**269**	
Unit Loss (Housing Attrition)	-22	-47	-70
Unit Added (New Construction)	16	32	48
Projected # of Units	263	254	247
Difference Between "Total Housing Units" in Figure Q.16	-5	12	25

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. Over 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
   - Establish grant rehabilitation/repair program to make improvements to allow residents to better "age-in-place" and stay in their home

2. **Increase Availability of New Construction and Affordable/Workplace 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 on identified infill lots (10)

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

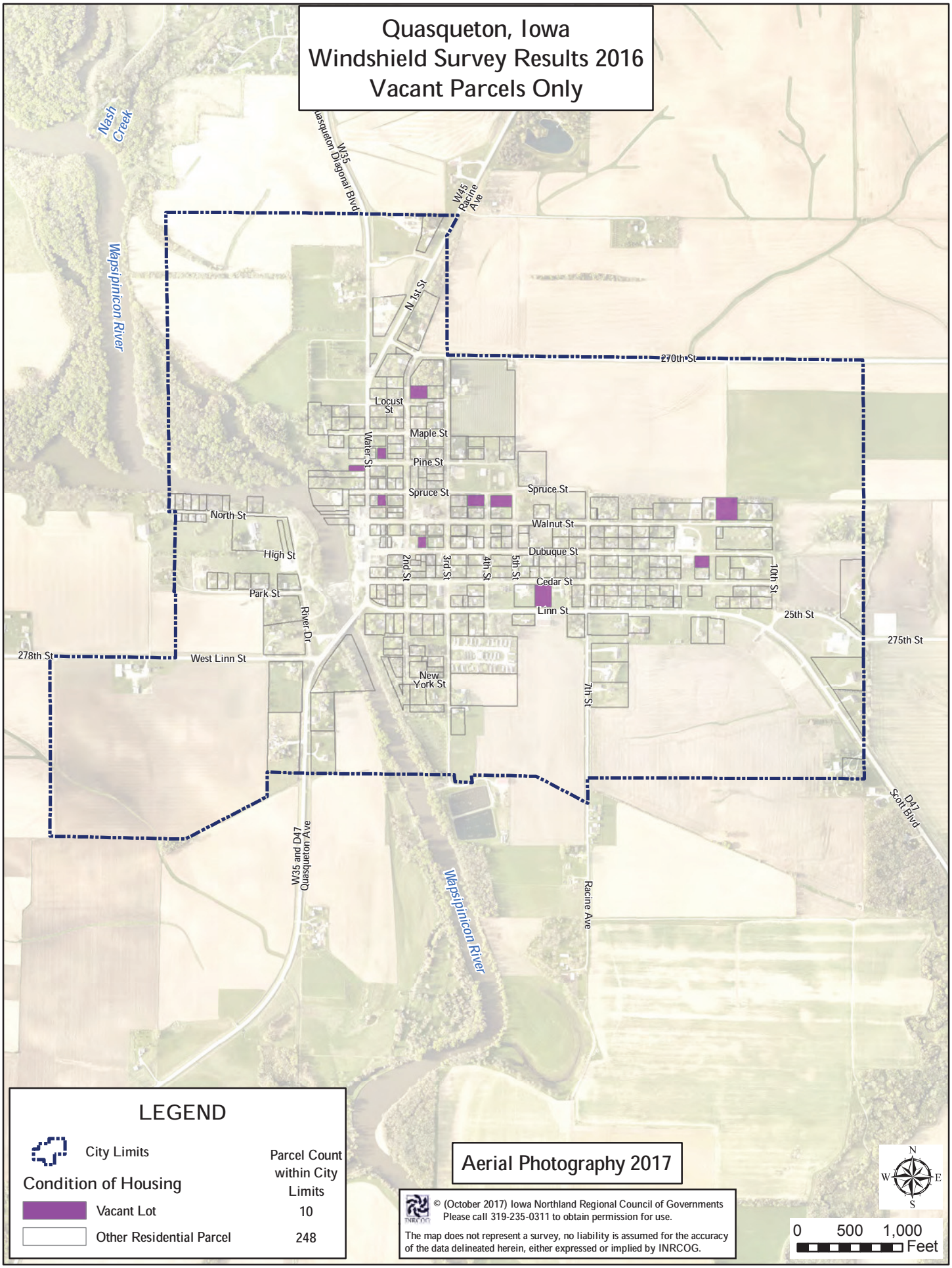
Rationale: While overall the city has a healthy housing stock, the city must continue its efforts to remove abandoned or dilapidated homes. Efforts should focus on flood prone properties habitually vacant properties.

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).
- Prioritize demolition/removal of homes in the floodplain
- Maintain and identify opportunities to repurpose vacant parcels in floodplain

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.


Quasqueton, Iowa
Windshield Survey Results 2016
Vacant Parcels Only
Nash Creek
Wapsipinicon River
W35 Quasqueton Diagonal Blvd
W45 Racine Ave
N 1st St
270th St
Locust St
Maple St
Water St
Pine St
Spruce St
Spruce St
North St
Walnut St
High St
Dubuque St
2nd St
3rd St
4th St
5th St
10th St
Park St
Cedar St
Linn St
25th St
River Dr
275th St
278th St
West Linn St
New York St
7th St
W35 and D47 Quasqueton Ave
Wapsipinicon River
Racine Ave
D47 Scott Blvd
LEGEND
City Limits
Condition of Housing
Vacant Lot
Other Residential Parcel
Parcel Count within City Limits
10
248
Aerial Photography 2017
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