

CITY COUNCIL MEETING

CITY OF DAVENPORT, IOWA

Wednesday, July 9, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the City Council meeting minutes for June 25, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for July 2, 2025.

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Parks and Recreation Advisory Board

-Michael Schertz (new appointment | Fifth Ward representative)

IX. Presentations

1. Youth Recognition

-Assumption High School Varsity Girls Soccer Team | Class 1A State Champions

-Kelly Grobstich (Assumption High School) | Class 3A State Champion - 100m and 200m Dashes

-Nolan Dempsey (West High School) | Class 4A State Champion - Discus

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. Resolution approving eight construction and maintenance agreements with Canadian Pacific Kansas City (CPKC) Railway for the Riverfront Quiet Zone project in the amount of \$3,806,010.45, #ARP12. [Ward 3 & 5]

XII. Approval of All Items on the Consent Agenda

****NOTE:** These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

1. Second Consideration: Ordinance amending Chapter 9.40 entitled "Projectiles, Toys Pistols and Fireworks" of the Municipal Code of Davenport, Iowa to update the allowed dates and times that consumer fireworks can be used in accordance with Senate Bill 303. [All Wards]
2. Second Consideration: Ordinance amending Schedule V Four-Way Stop Intersections of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Esplanade Avenue at Pleasant Street. [Ward 5]
3. Resolution approving a HOME-funded development agreement with Habitat for Humanity QC for the construction of one single-family home at 513 East Dover Court, subject to environmental review, federal regulations, funding availability, City Ordinances, and the building permit process, and authorizing the City Administrator or designee to execute necessary documents. [Ward 5]
4. Resolution authorizing the conveyance of City-owned property located at 228 South Hancock Avenue to Bethanee Zuber, Petitioner. [Ward 3]
5. Resolution authorizing the conveyance of City-owned property located at 1826 West 4th Street to Stephen and Ciara Echols, Petitioners. [Ward 3]
6. Resolution authorizing the conveyance of City-owned property located at 1838 West 4th Street to Madison Martin, Petitioner. [Ward 3]
7. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Daiquiri Factory, Mac's, Kilkenny's, and Carriage Haus; Bix 7 Block Party; Downtown | 300 block of West 3rd Street; 9:00 a.m. Friday, July 25, 2025 - 6:00 a.m. Sunday, July 27, 2025; **Closure:** West 3rd Street from Ripley Street to Harrison Street; parking lane on the west side of Harrison Street from the alley north of West 3rd Street to the southeast corner of Daiquiri Factory south of West 3rd Street. [Ward 3]

The Office; Bix 7 Party; 116 West 3rd Street; 11:00 a.m. Saturday, July 26, 2025 - 1:30 a.m. Sunday, July 27, 2025; **Closure:** northernmost parking lane and two travel lanes on West 3rd Street from Main Street to 116 West 3rd Street. [Ward 3]

Common Chord; Alternating Currents Block Party; 129 Main Street; 8:00 a.m. Thursday, August 14, 2025 - 2:00 a.m. Sunday, August 17, 2025; **Closure:** West 2nd Street from Main Street to Brady Street. [Ward 3]

8. Resolution accepting work completed under the West Central Park Avenue (at Division and Marquette Streets) Intersection Improvements project by McCarthy Improvement Company of Davenport, Iowa in the amount of \$967,016.42, CIP #35061. [Wards 2, 4, & 7]
9. Resolution accepting work completed under the East 32nd Street (Fernwood Avenue to Fernwood Court) PCC Patching project by Americore LLC of Muscatine, Iowa in the amount of \$94,914, CIP #35062. [Ward 6]
10. Resolution awarding a contract for the West 56th Street (Hillandale Road to 2519 West 56th Street) Reconstruction project to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of \$369,927.50, CIP #35062. [Ward 2]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Davenport Civil Rights Renovation project, CIP #23061. [Ward 3]
12. Resolution approving a 28E Cooperative Agreement with the Iowa Department of Transportation (IDOT) for inclusion of the South Clark Street South Bridge Over Blackhawk Creek Replacement project in their Competitive Highway Bridge Program (CHBP) grant application to the Federal Highway Administration (FHWA) in an amount up to \$784,753. [Ward 1]
13. Resolution accepting a grant in the amount of \$269,002 and approving the associated grant agreement with the Federal Aviation Administration for the Taxiway C Reconstruction design project at the Davenport Municipal Airport, CIP #20016. [Ward 8]
14. Resolution awarding a contract for the base bid of the Duck Creek Park Court Improvements project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$597,060.33, CIP #64101. [Ward 6]
15. Resolution affirming the legal independence of the Davenport Civil Rights Commission and directing the City Administrator to support the implementation of Commission decisions in accordance with applicable City ordinances and state and federal law. [All Wards]
16. Motion approving the Five-Year Consolidated Plan for federal fiscal years 2025-2029, the Annual Action Plan for Year 51 (July 1, 2025 - June 30, 2026), and the updated Citizen Participation Plan for federal fiscal years 2025-2029, and authorizing the City Administrator or designee to sign necessary documents and agreements. [All Wards]
17. Motion approving noise variance requests on the listed dates and times for outdoor events.

Davenport Parks and Recreation; Concert; Vander Veer Botanical Park | 215 West Central Park Avenue; 4:00 p.m. - 8:00 p.m. Saturday, July 19, 2025; Outdoor music, over 50 dBA. [Ward 5]

Downtown Davenport Partnership; Bix Jazz and Family Fun; Kaiserslautern Square |

119 East 3rd Street; 4:00 p.m. - 8:00 p.m. Friday, July 25, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Daiquiri Factory, Mac's, Kilkenny's and Carriage Haus; Bix 7 Block Party; Downtown | 300 block of West 3rd Street; 6:00 p.m. Friday, July 25, 2025 - 12:00 a.m. Saturday, July 26, 2025, and 8:00 a.m. Saturday, July 26, 2025 - 12:00 a.m. Sunday, July 27, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

The Office; Bix 7 Party; 116 West 3rd Street; 11:00 a.m. Saturday, July 26 - 12:00 a.m. Sunday, July 27, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Common Chord; Alternating Current Block Party; 129 Main Street; 10:00 a.m. - 11:00 p.m. Friday, August 15, 2025 and Saturday, August 16, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

18. Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Barrel House 211 (Barrelhouse, LLC) - 207-211 E 2nd St - Temporary Outdoor Area July 25-July 26 - License Type: Class C Liquor (On-Premises)

Carriage Haus (Smoking Haus Entertainment) - 312 West 3rd Street - Temporary Outdoor Area July 25-26 - License Type: Class C Liquor (On-Premises)

Chuck's Tap (Sivi's Tap, LLC) - 1731 West 6th Street - New License/Owners - License Type: Class C Liquor (On-Premises)

Cornbelt Running Club, Dba Quad City Times - Bix 7 (Hy-Vee, Inc) - 500 East 3rd Street - Outdoor Area - Temporary Outdoor Event July 25-July 27 - License Type: Special Class C Beer/Wine (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - Temporary Outdoor Area July 25-July 27 - License Type: Class C Liquor (On-Premises)

Front Street Brewery (Front Street Brewery, Inc) - 301 East 2nd Street - Temporary Outdoor Event July 25-27 - License Type: Class C Liquor (On-Premises)

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 West 3rd Street - Temporary Outdoor Area July 25-July 27 - License Type: Class C Liquor (On-Premises)

Mac's Tavern (Failte, Inc) - 316 West 3rd Street - Outdoor Area - Temporary Outdoor Area July 25-July 27 - License Type: Class C Liquor (On-Premises)

Mississippi River Distilling Company (Mississippi River Distilling Company, LLC) - 318

East 2nd Street - Temporary Outdoor Area July 26 - License Type: Class C Liquor (On-Premises)

The Office (Local 563 Cocktail Lounge, LLC) - 116 West 3rd Street - Temporary Outdoor Area July 26-July 27 - License Type: Class C Liquor (On-Premises)

SoulTies (Strictly Good Eats) - 118 East 4th Street - New License - License Type: Class C Liquor (On-Premises)

Ward 4

Pour House, The (Boss Lady, Inc) - 1502 West Locust Street - Temporary Outdoor Area August 23 - License Type: Class C Liquor (On-Premises)

Ward 6

Board & Brush Creative Studio (Exile Signs and Things, LLC) - 5159 Utica Ridge Road - New License - License Type: Special Class C Beer/Wine (On-Premises)

B. Annual license renewals (with outdoor area as noted):

Ward 1

Lulac Club (Lulac Council #10, Inc) - 4224 Ricker Hill Road - License Type: Class C Liquor (On-Premises)

Ward 3

Barrel House, LLC (Barrelhouse, LLC) - 207-211 East 2nd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Miss Phay Cafe (Miss Phay Cafe, Inc) - 510/512 Brady Street - License Type: Class C Liquor (On-Premises)

Raccoon Motel (Raccoon Motel, LLC) - 315 East 2nd Street - License Type: Class C Liquor (On-Premises)

Ward 5

Bowlmor Lanes (Davenport Bowlers, Inc) - 2952 Brady Street - License Type: Class C Liquor (On-Premises)

McClellan Stockade (Koellner Enterprises 6, LLC) - 2124 East 11th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 6

Applebee's Neighborhood Grill & Bar (Apple Corps LP) - 3838 Elmore Avenue - License Type: Class C Liquor (On-Premises)

Barrel House Three, LLC (Barrel House Three, LLC) - 5141 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor (On-Premises)

Los Agaves Mexican Grill (Los Agaves, Inc) - 4876 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Jersey Grille (Jersey Grille, Inc) - 5255 Jersey Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 7

Azteca 4 (Azteca 4, Inc) - 3566 Brady Street - License Type: Class C Liquor (On-Premises)

Kwik Star #280 (Kwik Trip, Inc) - 301 West Kimberly Road - License Type: Class B Beer/Wine (Carry-Out)

Ward 8

Kwik Star #215 (Kwik Trip, Inc) - 100 West 65th Street - License Type: Class B Beer/Wine (Carry-Out)

19. Motion approving the purchase of Pure Storage hardware from Insight Public Sector of Chandler, Arizona in the amount of \$91,310.56 using OMNIA Partners contract #23-6692-03. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight and cannot respond to any allegations at this time.

Please state your name and ward for the record. There is a three (3) minute time limit. Please end your comments promptly.

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

Department: Administration

Contact Info: Brian Krup | 563-326-6163

Subject:

Approval of the City Council meeting minutes for June 25, 2025.

Action / Date

7/9/2025

Attachments:

1. 062525 City Council Meeting Minutes

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, June 25, 2025

The City Council of Davenport, Iowa met in regular session on Wednesday, June 25, 2025, at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Matson presiding and all Aldermen present (R. Dunn, Kelly, Meginnis, Reinartz, Gripp, Newton, Lynch, T. Dunn, Jobgen, and Burkholder).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Kelly

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council meeting minutes for June 11, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for June 18, 2025.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, June 18, 2025 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman R. Dunn. Upon the roll being called, all Aldermen were present except T. Dunn (R. Dunn, Kelly, Meginnis, Reinartz, Gripp, Newton, Lynch, Jobgen, and Burkholder).

The following Public Hearings were held: **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the 2025 Residential Alley Program, CIP #35038; 2. on the plans, specifications, form of contract, and estimate of cost for the Davenport Police Station Water Mitigation project, CIP #23085; and 3. on the plans, specifications, form of contract, and estimate of cost for the 4th Street Pavement Rehabilitation project, CIP #35055.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderman Reinartz, second by Alderman Jobgen item #3, Resolution approving loan financing for Annie Wittenmyer Family Housing Project, subject to environmental review, federal regulations, funding availability, City Ordinances, and the building permit process, and authorizing the City Administrator or designee to execute necessary documents (Annie Wittenmyer Family, LLC, Petitioner), moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderwoman Newton, second by Alderman R. Dunn all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderman Gripp all items moved to the Consent Agenda. **Finance:** Alderwoman Newton reviewed all items listed. Alderman Kelly withdrew item #4, Resolution affirming the independence of the Davenport Civil Rights Commission and directing City staff to implement Commission decisions without interference, which he had requested be placed on the agenda. On motion by Alderwoman Lynch, second by Alderman Jobgen all other items moved to the Consent Agenda.

Council adjourned at **7:40 p.m.**

VIII. Appointments, Proclamations, Etc.

A. Appointments

APPROVED 2025-264

1. Historic Preservation Commission
 - Gale Hoff (re-appointment)
 - Michael Hustedde (re-appointment)
2. Parks and Recreation Advisory Board
 - Farrah Powell (re-appointment | Fourth Ward representative)
 - Mark Bartling (new appointment | Eighth Ward representative)
3. Animal Hearing Commission
 - Kristin Hook (new appointment)
 - Diane Noll (new appointment)
 - Celina Rippel (new appointment)
 - Crystal Forest (new appointment)
 - Abbe Donnelly (new appointment)
 - Tatiana Brandt (new appointment)

B. Proclamations

ISSUED 2025-265

1. National Parks and Recreation Month | July 2025 and Parks and Recreation Professionals Day | July 18, 2025
2. Community Is Stronger Than Cancer Day | June 28, 2025

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

A motion was moved by Alderman R. Dunn to amend the below Resolution by adding a Whereas clause to read as follows: should HOME funding not be possible, the Heritage Fund loan documents shall mirror the HOME loan documents to the extent possible and include protections such as, but not limited to, requiring the developer to take out performance and payment bonds." The motion was seconded by Alderwoman Newton, and upon the roll being called, all Aldermen present voted aye except T. Dunn and Kelly.

On motion by Alderman Gripp, second by Alderwoman Meginnis and all Aldermen present voting aye, the Resolution was adopted as amended.

1. Resolution approving loan financing for Annie Wittenmyer Family Housing Project, subject to environmental review, federal regulations, funding availability, City Ordinances, and the building permit process, and authorizing the City Administrator or designee to execute necessary documents (Annie Wittenmyer Family, LLC, Petitioner). [Ward 5]

ADOPTED 2025-266

XI. Approval of All Items on the Consent Agenda

At the request of City Administrator Maxeiner, item #28 was removed from the Consent Agenda with a recommendation to table it for one cycle so the lease agreement can be finalized. On motion by Alderwoman Newton, second by Alderwoman Meginnis and all Aldermen present voting aye, item #28 was tabled for one cycle.

On motion by Alderman R. Dunn, second by Alderwoman Meginnis and all Aldermen present voting aye, the Consent Agenda was approved as follows.

1. First Consideration: Ordinance amending Chapter 9.40 entitled "Projectiles, Toys Pistols and Fireworks" of the Municipal Code of Davenport, Iowa to update the allowed dates and times that consumer fireworks can be used in accordance with Senate Bill 303. [All Wards]

MOVED TO SECOND CONSIDERATION

2. First Consideration: Ordinance amending Schedule V Four-Way Stop Intersections of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Esplanade Avenue at Pleasant Street. [Ward 5] **MOVED TO SECOND CONSIDERATION**

3. Resolution setting a Public Hearing on the proposed conveyance of City-owned properties located at 228 South Hancock Avenue (Parcel J0024-39) to Bethanee Zuber, Petitioner; 1826 West 4th Street (Parcel H0062-04) to Stephen and Ciara Echols, Petitioners; and 1838 West 4th Street (Parcel H0062-06) to Madison Martin, Petitioner. [Ward 3] **ADOPTED 2025-267**

4. Resolution approving City HOME funding for the Timber Ridge Senior Housing Project on the south side of West 54th Street west of Pine Street, subject to environmental review, federal regulations, funding availability, City ordinances, and the building permit process, and authorizing the City Administrator or designee to execute necessary documents (Parallel Timber Ridge, LP, Petitioner). [Ward 2] **ADOPTED 2025-268**

5. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events. **ADOPTED 2025-269**

Tim Shea; Eastern Avenue Farms Fireworks; 2100 block of East 61st Street; 8:00 p.m. - 10:30 p.m. Friday, July 4, 2024; **Closure:** East 61 Street from Christie Court to Duggleby Avenue. [Ward 8]

Downtown Davenport Partnership; Motor Row Victory Lane; Downtown; 6:00 p.m. Friday, July 25, 2025 - 9:00 p.m. Saturday, July 26, 2025; **Closures: (beginning at 6:00 p.m. Friday, July 25) Pershing Avenue from East 2nd Street north to the alley; (beginning at 10:00 p.m. Friday, July 25) East 2nd Street from Perry Street to Iowa Street; Pershing Avenue from East 2nd Street south to the alley.** [Ward 3]

6. Resolution accepting work completed under the Davenport Parking Ramp Repairs project by Bi-State Masonry, Inc of Rock Island, Illinois in the amount of \$95,242, CIP #23062. [Ward 3] **ADOPTED 2025-270**

7. Resolution awarding a contract for the Kimberly Downs Road (East 33rd Street to Bridge Avenue) and Bridge Avenue (Kimberly Downs Road to Frontage Road) Reconstruction project to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of \$926,679.70, CIP #35061. [Ward 7] **ADOPTED 2025-271**

8. Resolution awarding a contract for the Ridgeview Drive (Cedar Street to Pacific Street) Reconstruction project to Five Cities Construction Company of Coal Valley, Illinois in the amount of \$415,929.78, CIP #35061. [Ward 8] **ADOPTED 2025-272**

9. Resolution awarding a contract for engineering services for the reconstruction of Taxiway C and the main apron fillet at the Davenport Municipal Airport to McClure Engineering Company of Clive, Iowa in the amount of \$262,560, CIP #20016. [Ward 8] **ADOPTED 2025-273**

10. Resolution awarding a two-year professional services contract for federal grant and advocacy services to Intersection Government Relations LLC of Washington, D.C. in the amount of \$240,000, CIP #60015. [All Wards] **ADOPTED 2025-274**

11. Resolution awarding a three-year contract, with two possible one-year renewals, for millwright and welding services to Grisham Industries of Davenport, Iowa. [All Wards] **ADOPTED 2025-275**

12. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2025 Residential Alley Program, CIP #35038. [Ward 5] **ADOPTED 2025-276**

13. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Davenport Police Station Water Mitigation project, CIP #23085. [Ward 3] **ADOPTED 2025-277**
14. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 4th Street Pavement Rehabilitation project, CIP #35055. [Ward 3] **ADOPTED 2025-278**
15. Resolution approving a grant agreement with the Federal Railroad Administration (FRA) for the Davenport Riverfront Rail Crossing Safety Improvements (Quiet Zone) project in the amount of \$2,749,720. [Wards 3 & 5] **ADOPTED 2025-279**
16. Resolution authorizing submission of a grant application to the Iowa State Recreational Trails Program (SRTP) for financial assistance to reroute the Duck Creek Recreational Trail under Division Street. [Wards 2 & 7] **ADOPTED 2025-280**
17. Resolution authorizing submission of an application to the United States Department of Transportation's Safe Streets and Roads for All Grant program for financial assistance to improve transportation safety within the City. [Wards 2 & 8] **ADOPTED 2025-281**
18. Resolution authorizing execution of a Memorandum of Agreement (MOA) with the Quad City Regional Incident Management Assistance Team, and authorizing the City Administrator to sign any necessary documents. [All Wards] **ADOPTED 2025-282**
19. Resolution assessing the cost of boarding up buildings at various lots and tracts of real estate. [All Wards] **ADOPTED 2025-283**
20. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate. [All Wards] **ADOPTED 2025-284**
21. Resolution assessing the cost of condemned property demolition at various lots and tracts of real estate. [All Wards] **ADOPTED 2025-285**
22. Resolution assessing the cost of sidewalk replacement at various lots and tracts of real estate. [All Wards] **ADOPTED 2025-286**
23. Resolution assessing the cost of snow removal at various lots and tracts of real estate. [All Wards] **ADOPTED 2025-287**
24. Resolution assessing the cost of tree removal at various lots and tracts of real estate. [All Wards] **ADOPTED 2025-288**
25. Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards] **ADOPTED 2025-289**
26. Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance with multiple insurance companies and related professional services for FY 2026 in the amount of \$2,430,132 in accordance with the attached Schedule of Insurance in Force, and authorizing the Human Resources Director to execute any related documents. [All Wards] **ADOPTED 2025-290**
27. Resolution approving a two-year professional services contract with Humility Homes & Services, Inc in the amount of \$150,000. [Ward 3] **ADOPTED 2025-291**
28. Resolution approving a lease agreement for the former chapel (theatre) building and related parking on the Annie Wittenmyer campus, and authorizing the City Administrator or designee to execute necessary documents. [Ward 5] **TABLED ONE CYCLE**

29. Motion approving noise variance requests on the listed dates and times for outdoor events.

PASSED 2025-292

Southeast Little League; End of Season Celebration; Prairie Heights Park | 5600 Eastern Avenue; approximately 20-25 minutes between 9:30 p.m. and 10:00 p.m. Friday, June 27, 2025, or Saturday, June 28, 2025 (rain date); Fireworks, over 50 dBA. [Ward 8]

Downtown Davenport Partnership; Motor Row Victory Lane; Downtown; 9:00 a.m. - 5:00 p.m. Saturday, July 26, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Mississippi Valley Blues Society; Concerts; MLK Park | 501 Brady Street and K-Square | 119 East 3rd Street; 4:00 p.m. - 7:00 p.m. Sunday, July 27, 2025, and 2:00 p.m. - 5:00 p.m. Sunday, August 3, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

30. Motion approving beer and liquor license applications.

PASSED 2025-293

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Front Street Brewery (Front Street Brewery, Inc) - 400 Beiderbecke Drive – Temporary Outdoor Event July 3 - License Type: Class C Liquor (On-Premises)

B. Annual license renewals (with outdoor area as noted):

Ward 1

Casey's General Store #2077 (Casey's Marketing Company) - 3700 West Locust Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 2

Hickory Creek Event Center (Chariot, LLC) - 3504 Hickory Grove Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Yana Mart, LLC (Yana Mart) - 3815 West Kimberly Road - License Type: Class E Liquor (Carry-Out)

Ward 3

Frick's Tap (LBLN, LLC) - 1402 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Great River Brewery (AFS GRB BrewCo Davenport, LLC) - 332 East 2nd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Stompbox Brewing (Jpx2me, LLC) - 210 East River Drive #101 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

Don Juan Mexican Cocina, LLC (Don Juan Mexican Cocina, LLC) - 1902 North Division Street - License Type: Class C Liquor (On-Premises)

The Gardens (Washington Gardens, LLC) - 1301 West 13th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Express Lane Gas & Food Mart, Inc (Express Lane, Inc) - 1208 East Locust Street - License Type: Class B Beer/Wine (Carry-Out)

Grilled Cheese Bar (Tbs Enterprises, LLC) - 1019 Mound Street - License Type: Class C Liquor (On-Premises)

RodriguezHope (Alfredo Rodriguez) - 1113 Mound Street - License Type: Class C Liquor (On-Premises)

Rookie's Sports Bar (Rookies, Inc) - 2818 Brady Street - License Type: Class C Liquor (On-Premises)

Ward 6

California Burritos Mexican Grill (Burrito Enterprises #2, LLC) - 2690 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

El Compita (El Compita Mexican Bar & Grill on Kimberly, Inc) - 1720 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Walgreens #06186 (Walgreen Co) - 4011 East 53rd Street - License Type: Class E Liquor (Carry-Out)

Ward 7

Costa Del Mar Mexican Grill and Seafood (Costa Del Mar, Inc) - 3852 North Brady Street - License Type: Class C Liquor (On-Premises)

The Filling Station (Bar Management, LLC) - 305 East 35th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Hi-Ho Mongolian Grill (Hi Ho Mongolian Grill, Inc) - 901 Kimberly Road #15 – License Type: Special Class C Beer/Wine (On-Premises)

The Liquor Stop, LLC (The Liquor Stop, LLC) - 211 West 53rd Street - License Type: Class E Liquor (Carry-Out)

Vans Pizza Pub and Grill (Reedcan, LLC) - 3333 North Harrison Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 8

Iowa Machine Shed (Machine Shed, LLC) - 7250 Northwest Boulevard - License Type: Class C Liquor (On-Premises)

31. Motion approving the purchase of a compact excavator from Martin Equipment of Rock Island, Illinois in the amount of \$96,988.36 using Sourcewell contract 011723-JDC. [All Wards]

PASSED 2025-294

32. Motion approving a payment of \$97,830.91 to Naviant of Verona, Wisconsin for the annual license and support renewal of OnBase, the City's records management system. [All Wards]

PASSED 2025-295

33. Motion approving a payment of \$55,720 to Cellebrite, Inc of Vienna, Virginia for the annual renewal of Inseyets software subscription. [All Wards]

PASSED 2025-296

34. Motion approving a Managed Services Agreement for OnBase support and maintenance to Naviant of Verona, Wisconsin in the amount of \$69,000. [All Wards]

PASSED 2025-297

35. Motion approving the purchase of annual training and duty ammunition from Kiesler Police Supply, Inc of Jeffersonville, Indiana in the amount of \$56,360.86 using Iowa Department of Administrative Services contract 21293D. [All Wards] **PASSED 2025-298**

XII. Other Ordinances, Resolutions and Motions

XIII. Public with Business

XIV. Reports of City Officials

The following is a summary of revenue received for the month of May 2025:

Property Taxes	\$4,012,624
Other City Taxes	\$2,548,053
Licenses & Permits	\$161,094
Intergovernmental	\$2,673,066
Charges for Services	\$4,580,781
Use of Monies & Property	\$141,161
Fines & Forfeits	\$199,980
Bonds/Loan Proceeds	\$19,906,001
Miscellaneous	\$193,829

XV. Adjourn **6:57 p.m.**

Brian J. Krup
Deputy City Clerk

City of Davenport

Department: Administration

Contact Info: Brian Krup | 563-326-6163

Subject:

Approval of the Report on Committee of the Whole for July 2, 2025.

Action / Date

7/9/2025

Attachments:

1. 070225 Committee of the Whole Report

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, July 2, 2025 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Pro Tem Meginnis presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman Reinartz. Upon the roll being called, all Aldermen were present except Lynch (R. Dunn, Kelly, Reinartz, Gripp, Meginnis, Newton, T. Dunn, Jobgen, and Burkholder).

The following Public Hearings were held: **Community Development:** 1. on the proposed conveyance of City-owned properties located at 228 South Hancock Avenue (Parcel J0024-39) to Bethanee Zuber, Petitioner; 1826 West 4th Street (Parcel H0062-04) to Stephen and Ciara Echols, Petitioners; and 1838 West 4th Street (Parcel H0062-06) to Madison Martin, Petitioner. **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the Davenport Civil Rights Renovation project, CIP #23061.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderman Reinartz, second by Alderman Jobgen all items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, second by Alderwoman Burkholder all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderman Jobgen item #5, Resolution approving eight construction and maintenance agreements with Canadian Pacific Kansas City (CPKC) Railway for the Riverfront Quiet Zone project in the amount of \$3,806,010.45, #ARP12, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Finance:** Alderwoman Newton reviewed all items listed. On motion by Alderman Jobgen, second by Alderwoman Burkholder item #2, Resolution approving a lease agreement for the former chapel (theatre) building and related parking on the Annie Wittenmyer campus, and authorizing the City Administrator or designee to execute necessary documents, was tabled for once cycle. On motion by Alderwoman Burkholder, second by Alderman Jobgen all other items moved to the Consent Agenda.

Council adjourned at **6:10 p.m.**

City of Davenport

Department: Office of the Mayor
Contact Info: Brian Krup | 563-326-6163

Action / Date
7/9/2025

Subject:
Parks and Recreation Advisory Board
-Michael Schertz (new appointment | Fifth Ward representative)

Background:
Michael Schertz is a new appointment as the Fifth Ward representative to the Parks and Recreation Advisory Board, filling the vacancy created by Chengming Hu's resignation. Michael previously served as the Eighth Ward representative, with his most recent term concluding on June 30, 2025. Term dates for this appointment are July 10, 2025 - June 30, 2028.

Attachments:
None

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
7/9/2025

Subject:

Resolution approving eight construction and maintenance agreements with Canadian Pacific Kansas City (CPKC) Railway for the Riverfront Quiet Zone project in the amount of \$3,806,010.45, #ARP12. [Ward 3 & 5]

Recommendation:

Adopt the Resolution.

Background:

The Riverfront Quiet Zone project will implement railroad safety improvements along the riverfront corridor spanning between Mound Street and Marquette Street. These improvements will be completed following Federal Railroad Administration (FRA) standards. The project consists of two main components:

- Improvements within City-owned right-of-way.
- Improvements within CPKC-owned right-of-way.

Improvements within CPKC-owned right-of-way will be done by CPKC and/or their appointed contractor(s). These agreements ensure CPKC will be reimbursed for all work associated with the project. Improvements are scheduled to occur at eight at-grade public crossings (Mound Street, Onedia Avenue, Carey Avenue, River Heritage Park, Pershing Avenue, Harrison Street, Ripley Street and Gaines Street). Each crossing has its own construction and maintenance agreement. The scope of the work includes:

- Removal of the existing crossing warning devices
- Installation of four quadrant 12-inch LED automatic flashing lights with gates, constant warning time circuitry, new reflective crossbucks (R15-1), and other appropriate appurtenances.
- Determine required railroad flagging and worker protection for the Project and provide such railroad flagging/worker-protection services.
- Provide right-of-entry license agreements required for all contractors performing work on their property.
- Provide supervision and labor for the work.
- Perform incidental work necessary to complete the items specified herein above.

Payment for all final engineering and the construction work listed above will come from grants obtained through the Federal Railroad Administration (FRA), the State of Iowa's Destination Iowa grant, and funding from the Canadian Pacific Settlement Agreement. Following the successful completion of the project, CPKC will maintain these assets and the City will reimburse them for any necessary work; this includes the replacement of assets once they have reached the end of their useful life.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving eight construction and maintenance agreements with Canadian Pacific Kansas City (CPKC) Railway for the Riverfront Quiet Zone project in the amount of \$3,806,010.45, #ARP12.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the Canadian Pacific Kansas City (CPKC) will perform all necessary work within their right-of-way for the implementation of a quiet zone in accordance with Federal Railroad Administration (FRA) standards; and

WHEREAS, the City will reimburse CPKC for the work necessary within their right-of-way for the implementation of a quiet zone in accordance with FRA standards.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that eight construction and maintenance agreements with Canadian Pacific Kansas City (CPKC) Railway for the Riverfront Quiet Zone project in the amount of \$3,806,010.45 is hereby approved.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Legal
Contact Info: Sam Huff | 563-326-7761 |

Action / Date
7/9/2025

Subject:

Second Consideration: Ordinance amending Chapter 9.40 entitled "Projectiles, Toys Pistols and Fireworks" of the Municipal Code of Davenport, Iowa to update the allowed dates and times that consumer fireworks can be used in accordance with Senate Bill 303. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

Senate File 303, signed into law by the Governor on May 14, 2025, establishes new statewide requirements regarding the regulation of consumer fireworks by local governments. The legislation, which becomes effective July 1, 2025, limits the authority of cities and counties to prohibit or restrict the use of consumer fireworks on July 3, July 4, and December 31.

These dates remain consistent with previous local regulations. The proposed ordinance brings the City's regulations into compliance with SF 303 by maintaining the permitted dates for consumer fireworks use while updating the allowable hours of use.

- July 3rd from 9:00am until 10:00pm (unless July 3 falls on a Saturday or Sunday immediately proceeding July 4, in which case fireworks may be used until 11pm)
- July 4th from 9:00am until 11:00pm
- December 31st from 9:00am until January 1 at 12:30am

Under the proposed changes, consumer fireworks may be used beginning at 9:00 a.m. on each of these dates, in accordance with the new state law.

These updates ensure the City's ordinance aligns with state requirements and provides clarity for residents regarding when consumer fireworks may be legally used within City Limits.

Attachments:

1. Ordinance
2. Section 9.40.030 Redline Version
3. Current Section 9.40.030

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 9.40 ENTITLED "PROJECTILES, TOY PISTOLS AND FIREWORKS" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA TO UPDATE THE ALLOWED DATES AND TIMES THAT CONSUMER FIREWORKS CAN BE USED IN ACCORDANCE WITH SENATE BILL 303.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Subsection 9.40.030(B) of the Municipal Code of Iowa be and the same is hereby amended to read as follows:

B. Consumer Fireworks may be used as follows:

1. July 3 from 9:00 a.m. until 10:00 p.m. (unless July 3 falls on a Saturday or Sunday immediately preceding July 4, in which case fireworks may be used until 11:00 p.m.)
2. July 4 from 9:00 a.m. until 11:00 p.m.; and
3. December 31 from 9:00 a.m. until January 1 12:30 a.m.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

9.40.030. Fireworks allowed as specified. [Amended 6-8-2022 by Ord. No. 2022-283; Ord. No. 2021-198; Ord. 2017-498]

A. As used in this section "consumer fireworks" shall mean and include "consumer first-class consumer fireworks and second-class consumer fireworks" as those terms are defined in Iowa State Code § 100.19, subsection 1. Consumer fireworks includes, but is not limited to, such items as:

1. Aerial shell kits and reloadable tubes.
2. Chasers.
3. Helicopter and aerial spinners.
4. Firecrackers.
5. Mine and shell devices.
6. Missile-type rockets.
7. Roman candles.
8. Sky rockets and bottle rockets.
9. Multiple tube devices under this paragraph that are manufactured in accordance with American Pyrotechnics Association 87-1, section 3.5.

Consumer fireworks does not include "Novelties" as defined and enumerated in chapter 3 of the American Pyrotechnics Association's standard 87-1 or "Display Fireworks" as defined and enumerated in chapter 4 of the American Pyrotechnics Association's standard 87-1 as published in December 2001.

B. Consumer Fireworks may be used as follows: on July 3 and July 4 from 5:00 p.m. until 10:00 p.m. and on the night of December 31 from 10:00 p.m. until 12:30 a.m.

1. July 3 from 9:00 a.m. until 10:00 p.m. (unless July 3 falls on a Saturday or Sunday immediately preceding July 4, in which case fireworks may be used until 11pm)

2. July 4 from 9:00 a.m. until 11:00 p.m.; and

10.3. December 31 from 9:00 a.m. until January 1 12:30 a.m.

B.C. A permit to use display fireworks may be issued by the Davenport fire marshal's office pursuant to the criteria and standards adopted from the Uniform Fire Code.

C.D. Use of any consumer firework at a date or time other than those allowed pursuant to subsection B or the use of display fireworks without a permit is prohibited and a simple misdemeanor punishable as a scheduled violation as follows:

First offense	\$250
Second offense	\$400
Third and subsequent	\$625

9.40.030. Fireworks allowed as specified. [Amended 6-8-2022 by Ord. No. 2022-283; Ord. No. 2021-198; Ord. 2017-498]

A. As used in this section "consumer fireworks" shall mean and include "consumer first-class consumer fireworks and second-class consumer fireworks" as those terms are defined in Iowa State Code § 100.19, subsection 1. Consumer fireworks includes, but is not limited to, such items as:

1. Aerial shell kits and reloadable tubes.
2. Chasers.
3. Helicopter and aerial spinners.
4. Firecrackers.
5. Mine and shell devices.
6. Missile-type rockets.
7. Roman candles.
8. Sky rockets and bottle rockets.
9. Multiple tube devices under this paragraph that are manufactured in accordance with American Pyrotechnics Association 87-1, section 3.5.

Consumer fireworks does not include "Novelties" as defined and enumerated in chapter 3 of the American Pyrotechnics Association's standard 87-1 or "Display Fireworks" as defined and enumerated in chapter 4 of the American Pyrotechnics Association's standard 87-1 as published in December 2001.

- B. Consumer Fireworks may be used on July 3 and July 4 from 5:00 p.m. until 10:00 p.m. and on the night of December 31 from 10: 00 p.m. until 12:30 a.m.
- C. A permit to use display fireworks may be issued by the Davenport fire marshal's office pursuant to the criteria and standards adopted from the Uniform Fire Code.
- D. Use of any consumer firework at a date or time other than those allowed pursuant to subsection B or the use of display fireworks without a permit is prohibited and a simple misdemeanor punishable as a scheduled violation as follows:

First offense	\$250
Second offense	\$400
Third and subsequent	\$625

City of Davenport

Department: Public Works
Contact Info: Gary Statz | 563-326-7754

Action / Date
7/9/2025

Subject:

Second Consideration: Ordinance amending Schedule V Four-Way Stop Intersections of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Esplanade Avenue at Pleasant Street. [Ward 5]

Recommendation:

Adopt the Ordinance.

Background:

At the request of the Davenport School District, a temporary all-way stop was installed in August 2024 at the intersection of Esplanade Avenue and East Pleasant Street. The purpose was to support on-street school bus loading and unloading, as well as manage increased traffic during construction of the new Sudlow Middle School.

Since the installation, there have been no reported crashes at the intersection, and both vehicle and pedestrian traffic have been flowing safely and efficiently. Based on this positive performance, the City recommends making the all-way stop permanent.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE V FOUR-WAY STOP INTERSECTIONS OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING ESPLANADE AVENUE AT PLEASANT STREET.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule V Four-Way Stop Intersections of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following.

Esplanade Avenue at Pleasant Street

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
7/9/2025

Subject:

Resolution approving a HOME-funded development agreement with Habitat for Humanity QC for the construction of one single-family home at 513 East Dover Court, subject to environmental review, federal regulations, funding availability, City Ordinances, and the building permit process, and authorizing the City Administrator or designee to execute necessary documents. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

Each year, the U.S. Department of Housing and Urban Development (HUD) allocates HOME investment Partnership (HOME) funding to the City. HOME funds have to be spent on housing projects/activities that benefit households at or below certain income levels and must be allocated on an ongoing basis or be repaid to HUD.

Proposed by the developer, Habitat for Humanity QC, the project involves the new construction of one single-family home to be built on a parcel owned by Habitat for Humanity, which would be sold to an income-eligible household.

The house would be approximately 1,116 square feet and contain three bedrooms. The total amount of proposed HOME assistance for the house would be \$157,392 to assist with a financing gap. Eligible households are required to have an income at 80% of Median Family Income, which is approximately \$54,750 for a single person and \$78,150 for a household of four.

Pending approval of the final underwriting for financial, environmental review and availability of funds, approval would authorize staff to execute the appropriate documents to commit the above source of funding. The developer anticipates beginning site work by July 2025 and hopes to be complete by June 2026.

Attachments:

1. Resolution
2. Proposed Site Plan

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a HOME-funded development agreement for the construction of one single-family home at 513 East Dover Court, subject to environmental review, federal regulations, funding availability, City Ordinances, and the building permit process, and authorizing the City Administrator or designee to execute necessary documents (Habitat for Humanity QC, Petitioner).

WHEREAS, the developer has proposed HOME funding from the U.S. Department of Housing and Urban Development (HUD) to assist with the new construction of one single-family home at 513 East Dover Court, Parcel #C0034-43; and

WHEREAS, the City has available HOME funds that must be obligated for eligible affordable housing purposes; and

WHEREAS, the Developer has applied for a \$157,392 forgivable loan in HOME funding from the City to bridge a gap in the project financing; and

WHEREAS, the project will need to meet final program and financial requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a HOME-funded development agreement for the construction of one single-family home at 513 East Dover Court, subject to environmental review, federal regulations, funding availability, City Ordinances, and the building permit process, is hereby approved; and

BE IT FURTHER RESOLVED that the City Administrator or designee is hereby authorized to execute necessary documents.

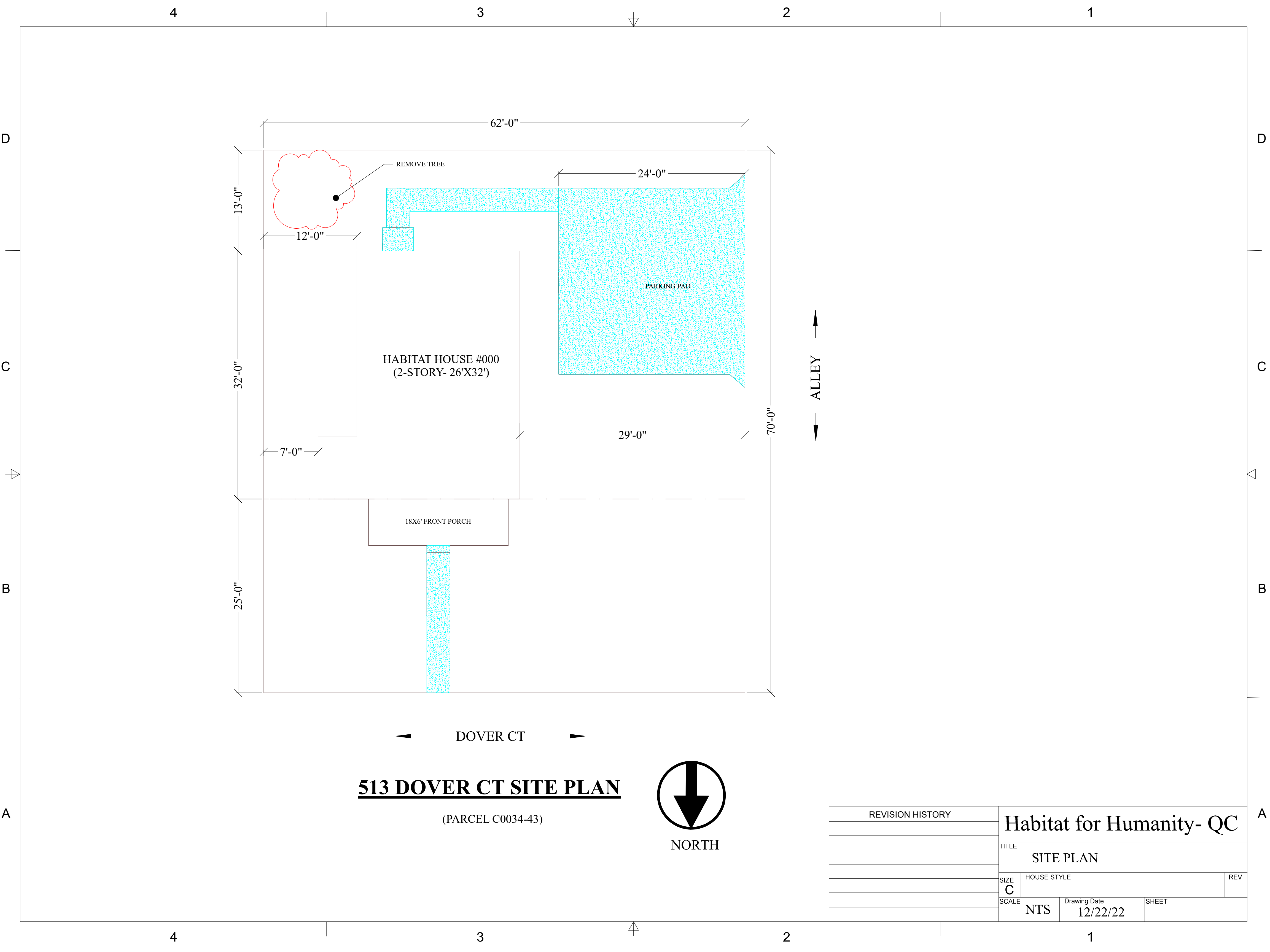
Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



REVISION HISTORY			
TITLE		Habitat for Humanity- QC	
SITE PLAN			
SIZE	C	HOUSE STYLE	REV
SCALE	NTS	Drawing Date	SHEET
		12/22/22	

City of Davenport

Department: Community & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
7/9/2025

Subject:

Resolution authorizing the conveyance of City-owned property located at 228 South Hancock Avenue to Bethanee Zuber, Petitioner. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

As part of the Urban Homestead Program funded with a variety of Federal housing grants, the City has acquired and rehabilitated a single-family home with the intention of selling the property to an income eligible household in Davenport. This program, which has been approved by City Council as part of the City's CDBG Five-Year Comprehensive and One-Year Annual Plans, enables vacant properties to be returned to the tax rolls and improves the look and feel of neighborhoods while providing eligible working households with affordable homeownership opportunities.

The petitioner has applied for and been approved as federally eligible to acquire this property from the City. City staff solicited an appraisal for the property and it is being sold for \$162,500.

A Public Hearing on this conveyance was held on July 02, 2025 in accordance with Iowa law. Adoption of this Resolution authorizes the Mayor and staff to execute closing documents and convey the property to the Petitioner.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the conveyance of City-owned property located at 228 South Hancock Avenue to Bethanee Zuber, Petitioner.

WHEREAS, the City of Davenport is the legal owner of certain property legally described as:

PART OF LOTS 21 AND 22 OF THOEMING'S ADDITION TO THE CITY OF DAVENPORT, IOWA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF HANCOCK AVENUE, WHICH SAID POINT IS 13.60 FEET SOUTHEASTERLY FROM THE NORTHERMOST POINT OF SAID LOT 22; RUNNING THENCE SOUTHWESTERLY BY A STRAIGHT LINE TO A POINT OF THE EAST BOUNDARY LINE OF THE ALLEY LYING IN THE REAR OF SAID LOT 22, WHICH SAID LAST NAMED POINT LIES 16.65 FEET SOUTHEASTERLY FROM THE INTERSECTION OF SAID ALLEY LINE WITH THE NORTHERN BOUNDARY LINE OF SAID LOT 22; RUNNING THENCE SOUTHEASTWARDLY FROM SAID LAST NAMED POINT ALONG SAID ALLEY LINE A DISTANCE OF 41.35 FEET TO A POINT IN SAID ALLEY LINE WHICH LIES 8 FEET SOUTHEASTWARDLY FROM THE INTERSECTION OF SAID ALLEY WITH THE SOUTH BOUNDARY LINE OF SAID LOT 22; RUNNING THENCE NORTHEASTWARDLY TO A POINT ON THE WEST LINE OF HANCOCK AVENUE WHICH LIES 8 FEET SOUTHEASTERLY FROM THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH BOUNDARY LINE OF SAID LOT 22; THENCE RUNNING NORTHWESTWARDLY ALONG SAID WEST LINE A DISTANCE OF 44.40 FEET TO THE POINT OF BEGINNING AND HAVING THE ADDRESS 228 S HANCOCK AVE, DAVENPORT, IOWA 52802

Commonly known as: 228 S Hancock Avenue, Davenport, IA 52802, Parcel J0024-39; and

WHEREAS, the City has operated the Urban Homestead Program since the 1980s to acquire abandoned or vacant houses, rehabilitate them with Federal funding, and convey them to income qualifying homebuyers; and

WHEREAS, this program helps revitalize and stabilize neighborhoods, often increasing homeownership and encouraging reinvestment; and

WHEREAS, the property referenced is the latest home that has been completed via the Urban Homestead Program; and

WHEREAS, the Petitioner has applied for the program, met all of the requirements, and was selected to acquire the home; and

WHEREAS, per State requirements, notification of a public hearing was published, and the hearing was held on July 2, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the mayor and staff are hereby authorized to execute documents necessary to convey City-owned property located at 228 South Hancock Avenue to Bethanee Zuber, Petitioner.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
7/9/2025

Subject:

Resolution authorizing the conveyance of City-owned property located at 1826 West 4th Street to Stephen and Ciara Echols, Petitioners. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

As part of the Urban Homestead Program funded with a variety of Federal housing grants, the City has acquired and rehabilitated a single-family home with the intention of selling the property to an income eligible household in Davenport. This program, which has been approved by City Council as part of the City's CDBG Five Year Comprehensive and One Year Annual Plans, enables vacant properties to be returned to the tax rolls and improves the look and feel of neighborhoods while providing eligible working households with affordable homeownership opportunities.

The petitioners have applied for and been approved as federally eligible to acquire this property from the City. City staff solicited an appraisal for the property and it is being sold for \$176,000.

A Public Hearing on this conveyance was held on July 02, 2025 in accordance with Iowa law. Adoption of this Resolution authorizes the Mayor and staff to execute closing documents and convey the property to the Petitioner.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the conveyance of City-owned property located at 1826 West 4th Street to Stephen and Ciara Echols, Petitioner.

WHEREAS, the City of Davenport is the legal owner of certain property legally described as:

PART OF THE S.W. 7« OF SECTION 27 AND PART OF THE N.W. 74 OF SECTION 34, IN TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M. IN THE CITY OF DAVENPORT, IOWA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF 4th STREET 30 FEET WEST OF THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 1 IN FOSTER'S ADDITION TO THE CITY OF DAVENPORT, IOWA; THENCE RUNNING NORTH 150 FEET TO THE SOUTH LINE OF AN, ALLEY; THENCE WEST ALONG SAID SOUTH LINE 30 FEET; THENCE SOUTH 150 FEET TO THE NORTH LINE OF 4th STREET; THENCE EAST ALONG SAID NORTH LINE 30 FEET TO THE POINT OF BEGINNING, BEING THE SAME TRACT CONVEYED TO NELLIE PAULHABER BY DEED RECORDED ON FEBRUARY 2, 1903 IN BOOK 69 OF TOWN LOT DEEDS, PAGE 293 HAVING THE ADDRESS 1826 W 4th ST, DAVENPORT, IOWA 52802

Commonly known as: 1826 W 4th Street, Davenport, IA 52802, Parcel H0062-04; and

WHEREAS, the City has operated the Urban Homestead Program since the 1980s to acquire abandoned or vacant houses, rehabilitate them with Federal funding, and convey them to income qualifying homebuyers; and

WHEREAS, this program helps revitalize and stabilize neighborhoods, often increasing homeownership and encouraging reinvestment; and

WHEREAS, the property referenced is the latest home that has been completed via the Urban Homestead Program; and

WHEREAS, the Petitioners has applied for the program, met all of the requirements, and were selected to acquire the home; and

WHEREAS, per State requirements, notification of a public hearing was published, and the hearing was held on July 2, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the mayor and staff are hereby authorized to execute documents necessary to convey City-owned property located at 1826 West 4th Street to Stephen and Ciara Echols, Petitioners.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
7/9/2025

Subject:

Resolution authorizing the conveyance of City-owned property located at 1838 West 4th Street to Madison Martin, Petitioner. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

As part of the Urban Homestead Program funded with a variety of Federal housing grants, the City has acquired and rehabilitated a single-family home with the intention of selling the property to an income eligible household in Davenport. This program, which has been approved by City Council as part of the City's CDBG Five-Year Comprehensive and One-Year Annual Plans, enables vacant properties to be returned to the tax rolls and improves the look and feel of neighborhoods while providing eligible working households with affordable homeownership opportunities.

The Petitioner has applied for and been approved as federally eligible to acquire this property from the City. City staff solicited an appraisal for the property, and it is being sold for \$179,000.

A Public Hearing on this conveyance was held on July 02, 2025 in accordance with Iowa law. Adoption of this Resolution authorizes the Mayor and staff to execute closing documents and convey the property to the Petitioner.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the conveyance of City-owned property located at 1838 West 4th Street to Madison Martin, Petitioner.

WHEREAS, the City of Davenport is the legal owner of certain property legally described as:

THE WEST HALF OF A TRACT OF LAND WHICH IS PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF FOURTH STREET IN THE CITY OF DAVENPORT, IOWA, WHICH POINT IS 225 FEET WEST AND 10 FEET SOUTH OF A STONE WHICH WAS ON THE SOUTHWEST CORNER OF WM. MCKENZIE'S LAND, SITUATED ON THE SOUTH SIDE OF THE MISSISSIPPI AND MISSOURI R.R.; RUNNING THENCE NORTH FROM THE PLACE OF BEGINNING, 150 FEET; THENCE WEST 60 FEET; THENCE SOUTH 150 FEET; THENCE EAST 60 FEET TO THE PLACE OF BEGINNING. ALSO THE EAST HALF OF A TRACT OF LAND WHICH IS PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF FOURTH STREET IN THE CITY OF DAVENPORT, IOWA, WHICH POINT IS 225 FEET WEST AND 10 FEET SOUTH OF A STONE WHICH WAS ON THE SOUTHWEST CORNER OF WM. MCKENZIE'S LAND, SITUATED ON THE SOUTH SIDE OF THE MISSISSIPPI AND MISSOURI R.R.; RUNNING THENCE NORTH FROM THE PLACE OF BEGINNING, 150 FEET; THENCE WEST 60 FEET; THENCE SOUTH 150 FEET; THENCE EAST 60 FEET TO THE PLACE OF BEGINNING. (LOCALLY KNOWN AS 1838 WEST FOURTH STREET, DAVENPORT, IOWA)

Commonly known as: 1838 W 4th Street, Davenport, IA 52802, Parcel H0062-06; and

WHEREAS, the City has operated the Urban Homestead Program since the 1980s to acquire abandoned or vacant houses, rehabilitate them with Federal funding, and convey them to income qualifying homebuyers; and

WHEREAS, this program helps revitalize and stabilize neighborhoods, often increasing homeownership and encouraging reinvestment; and

WHEREAS, the property referenced is the latest home that has been completed via the Urban Homestead Program; and

WHEREAS, the Petitioner has applied for the program, met all of the requirements, and was selected to acquire the home; and

WHEREAS, per State requirements, notification of a public hearing was published, and the hearing was held on July 2, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the mayor and staff are hereby authorized to execute documents necessary to convey City-owned property located at 1838 West 4th Street to Madison Martin, Petitioner.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration
Contact Info: Brian Krup | 563-326-6163

Action / Date
7/9/2025

Subject:

Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Daiquiri Factory, Mac's, Kilkenny's, and Carriage Haus; Bix 7 Block Party; Downtown | 300 block of West 3rd Street; 9:00 a.m. Friday, July 25, 2025 - 6:00 a.m. Sunday, July 27, 2025; **Closure:** West 3rd Street from Ripley Street to Harrison Street; parking lane on the west side of Harrison Street from the alley north of West 3rd Street to the southeast corner of Daiquiri Factory south of West 3rd Street. [Ward 3]

The Office; Bix 7 Party; 116 West 3rd Street; 11:00 a.m. Saturday, July 26, 2025 - 1:30 a.m. Sunday, July 27, 2025; **Closure:** northernmost parking lane and two travel lanes on West 3rd Street from Main Street to 116 West 3rd Street. [Ward 3]

Common Chord; Alternating Currents Block Party; 129 Main Street; 8:00 a.m. Thursday, August 14, 2025 - 2:00 a.m. Sunday, August 17, 2025; **Closure:** West 2nd Street from Main Street to Brady Street. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

Per the City's Special Events Policy, City Council will approve street, lane, and public ground closure requests based on the recommendation of the Special Events Committee.

Common Chord | Access will be maintained to the CBI Bank & Trust drive-thru.

Attachments:

1. Resolution
2. 3rd Street Bix Block Party Map 2025
3. The Office Bix Party Map
4. Common Chord Alternating Currents Block Party Closure Map
5. Common Chord Alternating Currents Block Party Closure Petition

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving street, lane, or public ground closure requests on the listed dates and times for outdoor events.

*Daiquiri Factory, Mac's, Kilkenney's, and Carriage Haus; Bix 7 Block Party; Downtown | 300 block of West 3rd Street; 9:00 a.m. Friday, July 25, 2025 - 6:00 a.m. Sunday, July 27, 2025; **Closure:** West 3rd Street from Ripley Street to Harrison Street; parking lane on the west side of Harrison Street from the alley north of West 3rd Street to the southeast corner of Daiquiri Factory south of West 3rd Street. [Ward 3]*

*The Office; Bix 7 Party; 116 West 3rd Street; 11:00 a.m. Saturday, July 26, 2025 - 1:30 a.m. Sunday, July 27, 2025; **Closure:** northernmost parking lane and two travel lanes on West 3rd Street from Main Street to 116 West 3rd Street. [Ward 3]*

*Common Chord; Alternating Currents Block Party; 129 Main Street; 8:00 a.m. Thursday, August 14, 2025 - 2:00 a.m. Sunday, August 17, 2025; **Closure:** West 2nd Street from Main Street to Brady Street. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed date and time that are requesting street, lane, or public ground closures; and

WHEREAS, upon review of the applications, it has been determined that streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closure requests are hereby approved, and staff is directed to proceed with the closures.

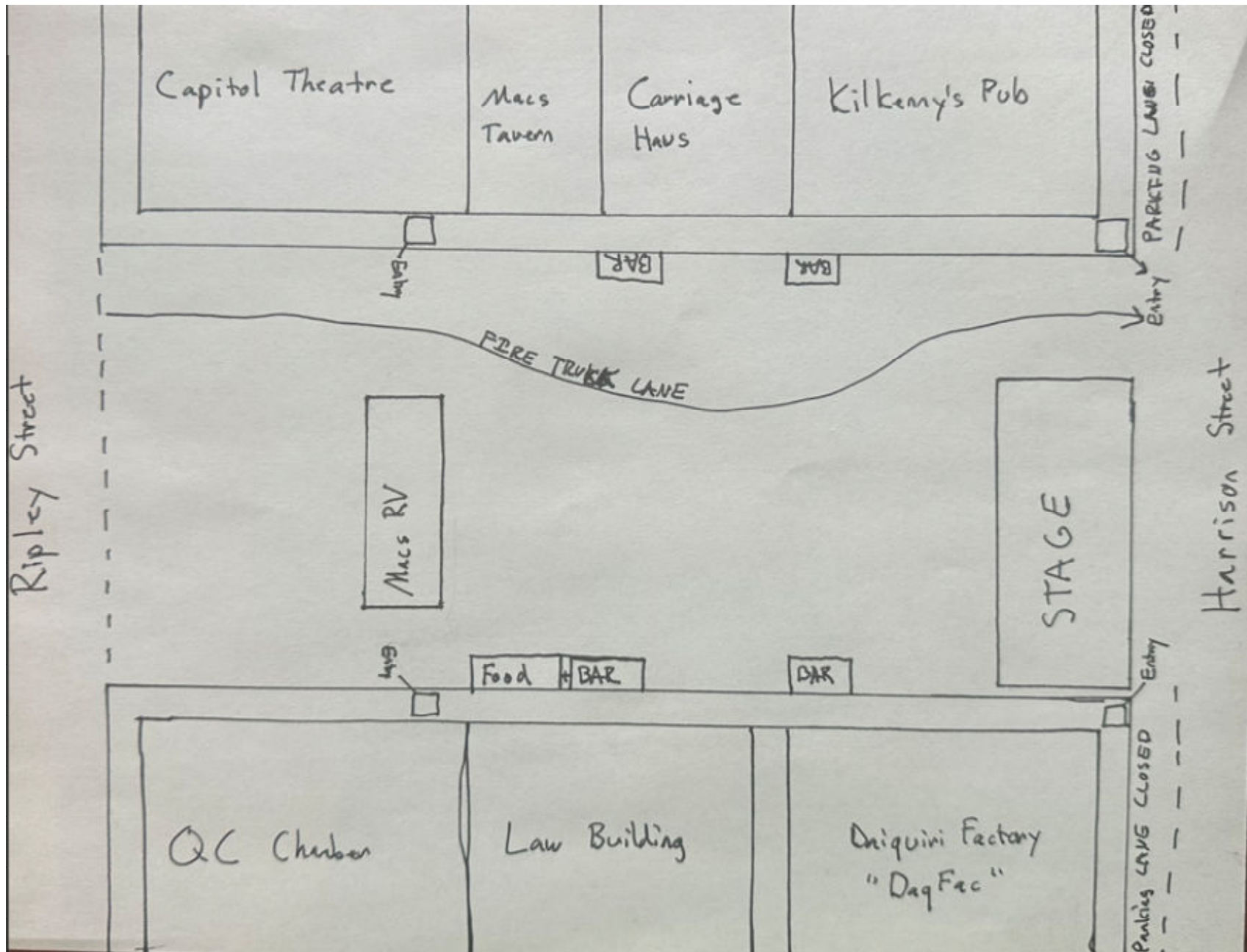
Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk





Closure

Subway
Temporarily closed

JA World

116

112

KE Flatwork

W 2nd St

Bix Beiderbecke
Museum and Archives

The Phoenix Restaurant
& Martini-Bar
American • \$\$

Estes Construction

Live @ Five

Zeke's Island Cafe
Family-friendly

CBI Bank & Trust -
Davenport Office

Superior
Emergency Dentist

Davenport Skybridge
Temporarily closed

National Able Network

BUS

61

P



CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the 14th day of AUGUST, 2025 during the hours of 8AM (TH) - 2AM (SUN)
there is proposed a street closure, requested by DDP / COMMON CHORD, which will
require the closing of SECOND STREET between MAIN STREET and
BRADY STREET.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
Bix Beider-Becke Memorial Society	☒	☐	☐
Estes Construction	☐	☐	☒
Brian Krup The Lemonade Stand	☐	☐	☒
The Current Iowa	☒	☐	☐
CBI Book & Treat	☒	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

Steve Adams 6/23/2025
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
7/9/2025

Subject:

Resolution accepting work completed under the West Central Park Avenue (at Division and Marquette Streets) Intersection Improvements project by McCarthy Improvement Company of Davenport, Iowa in the amount of \$967,016.42, CIP #35061. [Wards 2, 4, & 7]

Recommendation:

Adopt the Resolution.

Background:

This project improved two intersections on West Central Park Avenue:

- replaced concrete pavement and traffic signalization and improved ADA accessibility at Marquette Street.
- replaced concrete pavement, upgraded pedestrian signalization, and improved ADA accessibility at Division Street.

There was also a large amount utility relocation (underground and overhead) performed before and during this project.

The total cost was \$967,016.42 which was funded in CIP #35061.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the West Central Park Avenue (at Division and Marquette Streets) Intersection Improvements project by McCarthy Improvement Company of Davenport, Iowa in the amount of \$967,016.42, CIP #35061.

WHEREAS, the City entered into a contract with McCarthy Improvement Company of Davenport, Iowa for the West Central Park Avenue (at Division and Marquette Streets) Intersection Improvements project; and

WHEREAS, the work of reconstructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the project was \$967,016.42.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the West Central Park Avenue (at Division and Marquette Streets) Intersection Improvements project by McCarthy Improvement Company of Davenport, Iowa in the amount of \$967,016.42 is hereby accepted.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
7/9/2025

Subject:

Resolution accepting work completed under the East 32nd Street (Fernwood Avenue to Fernwood Court) PCC Patching project by Americore LLC of Muscatine, Iowa in the amount of \$94,914, CIP #35062. [Ward 6]

Recommendation:

Pass the Motion.

Background:

The project performed full-depth patching of the pavement on East 32nd Street from Fernwood Avenue to Fernwood Court. Improvements and additional work included ADA upgrades, sidewalk, and driveway approaches. Work has been duly and fully completed by Americore LLC of Muscatine, Iowa in accordance with the terms of the contract.

This final cost of the project was \$94,914 and budgeted in CIP #35062 | Neighborhood Street Repair Program.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the East 32nd Street (Fernwood Avenue to Fernwood Court) PCC Patching project by Americore LLC of Muscatine, Iowa in the amount of \$94,914, CIP #35062.

WHEREAS, the City entered into a contract with Americore LLC of Muscatine, Iowa for the East 32nd Street (Fernwood Avenue to Fernwood Court) PCC Patching project; and

WHEREAS, the work of reconstructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the project was \$94,914.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the East 32nd Street (Fernwood Avenue to Fernwood Court) PCC Patching project by Americore LLC of Muscatine, Iowa in the amount of \$94,914 is hereby accepted.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
7/9/2025

Subject:

Resolution awarding a contract for the West 56th Street (Hillandale Road to 2519 West 56th Street) Reconstruction project to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of \$369,927.50, CIP #35062. [Ward 2]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on May 22, 2025, and sent to contractors. On June 16, 2025, the Purchasing Division opened and read six (6) responsive and responsible bids. Eastern Iowa Excavating & Concrete, LLC of Cascade Iowa was the lowest responsive and responsible bidder and is recommended for contract award.

This project will reconstruct West 56th Street from Hillandale Road to 2529 West 56th Street. Proposed improvements include, but are not limited to, the furnishing of all labor, materials and equipment for the reconstruction of the existing concrete roadway and ADA accessible sidewalk ramps; installation of subdrains; resetting all existing utility surface features to finish grade; replacement of the adjacent driveway approaches; topsoil; sodding; erosion control; and other related work.

This project is funded through CIP #35062 | Neighborhood Street Repair Program.

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the West 56th Street (Hillandale Road to 2519 West 56th Street) Reconstruction project to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of \$369,927.50, CIP #35062.

WHEREAS, the City needs to contract for the West 56th Street (Hillandale Road to 2519 West 56th Street) Reconstruction project; and

WHEREAS, Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the West 56th Street (Hillandale Road to 2519 West 56th Street) Reconstruction project is hereby awarded to Eastern Iowa Excavating & Concrete, LLC of Cascade, Iowa in the amount of \$369,927.50.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: W. 56th Street Reconstruction (Hillandale Rd to 2519 W 56th St)

BID NUMBER: 25-96

OPENING DATE: June 16, 2025

FUNDING: CIP 35062 | Neighborhood Street Repair Program

RECOMMENDATION: Award the contract to Eastern Iowa Excavating & Concrete, LLC of Cascade, IA in the amount of \$369,927.50.

<u>VENDOR NAME</u>	<u>Bid Price</u>
Eastern Iowa Excavating & Concrete, LLC of Cascade, IA	\$369,927.50
Five Cities Construction Company of Coal Valley, IL	\$390,520.02
Hawkeye Paving Corporation of Davenport, IA	\$426,390.00
N. J. Miller, Inc. of Bettendorf, IA	\$434,405.00
Langman Construction Inc. of Rock Island, IL	\$451,989.28
Centennial Contractors of the Quad Cities of Moline, IL	\$491,890.00

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved

Chief Financial Officer

Date

City of Davenport

Department: Public Works

Contact Info: James Odean | 563-326-7739

Action / Date

7/9/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Davenport Civil Rights Renovation project, CIP #23061. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The proposed improvements include, but are not limited to, the furnishing of all labor for the renovation of the Civil Rights Department including the addition of a secure transaction window, extending walls above the drop ceiling to meet the floor deck above, and reworking HVAC ducts within the offices. The purpose of the project is to improve the physical and conversational security of Civil Rights personnel.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Davenport Civil Rights Renovation project, CIP#23061.

WHEREAS, plans, specifications, form of contract and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Davenport Civil Rights Renovation project; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Davenport Civil Rights Renovation project.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
7/9/2025

Subject:

Resolution approving a 28E Cooperative Agreement with the Iowa Department of Transportation (IDOT) for inclusion of the South Clark Street South Bridge Over Blackhawk Creek Replacement project in their Competitive Highway Bridge Program (CHBP) grant application to the Federal Highway Administration (FHWA) in an amount up to \$784,753. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

The Iowa Department of Transportation (IDOT) is submitting a grant application on behalf of the State of Iowa to the Federal Highway Administration (FHWA)'s Competitive Highway Bridge Program (CHBP). In preparing the application, IDOT staff reached out to counties and cities throughout the state to submit projects for possible inclusion. City staff submitted several bridge replacement projects for review and consideration; the South Clark Street (SB) over Blackhawk Creek replacement project was ultimately selected by Iowa DOT staff. In total, nineteen counties and three cities (including the City of Davenport) will be included in their grant application.

If the grant application is approved as submitted, this intergovernmental agreement will provide 80% Federal-aid participation of construction costs, up to \$784,753 with the remaining 20% coming from the city as a grant match. This application is unique compared to other city grant applications as it bundles projects through multiple areas. The city's project will be bundled with the City of Iowa City's project; with that municipality serving as the lead with IDOT acting as the primary contract authority.

Attachments:

1. Resolution
2. 28E Cooperative Agreement
3. City Signature Page and Resolution - Davenport

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving a 28E Cooperative Agreement with the Iowa Department of Transportation (IDOT) for inclusion of the South Clark Street South Bridge Over Black Hawk Creek Replacement project in their Competitive Highway Bridge Program (CHBP) grant application to the Federal Highway Administration (FHWA) in an amount up to \$784,753.

WHEREAS, City of Davenport, Iowa bridge FHWA number 003220 (South Clark Street South Bridge over Black Hawk Creek), has been identified as being part of a joint CHBP Grant Project; and

WHEREAS, Iowa bridge FHWA number 003220 has been included in Bridge Bundle 11, as detailed in Exhibit B of the 28E Cooperative Agreement; and

WHEREAS, the City of Davenport accepts the Contracting Authority for the bundle as detailed in Exhibit B, and acknowledge the roles and responsibilities of each party as detailed in Section 3 and 4; and

WHEREAS, it is desired by and in the interest of the City of Davenport to participate fully in the CHBP project activities as a Sub-recipient and provide all requisite information necessary to bring to completion all project phases through final completion; and

WHEREAS, the City of Davenport is in support of the Iowa DOT providing Primary Recipient roles and duties; and

WHEREAS, the City of Davenport understands and accepts the Sub-recipient roles and responsibilities as defined in the "28E Cooperative Agreement for a Competitive Highway Bridge Program (CHBP) Grant Project", including its referenced Exhibits; and

WHEREAS, each City as shown in Section 4, paragraph B, shall be responsible for all matching funds and accept any costs exceeding the funds requested in the CHBP Grant application for their respective structure; and

WHEREAS, it is the intent of the City of Davenport, upon award of CHBP funds, to enter into a Federal-aid Agreement with the Iowa DOT.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davenport, Iowa that a 28E Cooperative Agreement with the Iowa Department of Transportation (IDOT) for inclusion of the South Clark Street South Bridge Over Black Hawk Creek Replacement project in their Competitive Highway Bridge Program (CHBP) grant application to the Federal Highway Administration (FHWA) in an amount up to \$784,753 is hereby approved.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**28E Cooperative Agreement for a
Competitive Highway Bridge Program (CHBP) Grant Project**

This Agreement is entered into this ____ day of _____, 2025, by and between the Iowa Department of Transportation (herein after referred to as Iowa DOT), and the counties named in Section 4, paragraph A (herein after collectively referred to as the Counties), and the cities named in Section 4, paragraph B (herein after collectively referred to as the Cities), as follows:

WHEREAS, the Iowa DOT, the Counties, and the Cities, are public agencies as defined by Section 28E.2 of the Code of Iowa, and

WHEREAS, Section 28E.3 of the Code of Iowa provides that any powers, privileges or authority exercised or capable of exercise by a public agency of the State of Iowa may be exercised and enjoyed jointly by a public agency of the State of Iowa having such power or powers, and

WHEREAS, In accordance with Iowa Code Chapter 28E and other relevant sections of the Code of Iowa, the Iowa DOT, the Counties, and the Cities enter into this cooperative and joint Agreement to define the roles and responsibilities of the Iowa DOT, the Counties, and the Cities, to provide for the design, construction, administration, and cost sharing for four (4) Iowa DOT-owned bridge projects, twenty-seven (27) county owned bridge projects, and three (3) city owned bridge projects, which will each be bundled into one of several construction contracts (hereinafter Project), detailed in Exhibit B, as part of an anticipated Competitive Highway Bridge Program (CHBP) Grant Award, and

WHEREAS, The CHBP funding was made available by the Full-Year Continuing Appropriations and Extensions Act, 2025, Public Law 119-4, March 15, 2025, which provides \$250 million to be awarded by FHWA for a CHBP with the same requirements as The Consolidated Appropriations Act, 2024, Public Law 118-42, Section 126. Federal funds are available to eligible States for replacement or rehabilitation of specific bridge projects that demonstrate cost savings by bundling multiple highway bridge projects, which were included in the grant application, and

WHEREAS, the Iowa DOT, the Counties, and the Cities, desire to select potential bridge replacement candidates, to develop an application for CHBP Grant funding, and to contract Grant Application Development Consulting Services with HDR Engineering, Inc., to assemble and submit a grant application for the purpose of acquiring said CHBP Grant funding, and

WHEREAS, the Iowa DOT is willing and able to enter into a contract with HDR Engineering, and provide contract management and accounting services as agreed to herein, for and between the parties to this Agreement; and

WHEREAS, the Iowa DOT agrees to be the Lead Applicant and Primary Recipient, and all other Counties and Cities herein agree to be Sub-Recipients, and

WHEREAS, the Iowa DOT, the Counties, and the Cities, have informed themselves as to this Agreement.

THEREFORE, IT IS NOW AGREED that the Iowa DOT, the Counties, and the Cities will enter into this Agreement pursuant to Chapter 28E of the Code of Iowa providing for cooperative action pursuant to the proposed Project, and said cooperative actions include the following:

SCOPE

I. GRANT APPLICATION WORK

1. The Iowa DOT will be the Contracting Authority for the HDR Engineering Inc. Professional Services contract, as per the attached proposal, Professional Services Agreement and associated Exhibit A. The Iowa DOT shall be responsible for contract administration and accounting services between the Counties, Cities, and the Consultant.

2. The Iowa DOT shall make payments to HDR Engineering Inc. for all grant application Professional Services rendered. The total amount paid to HDR Engineering will then be divided evenly across the total number of bridges included in the grant application. The Iowa DOT shall invoice each of the nineteen (19) counties and three (3) cities for their share of the Professional Services rendered. Each of the nineteen (19) counties and three (3) cities shall reimburse the Iowa DOT for their per bridge share times their total number of bridges included in the grant application within 30 days of receipt of invoice.

II. POST-AWARD ROLES AND RESPONSIBILITIES

1. The Iowa DOT shall serve as the Lead Applicant, primary point of contact, and primary recipient for the CHBP grant award. The primary recipient shall be an eligible applicant that submits the application and is responsible to deliver the CHBP Grant Awarded Project.
2. The Iowa DOT, as Primary Recipient, will administer the CHBP grant funding for the Counties and the Cities, as sub-recipients, and provide Federal-aid oversight in the same manner as it does for other Federal formula funds that are administered through the Iowa DOT to the Counties and the Cities. Primary and sub-recipients shall be responsible for financial accounting for their jurisdictional portion of the Project.
3. One lead agency, the Contracting Authority, will be identified for each of the construction contract bundles, per Exhibit B. The Contracting Authority may be a County Bridge Owner, a City Bridge Owner, or the Iowa DOT, and shall be responsible for contract and project administration including:
 - Execution of the construction contract
 - Signature as Contracting Authority on construction phase change orders
 - Provide all pertinent correspondence, documentation, and relevant project information necessary to fulfill the reporting requirements to the primary recipient (Iowa DOT)
 - Upon successful completion of the contract, the Contracting Authority's Engineer will be responsible for signing final acceptance documents for the contract.
4. Each County Bridge Owner or City Bridge Owner shall be a sub-recipient to Iowa DOT and is responsible for the project development and administration items listed below, and shall provide all pertinent information, as per the resolutions attached hereto and as such becomes part of this Agreement, to the Iowa DOT for CHBP project coordination and reporting requirements for the bridges identified in Exhibit B.
 - Project planning, development, construction administration and inspection, and completion of final paperwork for their respective project(s) in accordance with Iowa DOT policy, Iowa DOT Specifications, Iowa DOT Materials Instructional Memorandums (I.M.s), and with Iowa DOT I.M.s for Local Public Agencies, which include processes and design requirements that meet Federal-aid standards and are approved by the Federal Highway Administration (FHWA)
 - Coordination with other agencies within the contract bundle for letting and contract close-out
 - Process contractor's progress and final payments for each Bridge Owner's respective bridge(s)
 - Construction engineer signature on change orders. In the event the construction engineer is a consultant, the Bridge Owner shall also sign change orders as the Person in Responsible Charge (PIRC).
 - Pay its proportionate share of the Local Matching Costs as set forth in the FINANCING paragraph of this Agreement.
 - Perform or complete all other duties and documentation required to administer their project

A. The Counties

- Black Hawk County
- Buchanan County
- Emmet County
- Floyd County
- Guthrie County
- Hancock County
- Henry County
- Howard County
- Keokuk County
- Kossuth County
- Marion County

- Page County
- Pocahontas County
- Pottawattamie County
- Poweshiek County
- Sioux County
- Webster County
- Woodbury County
- Worth County

B. The Cities

- City of Davenport
- City of Iowa City
- City of Mount Pleasant

5. The projects in Exhibit B shall be bundled within construction contracts via the Iowa DOT's Contracts and Specifications Bureau's letting process. The Iowa DOT will let the construction contracts. The Project shall be obligated by September 30, 2028. The Project shall be paid in full by September 30, 2033, or the amount not paid will be de-obligated.
6. After the bid letting, all non-Contracting Authority agencies agree to discuss the bids and take action to either recommend awarding the contract to the lowest, responsive bidder or reject all bids within 30 days of the letting date. The Contracting Authority agrees to discuss the bids and take action to either award the contract to the lowest, responsive bidder, or reject all bids within 30 days of the letting date. The Contracting Authority shall then follow the Iowa DOT process to accept the low bid or reject all bids.

FINANCING – Each County Bridge Owner, City Bridge Owner, and the Iowa DOT shall pay for their respective project costs, including overages beyond the initial budget presented in the application. Payment to the Prime Contractor shall be made either directly by each agency, from the Iowa DOT Primary Road Fund (PRF), or from each County Bridge Owner's Farm to Market (FM) account, and the CHBP funds shall be reimbursed to said agency, PRF, or FM account, as per the Iowa DOT payment and reimbursement methodologies. All costs not reimbursed with CHBP funds, County HBP funds, the County Bridge Construction Fund, City HBP Funds, STBG Funds, or Farm to Market funds shall be paid for by each respective County Bridge Owner, City Bridge Owner, or the Iowa DOT. Any cost incurred by a county, city, or Iowa DOT outside of the period of performance of the CHBP grant agreement is non-reimbursable and the responsibility of the county, city, or Iowa DOT.

TERMINATION – This Agreement will be terminated upon final acceptance of the work by all County Bridge Owners, City Bridge Owners, and the Iowa DOT and settlement of the financial conditions set forth in the FINANCING paragraph of this Agreement, including final project acceptance and closeout in FMIS, and final acceptance of CHBP Grant award requirements and final reporting. If any of the Counties, the Cities, or the Iowa DOT wish to terminate their responsibilities under this Agreement, an amendment to this Agreement must be executed by all parties specifying the conditions of such termination.

SERVABILITY- If any part of this Agreement is found to be void and unenforceable then the remaining provisions of this Agreement shall remain in effect.

NON-DISCRIMINATION- In accordance with Title VI of the Civil Rights Acts of 1964 and Iowa Code Chapter 216 and associated subsequent nondiscrimination laws, regulations and executive orders, the LPAs shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, national origin, religion, pregnancy, or disability.

CHAPTER 28E PROVISIONS - There will be no new or separate legal or administrative entity created by this Agreement. The primary recipient shall be responsible for the filing of this Agreement with the Iowa Secretary of State as required by law following its execution.

PROPERTY – No property will be jointly held as part of this Agreement.

LIABILITY – Nothing in this Agreement shall be construed to create joint or several liability of a party hereto for the acts omissions or obligations of the other parties. Each party shall be liable only for its own acts and the parties shall have such rights of indemnity and contribution among themselves with respect to this Agreement and the undertakings hereunder as shall be permitted by law and consistent with the provisions of this Agreement.

OBLIGATIONS – The Counties, the Cities, and Iowa DOT's obligations hereunder will cease immediately, without penalty of further payment being required, in any year for which the General Assembly of either state, or the U.S. Congress, fails to make an appropriation or re-appropriation to pay such obligations. The Counties, the Cities, and Iowa DOT will provide the other parties to this Agreement notice of such termination of funding as soon as practical after it becomes aware of the failure of funding. In the event such notice is provided, the other parties to this Agreement may terminate the Agreement or any part thereof.

EXECUTION – This Agreement may be executed in any number of counterparts as the case may be, each of which shall be deemed a duplicate original and which together shall constitute one and the same instrument. In addition, the parties agree that the Agreement may be executed by electronic, digital, pdf, or facsimile signatures by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required. Execution of this Agreement constitutes approval pursuant to Iowa Code section 28E.10 as to all matters within the Iowa DOT's and the Counties' and Cities' jurisdiction with regard to any services (or facilities) over which each agency has constitutional or statutory powers of control.

AMENDMENTS - This Agreement may only be amended in writing, after the amendment has been signed by all parties. An amendment shall become effective immediately upon filing with the Iowa Secretary of State pursuant to Iowa Code section 28E.8.

INDEMNIFICATION – As permitted by law, the Counties, the Cities, and Iowa DOT shall Indemnify and hold each other, their employees and agents, wholly harmless from any damages, claims, demands, or suits by any person or persons to the extent caused by the respective acts or omissions by the Counties, the Cities, or the officers, agents, or employees of either, in the course of any work done in connection with any of the matters set forth in this Agreement.

[This space intentionally left blank]

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

County Signature Block

This Agreement was approved by official action of the (County Name) County Board of Supervisors in official session on the _____ day of _____, 2025.

County Auditor

Chair, County Board of Supervisors

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

City Signature Block

By _____ Date _____, 20____

Title of city official

I, _____, certify that I am the City Clerk of (City Name), and
that _____, who signed said Agreement for and on behalf of the city was duly
authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city on the _____
day of _____, 20_____.

Signed _____ Date _____, 20____

City Clerk of (City Name), Iowa

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

Iowa DOT Signature Block

This Agreement was approved by official action of the Iowa DOT on the _____ day of _____, 20____.

Deputy Director, Transportation Development Division

Resolution No. _____

In Support of the Joint CHBP Grant Agreement
&
Letter of Support for the
Competitive Highway Bridge Program (CHBP) Grant Project

Whereas, _____ County, Iowa bridge FHWA number(s): _____, has been identified as being part of a joint Competitive Highway Bridge Program (CHBP) Grant Project, and

Whereas, Iowa bridge FHWA number(s) _____ have been included in a Bundle, as detailed in Exhibit B, and

Whereas, we accept the Contracting Authority for the bundle as detailed in Exhibit B, and acknowledge the roles and responsibilities of each party as detailed in Sections 3 and 4, and

Whereas, it is desired by and in the interest of _____ County to participate fully in the CHBP project activities as a Sub-recipient and provide all requisite information necessary to bring to completion all project phases through final completion, and

Whereas, we are in support of the Iowa DOT providing Primary Recipient roles and duties, and

Whereas, we understand and accept the Sub-recipient roles and responsibilities as defined in the "28E Cooperative Agreement for a Competitive Highway Bridge Program (CHBP) Grant Project", including its referenced Exhibits, and

Whereas, each County as shown in Section 4, paragraph A shall be responsible for all matching funds and accept any costs exceeding the funds requested in the CHBP Grant application for their respective structure, and

Whereas, it is the intent of _____ County, upon award of CHBP funds, to enter into a Federal-aid Agreement with the Iowa Department of Transportation (DOT).

THEREFORE BE IT RESOLVED that the Board of Supervisors of _____ County, Iowa hereby approves and directs the Chair to sign this Letter of Support for the Competitive Highway Bridge Program (CHBP) Grant Project and the 28E Cooperative Agreement for a Competitive Highway Bridge Program (CHBP) Grant Project, and to provide all pertinent correspondence and project information to:

Attn: Nicole Stinn, P.E.
Secondary Roads Engineer
Iowa DOT Local Systems Bureau
800 Lincoln Way
Ames, IA 50010

Adopted this ____ day of _____, 2025.

Chair, Board of Supervisors

ATTEST:

Resolution No. _____

In Support of the Joint CHBP Grant Agreement
&
Letter of Support for the
Competitive Highway Bridge Program (CHBP) Grant Project

Whereas, the City of _____, Iowa bridge FHWA number(s): _____, has been identified as being part of a joint Competitive Highway Bridge Program (CHBP) Grant Project, and

Whereas, Iowa bridge FHWA number(s) _____ have been included in a Bundle, as detailed in Exhibit B, and

Whereas, we accept the Contracting Authority for the bundle as detailed in Exhibit B, and acknowledge the roles and responsibilities of each party as detailed in Sections 3 and 4, and

Whereas, it is desired by and in the interest of the City of _____ to participate fully in the CHBP project activities as a Sub-recipient and provide all requisite information necessary to bring to completion all project phases through final completion, and

Whereas, we are in support of the Iowa DOT providing Primary Recipient roles and duties, and

Whereas, we understand and accept the Sub-recipient roles and responsibilities as defined in the "28E Cooperative Agreement for a Competitive Highway Bridge Program (CHBP) Grant Project", including its referenced Exhibits, and

Whereas, each City as shown in Section 4, paragraph B, shall be responsible for all matching funds and accept any costs exceeding the funds requested in the CHBP Grant application for their respective structure, and

Whereas, it is the intent of the City of _____, upon award of CHBP funds, to enter into a Federal-aid Agreement with the Iowa Department of Transportation (DOT).

THEREFORE BE IT RESOLVED that the City Council of the City of _____, Iowa hereby approves and directs the City Clerk to sign this Letter of Support for the Competitive Highway Bridge Program (CHBP) Grant Project and the 28E Cooperative Agreement for a Competitive Highway Bridge Program (CHBP) Grant Project, and to provide all pertinent correspondence and project information to:

Attn: Nicole Stinn, P.E.
Secondary Roads Engineer
Iowa DOT Local Systems Bureau
800 Lincoln Way
Ames, IA 50010

Adopted this ____ day of _____, 2025.

City Clerk of (City Name), Iowa

ATTEST:

Attachment A1-1
Scope of Services
Contract 319AN, SA12
2025 Grant Application for Competitive Highway Bridge Program (CHBP)

INTRODUCTION

The Federal Highway Administration (FHWA) of the US DOT released a revised NOFO and second round of funding through the Competitive Highway Bridge Program (CHBP). The program is open only to states with a population density of less than 100 individuals per square mile. Program funding must be used for highway bridge rehabilitation or replacement on public roads that demonstrate cost savings through the bundling of multiple bridge projects into a single contract.

The Iowa DOT has requested HDR to provide support to update/revise the previously submitted FY24 CHBP bundled bridge application to align with the new CHBP NOFO requirements.

HDR will also provide technical support to Iowa DOT to develop a second single CHBP grant application for bridge bundling for the FY25 funding appropriation. HDR will work with DOT staff, as well as the ICEA Service Bureau, to collect necessary data for use in the benefit-cost analysis and grant application, such as traffic data and project cost estimates. It is HDR's understanding that critical data, such as National Bridge Inventory Data (NBI) and cost assumptions, are already available for the project. HDR will develop a benefit-cost analysis (BCA) model using assumptions consistent with US DOT's guidance for conducting BCAs for discretionary grant programs.

In the development of the follow scope of services, it is assumed that much of the common themes and overall narrative framework will be carried forward from the previous 2024 CHBP grant application and applied to the 2025 CHBP grant application. This also applies to methodologies and processes used to perform safety and detour analyses, as well as to develop the benefit-cost analyses.

TASK 1.0: Project Management and QC**TASK 1.1: Project Management**

HDR will provide contract administration, coordination, and direction for the duration of this contract. HDR will provide a project manager to serve as the HDR's single point of contact with Iowa DOT for this Scope of Services. Three (3) months are assumed for invoicing and progress reporting.

Deliverables:

- One (1) electronic copy of monthly invoice and progress report.

Task 1.2: Quality Review of Deliverables

HDR will perform an independent quality review of deliverables noted below.

To facilitate more efficient document management, reviews and collaboration, HDR will establish and host a project Teams/SharePoint site and provide access to Iowa DOT, ICEA and other project representatives.

Task 1.3: Kickoff / Coordination Meetings

HDR will conduct a kick-off meeting with the Iowa DOT project team to review the scope of work for this project. As part of the project kickoff meeting, HDR will provide Iowa DOT with guidance on US DOT's guidelines for the Competitive Highway Bridge Program and probable application review strategy, application development, schedule, criteria, and overall strategy. HDR will use the project kick-off call as an opportunity to facilitate a strategy session on the grant application approach and detailed work plan. The kick-off call will also be used as an opportunity to obtain relevant existing documentation related to the individual bridge projects.

This task will also include virtual meetings with Iowa DOT, ICEA, and representatives of cities and counties with participating bridge projects. Coordination meetings will be used to discuss various options for the development

of the application, develop common themes and messages for the proposed bundling of projects, confirm budget inputs, and review draft application documents as the project progresses. It is anticipated that a total of eight (8) 1-hr virtual meetings will be held to discuss interim deliverables and progress during project development.

Deliverables: Monthly invoices and progress reports, action items from calls/meetings, and quality control-quality assurance.

Task 2: Collect and Review Available Data

HDR will provide a revised questionnaire to obtain or confirm bridge specific information from cities / counties, including ADT, percent trucks, current load rating, proposed detour route, and other data, using the forms and tables from the 2024 CHBP grant application effort.

It is assumed that the following data would be provided to HDR for use on the study:

- Existing traffic volumes, including vehicle classification (e.g., AADT and percent trucks)
- Projected traffic volumes (or an annual growth rate)
- Estimated detour routes for each bridge
- Bridge construction cost estimates
- Maintenance and rehabilitation costs for different states of repair
- Bridge weight limitations and load postings (current and forecasted timing)
- Proposed or anticipated contracting and delivery method

In addition, HDR will create a public-friendly online survey for each county to distribute and conduct engagement, the results of which will be included in the application.

Task 3. Scenario Definition and Project Prioritization

HDR will work with Iowa DOT, ICEA, and other cities and counties to identify and assess bridge projects to be include in the grant application.

Grant Project Identification and Prioritization

This coordination effort will utilize the public impacts expected from the individual bridge projects to determine the bridges included in the application. Part of this strategy will involve selecting the various components of the project for inclusion in the scope in order to increase the probability of a grant award. This scope of work assumes that these public impacts will be:

- Time and distance impacts associated with bridge detours (due to weight posted or closed bridges)
- Expected safety improvements due to bridge improvements (increased bridge width, improved guardrail protection)
- Lower rehabilitation costs due to a better state of repair

Also, as part of this task, HDR will also work with Iowa DOT to help screen and select Iowa DOT bridge projects to include in the application with the county and city bundles. We will use available data to help develop simple screening criteria to select the most beneficial projects in terms of the grant thematic scenarios.

Assessment of Bridge Bundling/Packaging

Upon completion of Task 3.1 above, HDR will support ICEA and Iowa DOT in the development of bridge bundles, which will represent contract packages for construction. Bridge projects will be grouped together, as able, based on factors such as:

- Project Readiness
- Geographic Proximity
- Structure Type
- Economies of Scale to Reduce Overall Bridge Construction Costs
- Reduction of Construction Detour Duration

This exercise will provide a more efficient project delivery scenario, enhancing the overall merits of the grant application.

Deliverable: Brief documentation of scenario definition and project prioritization results.

Task 4. Traffic Operations and Safety Analysis

Safety Analysis

Crash data will be obtained for the past 10-year period for up to 35 bridges identified by Iowa DOT and the cities and counties. Crash rates will be calculated for identified bridges to highlight bridges that exceed the statewide average crash rate for similar features and support predictive safety analysis. Highway Safety Manual-based crash prediction methods will be implemented with the NCHRP 17-38 spreadsheet tool provided by AASHTO for up to 35 bridges, resulting in predicted crashes on the existing bridge and predicted crashes on the new bridge. Iowa DOT's published average crash rates by facility class will be collected and forecasted if necessary. Crash prediction results developed (crashes per year) will be estimated for up to 4 key years of analysis by KABCO severity level. These data will serve as inputs for Task 6.

Operations Analysis

Highway Capacity Manual methods applied via spreadsheet will be utilized to determine a before and after average travel speed for travel through the project limits and via the project detour for up to 35 bridges. The differential between before and after travel times will be applied to the volume of traffic impacted by the project in Task 6. Daily out-of-distance travel delay will also be calculated for bridge detours using the same HCM-based methods. Before and after travel time analysis will focus on typical day conditions or recurring congestion and will be estimated for each year in the benefit-cost analysis. Estimates of delay for non-recurring congestion may be developed at the request of Iowa DOT but will be calculated as a fixed percentage increase to recurring congestion based on statewide breakdowns of source congestion published in Iowa DOT's TSMO Program Plan or provided by Iowa DOT.

Deliverable: Documentation of the methodologies for the traffic and safety analyses will be developed for inclusion as an appendix in the grant application package.

Task 5. GIS Mapping & Detour Analysis

HDR will map the locations of the individual bridge projects proposed for the application, including the selected city and county bridges. This GIS mapping will assist in efforts to appropriately bundle bridge projects into construction packages, helping to inform geographic themes or points of merit.

HDR will work with DOT to review existing bridge inventory data for the bridges in the bundles, including detour routes in the event of bridge posting or closure. DOT will help refine these detour routes and distances. HDR may conduct GIS analyses to aid the calculations of distances and consider the proximity and condition of neighboring bridges for passenger vehicle and truck detour routes. The results of these analyses will inform the user costs of detours in the case of bridge closures or weight restrictions estimated in Task 6, Benefit-Cost Analysis. User costs will cover travel time, vehicle operating costs, safety, and emissions impacts associated with bridge detours.

Deliverable: Predicted detour costs for the baseline scenario – required for input into benefit-costs.

Task 6. Benefit-Cost Analysis

HDR will quantify public benefits and impacts expected from the project that demonstrate adherence with the CHBP selection criteria. A key challenge of this grant application will be to provide compelling evidence to USDOT of the merits of bundling the bridge projects compared to implementing the projects individually, as well as demonstrating that the monetized benefits of the bundled projects outweigh the project costs.

The economic analyses will include the following elements:

- **Develop Benefit-Cost Model:** This effort will re-use much of the model development performed for the 2024 CHBP grant application, using the same logic diagrams and monetization methods for user costs and

associated benefit categories identified in Task 5. The BCA model from the 2024 CHBP grant effort will be updated and populated with the most up-to-date project information available from Tasks 4 and 5, and parameters according to the latest USDOT BCA guidance and other publicly available data.

- **Produce Benefit-Cost Results, Test Sensitivity of Results against Key Variables:** Initial benefit-cost results will be developed, and key variables will be flagged for testing. The model will be re-run using ranges on key variables to evaluate the robustness of the BCA.
- **Issue and Document Results:** Materials for the CHBP grant application, including the BCA excel-based model, technical documentation, and data points to support the merit criteria narrative will be written, reviewed, and finalized.

To support the development of O&M costs for each structure, HDR work with the Iowa DOT Bridges & Structures Bureau to establish a schedule of standard or parametric cost estimates for operations and maintenance activities by such characteristics as bridge/structure type (i.e. timber, concrete, etc.) and general age of structure. Again, this will utilize information produced in the 2024 CHBP grant effort, and updated with any new information available. This schedule of O&M costs will be applied to each bridge site based on existing and proposed bridge types to assist in the development of site-specific O&M costs for the BCA.

Deliverables: A short document summarizing key data for the application narrative; technical documentation (appendix or narrative) describing the evaluation approach, data, assumptions, and results of the analysis; and the benefit-cost excel-based model for submission to USDOT.

Task 7. CHBP Grant Application Preparation

HDR will compile the analysis, develop select graphics, and document strategies that address the grant requirements. HDR will also assist in evaluating the selected projects and developing content for each of the applicable selection criterion described earlier in this proposal. Iowa DOT will be responsible for the actual submittal of the grant application on the grants.gov site.

The application narrative will follow USDOT's recommended structure and approach for describing the project, its costs, funding, benefits, and other factors. The CHBP grant application narrative will include the following project narrative, generally following the basic outline below, as per the previous NOFO:

- I. Cover Page Table (as per template in NOFO)
- II. Project Description
- III. Project Location
- IV. Project Parties
- V. Grant Funds, Sources and Uses of Project Funds
- VI. Selection Criteria
 - a. Innovation
 - b. Support for Economic Vitality
 - c. Life-Cycle Costs and State of Good Repair
 - d. Project Readiness
- VII. Letters of Support
 - a. HDR will provide a letter of support template for Iowa DOT and ICEA to provide to stakeholders.
 - b. HDR will help Iowa DOT and ICEA develop a list of potential stakeholder supporters and track requests as they are made, and letters obtained.

Deliverable: Completed CHBP Grant Application (Draft and Final)

Key Assumptions

1. Up to 35 bridges will be analyzed for the grant application.
2. Existing Year Average Daily Traffic (ADT) Volumes to be obtained via the Iowa DOT GIS traffic maps and confirmed by Cities / Counties via questionnaire.

3. Forecast Year Average Daily Traffic (ADT) Volumes to be derived from the iTRAM model in coordination with Iowa DOT. Bridges with forecast ADT not provided will be estimated with a sketch-planning approach based on travel-sheds for traffic and safety benefits.
4. Existing and proposed bridge barrier rail protection and existing and proposed bridge traveled width (face of barrier to face of barrier) to be provided by DOT / Cities / Counties via questionnaire. Any missing information to be provided by Iowa DOT via the SIIMS database.
5. Detour Route for bridge construction or for diverted trucks from load rated bridges to be provided by Cities / Counties via questionnaire.
6. Percentage of Trucks to be provided by Cities / Counties via questionnaire. For load rated bridges, the estimated daily traffic volume of trucks diverting to other crossings to be provided by Cities / Counties via questionnaire. For bridges with percent of trucks or estimated daily truck volume diverted not provided, the iTRAM model will be used to estimate percent of trucks.
7. Bridges to include in application, including year of proposed construction and construction costs for each bridge, will be provided by the DOT/City/County.

Schedule

HDR will begin to perform these services upon Notice-to-Proceed. Most of the scope deliverables will be completed within a 2-month period. A schedule for delivery of notable deliverables outlined above will be established in coordination with Iowa DOT and largely be based on the submittal requirements of the NOFO, released from USDOT on June 2, 2025

Notice to Proceed	6/4/2025
Final Application Package Submittal to Iowa DOT	7/31/2025
Contract Completion	8/15/2025

Exhibit B

Competitive Highway Bridge Program (CHBP) Grant Project Bundle Information*

Bridge Bundle 1

- **Contract Authority: Woodbury County, Iowa**
 - FHWA Structure Number(s): 053490, 053510
 - TPMS number(s): 58062, 58063
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 2

- **Contract Authority: Emmet County, Iowa**
 - FHWA Structure Number(s): 148850
 - TPMS number(s): 58059
- **Sioux County, Iowa**
 - FHWA Structure Number(s): 309420
 - TPMS number(s): 52259
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 3

- **Contract Authority: Kossuth County, Iowa**
 - FHWA Structure Number(s): 033040, 216631
 - TPMS number(s): 55490, 55368
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 4

- **Contract Authority: Pocahontas County, Iowa**
 - FHWA Structure Number(s): 278401, 279211
 - TPMS number(s): 58072, 58073
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 5

- **Contract Authority: Iowa DOT**
 - FHWA Structure Number(s): 052250
 - TPMS number(s): 55678
- **Webster County, Iowa**
 - FHWA Structure Number(s): 343231, 000537
 - TPMS number(s): 58068, 58069
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 6

- **Contract Authority: Iowa DOT**
 - FHWA Structure Number(s): 026880
 - TPMS number(s): N/A
- **Worth County, Iowa**
 - FHWA Structure Number(s): 356251
 - TPMS number(s): 58064
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 7

- **Contract Authority: Hancock County, IA**
 - FHWA Structure Number(s): 173100, 173400
 - TPMS number(s): 58061, 52981
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 8

- **Contract Authority: Floyd County, Iowa**
 - FHWA Structure Number(s): 025060, 025070
 - TPMS number(s): 58060, 45029
- **Howard County, Iowa**
 - FHWA Structure Number(s): 028790
 - TPMS number(s): 55178
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 9

- **Contract Authority: Black Hawk County, Iowa**
 - FHWA Structure Number(s): 074350
 - TPMS number(s): 37463
- **Buchanan County, Iowa**
 - FHWA Structure Number(s): 016100
 - TPMS number(s): 45587
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 10

- **Contract Authority: Iowa DOT**
 - FHWA Structure Number(s): 045760
 - TPMS number(s): 55647
- **Poweshiek County, Iowa**
 - FHWA Structure Number(s): 291900, 291910
 - TPMS number(s): 58070, 58071
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 11

- **Contract Authority: City of Iowa City, Iowa**
 - FHWA Structure Number(s): 006390
 - TPMS number(s): TBD
- **City of Davenport, Iowa**
 - FHWA Structure Number(s): 003220
 - TPMS number(s): 58076
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 12

- **Contract Authority: Iowa DOT**
 - FHWA Structure Number(s): 604370
 - TPMS number(s): N/A
- **City of Mount Pleasant, Iowa**
 - FHWA Structure Number(s): 180411
 - TPMS number(s): 58077
- **Henry County, Iowa**
 - FHWA Structure Number(s): 028640
 - TPMS number(s): 55107
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 13

- **Contract Authority: Keokuk County, Iowa**
 - FHWA Structure Number(s): 032640
 - TPMS number(s): 42591
- **Marion County, Iowa**
 - FHWA Structure Number(s): 239470
 - TPMS number(s): 57674
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

Bridge Bundle 14

- **Contract Authority: Guthrie County, Iowa**
 - FHWA Structure Number(s): 167900, 168070
 - TPMS number(s): 58067, 58074
- **Page County, Iowa**
 - FHWA Structure Number(s): 266350
 - TPMS number(s): 58066
- **Pottawattamie County, Iowa**
 - FHWA Structure Number(s): 285030
 - TPMS number(s): 58065
- Budget and Funding: See Iowa DOT FY25 CHBP Grant Application

*It is the intention to use the bundles presented in the application, but bundles are subject to change due to unforeseen conditions. Bundles will be formalized upon CHBP grant award via a post-award Iowa DOT funding agreement. Resolutions signed by partner agencies attached as part of this 28E agreement acknowledge a commitment to these partnerships and an endorsement of each bundle lead.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

City Signature Block

By _____

Date _____, 20____

Title of city official

I, _____, certify that I am the City Clerk of Davenport, Iowa, and that _____, who signed said Agreement for and on behalf of the city was duly authorized to execute the same by virtue of a formal resolution duly passed and adopted by the city on the _____ day of _____, 20____.

Signed _____

Date _____, 20____

City Clerk of Davenport, Iowa

Resolution No. _____

In Support of the Joint CHBP Grant Agreement
&
Letter of Support for the
Competitive Highway Bridge Program (CHBP) Grant Project

Whereas, the City of Davenport, Iowa bridge FHWA number(s): 003220, has been identified as being part of a joint Competitive Highway Bridge Program (CHBP) Grant Project, and

Whereas, Iowa bridge FHWA number(s) 003220 have been included in a Bundle, as detailed in Exhibit B, and

Whereas, we accept the Contracting Authority for the bundle as detailed in Exhibit B, and acknowledge the roles and responsibilities of each party as detailed in Sections 3 and 4, and

Whereas, it is desired by and in the interest of the City of Davenport to participate fully in the CHBP project activities as a Sub-recipient and provide all requisite information necessary to bring to completion all project phases through final completion, and

Whereas, we are in support of the Iowa DOT providing Primary Recipient roles and duties, and

Whereas, we understand and accept the Sub-recipient roles and responsibilities as defined in the "28E Cooperative Agreement for a Competitive Highway Bridge Program (CHBP) Grant Project", including its referenced Exhibits, and

Whereas, each City as shown in Section 4, paragraph B, shall be responsible for all matching funds and accept any costs exceeding the funds requested in the CHBP Grant application for their respective structure, and

Whereas, it is the intent of the City of Davenport, upon award of CHBP funds, to enter into a Federal-aid Agreement with the Iowa Department of Transportation (DOT).

THEREFORE BE IT RESOLVED that the City Council of the City of Davenport, Iowa hereby approves and directs the City Clerk to sign this Letter of Support for the Competitive Highway Bridge Program (CHBP) Grant Project and the 28E Cooperative Agreement for a Competitive Highway Bridge Program (CHBP) Grant Project, and to provide all pertinent correspondence and project information to:

Attn: Nicole Stinn, P.E.
Secondary Roads Engineer
Iowa DOT Local Systems Bureau
800 Lincoln Way
Ames, IA 50010

Adopted this ____ day of _____, 2025.

City Clerk of Davenport, Iowa

ATTEST:

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
7/9/2025

Subject:

Resolution accepting a grant in the amount of \$269,002 and approving the associated grant agreement with the Federal Aviation Administration for the Taxiway C Reconstruction design project at the Davenport Municipal Airport, CIP #20016. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

The Airport's Taxiway C and main apron fillet pavement date back to 1947 and, given the age of the existing pavement and the severity of the distress, it has served beyond its intended life. The Airport has historically performed panel replacements on a regular basis in order to maintain the pavement at a serviceable level. However, the pavement has deteriorated to a point where it is no longer cost-effective to continue with panel replacements. A comprehensive pavement analysis shows that a full reconstruction is needed to maintain the continued functionality of this part of the Airport. This \$269,002 grant offer and associated grant agreement will constitute the federal share of the funding needed to complete the Airport Taxiway C Reconstruction design project to the specifications of the Federal Aviation Administration.

The source of funding is through the FAA Airport Improvement Program grant of \$269,002 (95%) and the CIP #20016 of \$14,158 (5%).

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting a grant in the amount of \$269,002 and approving the associated grant agreement with the Federal Aviation Administration for the Taxiway C Reconstruction design project at the Davenport Municipal Airport, CIP #20016.

WHEREAS, Taxiway C and main apron fillet pavement at the Davenport Municipal Airport date back to 1947 and has served beyond its intended life; and

WHEREAS, the pavement has deteriorated to a point where panel replacements are no longer cost effective; and

WHEREAS, this grant offer and associated grant agreement will constitute the federal share of the funding needed to complete the design project to the specifications of the Federal Aviation Administration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a grant in the amount of \$269,002 is hereby accepted and the associated grant agreement with the Federal Aviation Administration is hereby approved for the Taxiway C Reconstruction design project at the Davenport Municipal Airport.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-328-7275

Action / Date
7/9/2025

Subject:

Resolution awarding a contract for the base bid of the Duck Creek Park Court Improvements project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$597,060.33, CIP #64101. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on June 4, 2025, and sent to contractors. On June 25, 2025, the Purchasing Division opened and read two (2) responsive and responsible bids. Langman Construction, Inc of Rock Island, Illinois, was the lowest responsive and responsible bidder and is recommended for award.

This project will address court surface repairs, apply new color seal and lines, posts and nets, and fencing. The project will also convert one existing tennis court to four new pickleball courts.

This project is funded through CIP #64101| Duck Creek Park Improvements.

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderwoman Newton.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the base bid of the Duck Creek Park Court Improvements project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$597,060.33, CIP #64101.

WHEREAS, the City needs to contract for the Duck Creek Park Court Improvements project; and

WHEREAS, Langman Construction, Inc of Rock Island, Illinois was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the base bid of the Duck Creek Park Court Improvements project is hereby awarded to Langman Construction, Inc of Rock Island, Illinois in the amount of \$597,060.33.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Duck Creek Park Court Improvements

BID NUMBER: 25-89 Addendum 1

OPENING DATE: June 25, 2025

FUNDING: 64101 | Duck Creek Park Improvements

RECOMMENDATION: Award the contract for the base bid to Langman Construction, Inc. of Rock Island, Illinois in the amount of \$597,060.33

<u>VENDOR NAME</u>	<u>Bid Price</u>
Langman Construction, Inc. of Rock Island, IL	\$597,060.33
Hawkeye Paving Corporation of Davenport, IA	\$684,708.50

Approved By

Purchasing

Date

Approved By

Dept Director

Date

Approved By

Budget/CIP

Date

Approved By

City of Davenport

Department: City Council

Contact Info: Alderman Kelly and Alderwoman Burkholder |
563-888-2066 |

Action / Date

7/9/2025

Subject:

Resolution affirming the legal independence of the Davenport Civil Rights Commission and directing the City Administrator to support the implementation of Commission decisions in accordance with applicable City ordinances and state and federal law. [All Wards]

Recommendation:

Consider the Resolution.

Background:

This item was requested to be placed on the agenda by Alderman Kelly and Alderwoman Burkholder.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman Kelly and Alderwoman Burkholder.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION affirming the legal independence of the Davenport Civil Rights Commission and directing the City Administrator to support the implementation of Commission decisions in accordance with applicable City ordinances and state and federal law.

WHEREAS, the City of Davenport maintains a local Civil Rights Commission pursuant to Iowa Code § 216 and the Davenport Municipal Code Chapter 2.58; and

WHEREAS, the City is further required to do so under Iowa Code § 216.19(2), which mandates that any city with a population of 29,000 or more establish and maintain an independent local civil rights agency or commission; and

WHEREAS, Iowa Code § 216.19(2) provides that when staff is assigned to such a commission, "the commission shall have control over such staff," including authority over hiring, supervision, discipline, compensation, and salary decisions; and

WHEREAS, the City Council recognizes that while the Commission operates with statutory independence, it functions as part of the City's governmental structure and should maintain consistency with other city departments in administrative matters that do not compromise its independent decision-making authority; and

WHEREAS, the City Council of Davenport acknowledges the Commission's lawful authority over its internal operations, including but not limited to allocation of budgeted funds, personnel actions, compensation matters, and procedural policies; and

WHEREAS, the City Council affirms its duty to ensure that City operations align with applicable state and local laws and to support the lawful and independent functioning of City-established commissions;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that:

1. the City Council affirms that the Davenport Civil Rights Commission operates with statutory independence as defined by Iowa Code § 216.19(2) and Municipal Code Chapter 2.58, including authority over Commission staff hiring and supervision, subject to City Council budgetary direction and applicable city-wide personnel policies.
2. the City Council acknowledges that while the Commission has authority over its staff as provided in Municipal Code § 2.58.050(A) and § 2.58.070(B), such authority operates within the framework of City Council budgetary direction, applicable collective bargaining agreements, and city-wide personnel policies that do not conflict with the Commission's statutory independence.

3. the City Administrator is directed to facilitate and support the lawful implementation of Commission decisions within the Commission's statutory and ordinance-defined authority, while maintaining necessary coordination with city-wide administrative functions.
4. the City Administrator shall not override or substitute the judgment of the Commission on matters falling within its legal authority as defined by Davenport Municipal Code Chapter 2.58, nor obstruct the execution of decisions that comply with policies and City Council-approved budgets and applicable city-wide administrative requirements.
5. the City Administrator shall provide a written report to the City Council within 30 days of the adoption of this resolution detailing steps taken to align administrative practices with applicable laws and this resolution. Updates shall be provided as necessary or upon Council request.
6. the City Council reaffirms its ongoing commitment to supporting the independent, effective, and legally compliant operation of the Davenport Civil Rights Commission and ensuring it has the necessary resources to fulfill its statutory mission.

Passed and approved this 9th day of July, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
7/9/2025

Subject:

Motion approving the Five-Year Consolidated Plan for federal fiscal years 2025-2029, the Annual Action Plan for Year 51 (July 1, 2025 - June 30, 2026), and the updated Citizen Participation Plan for federal fiscal years 2025-2029, and authorizing the City Administrator or designee to sign necessary documents and agreements. [All Wards]

Recommendation:

Pass the Motion.

Background:

Every five years, the City must submit a Five-Year Consolidated Plan to the Department of Housing and Urban Development (HUD). This plan is required in order to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. This consolidated plan will cover the federal fiscal years spanning from July 1, 2025 through June 30, 2030. The Five-Year Consolidated Plan resulted from HUD-required public input and consultation, carried out from August to September 2024, as well as HUD-required housing studies, carried out by consultants throughout calendar year 2024. The studies included the Analysis of Impediments to Fair Housing and the Housing Needs Assessment, which were subject to a work session of City Council on January 21, 2025, and accepted by City Council on May 14, 2025.

The Annual Action Plan identifies the local objectives to be addressed during the upcoming program year (July 1, 2025 through June 30, 2026). The Local Objectives were subject to a public hearing at Committee of the Whole on November 6, 2024, and approved by Council at the November 13, 2024, meeting. The plan includes the annual grant allocations, which were recommended by the Citizens' Advisory Committee (CAC) on March 3, 2025, at the conclusion of a five-month application and review cycle. The allocations were subject to a public hearing at the Committee of the Whole on March 19, 2025 and were approved by Council at the March 26, 2025 Council meeting. Approval of the estimated allocation amounts by City Council in March 2025 included a plan to automatically adjust the allocations once the actual CDBG grant amount was announced by HUD. HUD announced the actual grant amount on May 14, 2025, and the allocation amounts have been adjusted in accordance with the allocation plan approved by City Council. Pre-award costs for grant administration activities will be utilized only after the completion of the public comment period and until the authority to use grant funds is received per HUD CPD-Notice 25-02.

The revised Citizen Participation Plan sets forth the steps used to guide citizen participation in the development of the Consolidated and Annual Plans, any substantial amendments to those documents, and the annual performance report. This revised Citizen Participation Plan will be in effect for the duration of the Five-Year Consolidated Plan period (2025-2030), unless amended through the process outlined within the Citizen Participation Plan or otherwise instructed by HUD.

The draft Five-Year Consolidated Plan, Annual Action Plan, and Citizen Participation Plan were available for public comment June 2, 2025 through July 1, 2025. The documents were available on the City's website, at all three Davenport Public Library branches, and at City Hall. Notice of the public comment period was published on June 1, 2025 in the *Quad-City Times*.

The draft Consolidated Plan and Annual Plan is attached and available online (as part of the same document, per HUD requirements): <https://bit.ly/45G6fBD>.

The draft Citizen Participation Plan is attached and available online: <https://bit.ly/4keAlzM>.

Attachments:

1. DRAFT Consolidated Plan 2025-2029 and Year 51 Annual Action Plan
2. DRAFT Citizen Participation Plan 2025-2029

**CONSOLIDATED PLAN FOR
FEDERAL FISCAL YEARS 2025-2029**

**ANNUAL ACTION PLAN
FEDERAL FISCAL YEAR 2025**



**THE CITY OF
DAVENPORT
IOWA | USA**





First Year Annual Action Plan

The Plan includes narrative responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to in order to be compliant with the Consolidated Planning Regulations.

Formatting Notice:

The City of Davenport is required to submit this Consolidated Plan & Annual Action Plan in the template provided by HUD, which contains specified questions, tables and other information and cannot be edited.

The HUD provided template contains formatting irregularities such as: columns that are too narrow, paragraphs split over more than one page, blank space, compressed text, and other discrepancies.

City Staff has compensated for these irregularities where possible, but many remain that cannot be changed.

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, contracted consultant studies were presented to the 15 member Citizens' Advisory Committee. Data from the Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data was also presented to the CAC. The Committee reviewed the results and identified areas of need from these items. They include:

- Housing: Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside of areas where they have traditionally been available.
- Economic Development: Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Infrastructure and Area Benefits: Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure (such as streets, alleys and sidewalks), particularly in cases where improving infrastructure supports increased affordable housing or economic opportunities for low- and moderate- income residents and neighborhoods.
- Low-Mod Clientele and Public Services: Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

These needs are expected to be addressed with federal funds through activities carried out by the City, nonprofit organizations, and the private sector, funding and qualified applicants permitting. Each year, the City submits a plan to HUD that identifies the amount allocated to the agencies and the types of programs to be funded. Applicants must demonstrate that their activities are linked to the general areas of need. Each year, additional public input will be gathered to generate annual local objectives for each year's funding.

3. Evaluation of past performance

Each year, the City is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD, reporting on the activities that were funded with CDBG and HOME dollars, the amount spent,

and the beneficiaries assisted. The City has submitted the required reports each year, and HUD has accepted the reports each year. Electronic versions of the City's past CAPER reports can be found on the City's website at www.davenportiowa.com.

4. Summary of citizen participation process and consultation process

The City's Consolidated Plan citizen participation process took place in August - September of 2024.

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan contracted consultant studies were presented to the 15 member Citizens' Advisory Committee (CAC). Data from the Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data was also presented to the CAC. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five-year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.

Public input was gathered through a series of community meetings and a survey. The meetings and survey were publicly advertised in the newspaper, on the City's website, on Facebook and Twitter, and directly mailed and emailed to area non-profit groups that the City either has worked with directly or has contact with through one of the groups of which the City is a member. Many of these groups serve special populations, such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. Flyers and posters for the meetings and survey were distributed to local non-profits, at the public libraries, at the City's Office of Assisted Housing, and to the offices of subsidized housing developments monitored by the City, which comprise approximately 85 affordable units. In all, more than 50 agencies were notified of the meeting. All agencies were encouraged to attend meetings, complete the survey, or both, and to invite their clients to attend the meeting and/or complete the survey.

The 2025-2029 Consolidated Plan, the 2025 annual plan, and the availability of CDBG and HOME funding was discussed during the meetings, and respondents were asked to identify priorities for funding.

5. Summary of public comments

The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, and contracted consultant studies were presented to the 15 member Citizens' Advisory Committee (CAC). Data from the Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data was also presented to the CAC. The Committee reviewed the results and identified needs from these items. A Summary of the comments received at the public meetings and the survey results can be found in the Citizen Comments portion of this plan.

- City Council considered the proposed local objectives at the November 6, 2024 Committee of the Whole Meeting and approved them at the November 13, 2024 City Council Meeting. No comments were received at either meeting.
- City Council held a Public Hearing for Year 51 CDBG allocations on March 19, 2025, and approved them at the March 26, 2025 City Council meeting. No comments were received at either meeting.
- The Consolidated plan will be out for public comment from June 2 through July 1, 2025, and will be considered by City Council at a committee of the whole meeting on July 2, 2025 and at a City Council Meeting on July 9, 2025, with opportunity to comment at both meetings. Any comments received will be accepted and included in the plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments or views received will be accepted.

7. Summary

The City of Davenport has carried out the preparation of this 5-Year Consolidated Plan according to HUD requirements and has gathered valuable public input as well as consultant data that has been used to help guide the funding decisions for the CDBG and HOME program.

As noted above, limited funding from the federal level for the CDBG and HOME programs has made it unlikely that all of the needs identified in this plan can be fully addressed. While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through efficient program design and funding strategies, it is hoped that the impact of limited federal can be minimized.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DAVENPORT	Community Planning & Economic Development
HOME Administrator	DAVENPORT	Community Planning & Economic Development

Table 1 – Responsible Agencies

Narrative

The City of Davenport serves as the lead agency for the development of this 2025-2029 Consolidated Plan as well as the subsequent Annual Plans and Consolidated Annual Performance Evaluation Reports that will be submitted for each program year within the five-year plan. The department of Community & Economic Development carries the responsibility for the development of the Consolidated Plan and oversight for the program administration.

Staff worked closely with the Citizen's Advisory Committee (CAC), a fifteen-member committee appointed by the Mayor and City Council. The CAC reviews and recommends to the City Council the

Consolidated Plan Public Contact Information

City of Davenport, IA

Attn: Community & Economic Development

226 W. 4th Street, Davenport, IA 52801

(563) 326-7765

ced.info@davenportiowa.com

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Davenport engages in consultation with a variety of other entities, both public and private, during the preparation of the consolidated plan and during each subsequent annual plan. In addition, throughout each program year, the City remains in regular contact with the CDBG subrecipients and HOME developers who actually deliver housing and services. Through this contact, the City is able to maintain an understanding of changing conditions, such as when new programs and services are offered, when existing services cease, and what vacancy rates and needs are for housing.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Davenport remains in ongoing contact with public and assisted housing providers as well as health, mental health, and service agencies. Examples of this coordination are:

City Staff are members of the Quad City Housing Council, the Quad City Housing Cluster, and the Quad City Shelter and Transitional Housing Council. These groups all have as members staff from the Scott County Health Department and local non-profit groups that address various physical and mental health needs of Davenport citizens. These groups include those that serve the needs of citizens with physical disabilities, accessibility challenges, mental disabilities, the elderly, survivors of domestic violence and those who suffer from HIV/AIDS. All members of these groups were invited to participate in the public input process, and many did attend and contribute, either in person, at the virtual meeting, or through the survey. Monthly meetings of these groups enable City staff to engage with member organizations and be aware of changes, challenges and needs faced by clients of organizations carrying out health, mental health, and service activities.

Through the CDBG program, the City has in the past funded agencies that meet the health, mental health, and service needs of residents, and is likely to fund these activities again, pending application for funding from an eligible organization and resources permitting. Previously funded agencies include those providing accessibility, transportation, and mental health services; services to the homeless and survivors of domestic violence, those with HIV/AIDS, the elderly, and others. All of these agencies were invited to participate in the public input process, and many did attend and contribute, either in person, at the virtual meeting, or through the survey.

The Davenport Housing Commission is the Public Housing Authority (PHA) serving Davenport. The PHA is a division the City department which administers the CDBG and HOME grants. CDBG staff meet regularly with PHA staff to discuss current issues and needs. The PHA administers a variety of vouchers, including

standard Housing Choice Vouchers (HCV), Foster Youth Initiative (FYI), Veterans Affairs Supportive Housing (VASH), and Tenant Protection Vouchers (TPV).

The City monitors approximately 85 privately owned subsidized units, which were funded originally through programs such as CDBG, HOME, Neighborhood Stabilization Program, CDBG-Disaster Recovery and various tax credit programs. Monitoring enables the City to ensure that the units remain affordable for the duration of the financing commitment, and enables City staff to remain in communication with the housing providers serving tenants and able to identify needs and issues as they arise. Monitoring provides valuable information regarding the need for affordable housing and information about vacancy rates and waiting lists that helps the City plan for affordable housing in the future. Many of the units currently in the portfolio were developed to meet the needs of the elderly and those with physical and mental disabilities. Many affordable housing operators have chosen to have service providers located in or available to visit their buildings with programming for those individuals. In the case of housing for those with mental health issues, one housing operator has on site staff coordinating care and services for tenants.

As new projects come forward, the City works with developers to ensure that the affordable housing needs of the community are addressed by the proposed projects. New projects developed with federal funds are checked by the Building Department to ensure that they meet applicable accessibility requirements, while CED staff ensures that any lead based paint regulations are followed. These steps assure that federally funded activities are meeting the health and physical access needs of current and future occupants.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Continuum of Care is a strategic plan for providing a broad range of homeless services. Scott County is part of the Iowa Balance of State Continuum of Care. Through this community collaboration to end homelessness, the City of Davenport is a partner in the Continuum of Care Coordinated Entry through the community schools, public library, and police department. The City of Davenport also funds four homeless providers on the 2025 Coordinated Entry Partner list through the CDBG Subrecipient and HOME-ARP Supportive Services. The City of Davenport along with Scott County is part of the Quad City Homeless and Transitional Housing Council (QCSTHC), a community group that includes homeless, medical, and mental health providers. City staff participate in the council meetings to engage with those groups and be aware of changes, challenges and needs faced by organizations carrying out health, mental health, and service activities. The QCSTHC and its members were invited to participate in the Citizens Participation Plan through the public input process and many did attend and contribute, either in person or through the survey.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Davenport is not an ESG recipient. Agencies that serve City residents have access through the State of Iowa, and the City staff offers assistance to agencies in completing required steps for State funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Big Brothers Big Sisters of Mississippi Valley
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
2	Agency/Group/Organization	Project Renewal
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

3	Agency/Group/Organization	Vera French Community Mental Health Center
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Health Agency Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
4	Agency/Group/Organization	VERA FRENCH HOUSING CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
5	Agency/Group/Organization	BOYS & GIRLS CLUBS OF MISSISSIPPI VALLEY
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
6	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.

7	Agency/Group/Organization	Humility of Mary Shelter, Inc. d/b/a Humility Homes and Services Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
8	Agency/Group/Organization	Friendly House
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
9	Agency/Group/Organization	Family Resources Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
10	Agency/Group/Organization	Iowa Legal Aid
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Legal services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
11	Agency/Group/Organization	Common Chord
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
12	Agency/Group/Organization	Center for Active Seniors, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to provide input on contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a CDBG subrecipient, the City has an ongoing relationship with this agency throughout the year.
13	Agency/Group/Organization	City of Davenport
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple City department were consulted in the development of the plan. The departments included Public Works (regarding infrastructure, building condition/code enforcement), Office of Assisted Housing (regarding public housing, assisted housing, and homelessness), Planning Department (regarding neighborhood planning and historic preservation), Economic Development (regarding developing, attracting, and retaining business and industry), DCRC (regarding housing rights), and Davenport CitiBus (regarding public transportation). All departments were invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the contracted consultant studies, and to review and comment upon the completed plan. Notifications of surveys and public input opportunities were placed at the public libraries, the parks department, public works and city hall to encourage participation.

14	Agency/Group/Organization	Neighborhood Groups
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Local groups were invited to participate in the process. The groups were contacted via email, additional groups were contacted through NextDoor and through contact with the City's Good Neighbor Project to attend public meetings and to complete a surveys to develop local objectives, generate the contracted consultant studies. These groups were encouraged (as were all agencies) to notify their members of the public meeting to distribute the survey to them to ensure their views were included.

15	Agency/Group/Organization	Habitat for Humanity Quad Cities
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a rehabilitation partner, the City works with this agency throughout the year to refer clients in need of accessibility and housing rehabilitation improvements.

16	Agency/Group/Organization	Scott County Housing Cluster
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Publicly Funded Institution/System of Care Other government - Federal Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is a consortium of civic, business, financial, non-profit, for-profit, and government entities that are dedicated to addressing affordable housing and homelessness in the Quad City area, which includes Davenport. This organization and its members were invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the contracted consultant studies, and to review and comment upon the completed plan. This entity was encouraged to notify its member groups of the public meetings and to distribute the survey to them to ensure their views were included. In addition, City staff members attend meetings of this group year round to engage with local organizations working to improve access to affordable housing in our community, learn what actions they are undertaking, as determine what the City can do to assist.

17	Agency/Group/Organization	Quad Cities Housing Council
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Federal Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Development of Priority Needs, Local Objectives, input on contracted consultant studies

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is a consortium of civic, business, financial, non-profit, for-profit, and government entities that are dedicated to addressing affordable housing and homelessness in the Quad City area, which includes Davenport. This organization and its members were invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the contracted consultant studies, and to review and comment upon the completed plan. This entity was encouraged to notify its member groups of the public meetings and to distribute the survey to them to ensure their views were included. In addition, City staff members attend meetings of this group year round to engage with local organizations working to improve access to affordable housing in our community, learn what actions they are undertaking, as determine what the City can do to assist.
18	Agency/Group/Organization	Quad City Shelter and Transitional Housing Council
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is a consortium of non-profit housing service providers and government agencies that are dedicated to preventing and addressing homelessness in the Quad City area, which includes Davenport. This organization and its members were invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the contracted consultant studies, and to review and comment upon the completed plan. This entity was encouraged to notify its member groups of the public meetings and to distribute the survey to them to ensure their views were included. In addition, City staff members attend meetings of this group year round to engage with local organizations working to improve access to affordable housing in our community, learn what actions they are undertaking, as determine what the City can do to assist.
19	Agency/Group/Organization	Community Action of Eastern Iowa
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Development of Priority Needs, Local Objectives, input on contracted consultant studies

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was invited to attend public meetings and to complete a survey to develop priority needs/local objectives, a separate set of meetings and a survey to generate the contracted consultant studies, and to review and comment upon the completed plan. This agency was encouraged (as were all agencies) to notify their clients of the public meetings and to distribute the surveys to them to ensure their views were included. In addition, as a rehabilitation partner, the City works with this agency throughout the year to refer clients in need of accessibility and housing rehabilitation improvements.
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Identify any Agency Types not consulted and provide rationale for not consulting

All required Agency types were invited to participate.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Davenport works with the State of Iowa in several ways:

- The City works with recipients of the State's ESG grant to ensure that all requirements are met and that local organizations within the Continuum of Care can access those funds.
- The City works with the Iowa Department of Economic Development and Iowa Finance Authority to assure that developers of affordable housing can access State funding for local housing development, including Low Income Housing Tax Exemptions, Historic Rehabilitation Tax Exemptions, and Workforce Housing Tax Credits.
- The City works with the State Historic Preservation Office to ensure that the rehabilitation programs funded through the CDBG and HOME programs comply with all required historic and environmental regulations.

The City of Davenport works with Scott County in several ways:

- City and County staff serve together on several local boards and commissions, such as Quad City Housing Council, Quad City Housing Cluster, and Quad City Shelter & Transitional Housing Council to ensure that the affordable housing needs in the community are being met.
- City and County staff work together to ensure that families with lead poisoned children are offered the opportunity to participate in the City's housing rehabilitation program to reduce lead hazards.
- City and County staff work together to ensure that land available through the County's tax certificate and tax deed programs is made available to local governments and non-profit groups for affordable housing and community development purposes.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, and contracted consultant plans, were presented to the 15 member Citizens' Advisory Committee (CAC). Data from the Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) data was also presented to the CAC. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.

Public input was gathered through a series of community meetings and a survey. The meetings and survey were publicly advertised in the newspaper, on the City's website, on Facebook and Twitter, and directly mailed and emailed to area non profit groups that the City either has worked with directly or has contact with through one of the groups of which the City is a member. Many of these groups serve special populations, such as veterans, homeless, those with physical or mental disabilities, minorities, and non-English speakers. Flyers and posters for the meetings and survey were distributed to local non-profits, at the public libraries, at the City's Office of Assisted Housing, and to the offices of subsidized housing developments monitored by the City, which comprise approximately 85 affordable units. In all, more than 50 agencies were notified of the meeting. All agencies were encouraged to attend meetings, complete the survey, or both, and to invite their clients to attend the meeting and/or complete the survey.

The 2025-2029 Consolidated Plan, the 2025 annual plan, and the availability of CDBG and HOME funding was discussed during the meetings, and respondents were asked to identify priorities for funding.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Oral interpretation available at all meetings upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available upon request	Nine public input opportunities were held, including two virtual opportunities. The meetings were advertised in local media, on the City's website, Twitter and Facebook pages; via email to non-profit groups; media release; and with flyers and posters distributed to libraries, city buildings, nonprofit groups, public housing offices and assisted housing developments.	Some items identified were: Housing: Needed throughout the city, with the highest priority as Rental Rehabilitation. Infrastructure needed primarily below Locust Street, with the highest priority for accessibility improvements. Public Services needed primarily below Locust Street and West of Brady Street, with the highest priority for mental health services and transportation. Economic Development, needed throughout the City with the highest priority for job services and small business loans.	All comments offered were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Survey	Minorities Non-English Speaking - Specify other language: Oral interpretation available at all meetings upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available upon request	Direct outreach events were held at the Davenport Farmer's Market in September 2025 and at the City's Party in the Park events in June, July, and August 2024. At these events City Staff attended to speak with attendees and solicit input and suggestions. Staff also distributed and collected paper copies of the survey for attendees to complete on site.	The comments received as part of the direct outreach events are included in the Summary of Comments Received section on the Public Meeting item listed above.	All comments offered were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Survey	Minorities Non-English Speaking - Specify other language: Oral interpreter service available upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available upon request	An online survey in English and Spanish was distributed, 187 responses were received from Davenport. It was available for 6 weeks and was on the City Website and social media pages (Facebook and Twitter), sent via email to leaders of community groups, neighborhoods, boards/commissions, and other stakeholders, sent to subrecipient agencies, nonprofits, housing advocacy organizations via Quad City Housing Council and Scott County Shelter & Transitional Housing Cluster. Reminders, links, and QR codes for the survey were provided during nine public input meetings including	Respondents ranked the importance of the identified needs from highest to lowest as: Affordable Housing (48%), with the highest priority for energy efficiency improvements, Infrastructure & Area Benefits (19%), with the highest priority of street/alley improvements, Public Services (19%) with the highest priority of homeless services, Economic Development (14%) with the highest priority of job creation/retention	All comments offered were accepted.	
Consolidated Plan			Davenport		35	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Oral interpreter service available upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available at all meetings upon request	A public hearing was held in conjunction with the City's allocation of funding in March 2025. Additionally, public comment during City Council Meetings was available at several points during the development of the plan: when Local Objectives were developed in Fall 2024, when funding recommendations were made in March 2025.	No comments were received at the public hearing or during any of the City Council meetings where plan related items were considered.	All comments offered would have been accepted, however, no comments were offered to date.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Survey	Minorities Non-English Speaking - Specify other language: Oral interpreter service available upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available upon request	The Consolidated plan will be out for public comment from June 2 through July 1, 2025. It will be available at all City public library branches, at City Hall, and on the City's website. Any comments received will be accepted and included in the plan.	The Consolidated plan will be out for public comment from June 2 through July 1, 2025. It will be available at all City public library branches, at City Hall, and on the City's website. Any comments received will be accepted and included in the plan.	Any comments received during the public comment period will be included in the plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Minorities Non-English Speaking - Specify other language: Oral interpreter service available upon request Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Sign language interpreter available at all meetings upon request	The Consolidated plan will be considered by City Council at a committee of the whole meeting on July 2, 2025 and at a City Council Meeting on July 9, 2025, with opportunity to comment at both meetings. Any comments received will be accepted and included in the plan.	The Consolidated plan will be considered by City Council at a committee of the whole meeting on July 2, 2025 and at a City Council Meeting on July 9, 2025, with opportunity to comment at both meetings. Any comments received will be accepted and included in the plan	Any comments received during the meetings will be included in the plan.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In preparing this Consolidated Plan, the City conducted the required Needs Assessment utilizing a variety of sources, including Census Data, contracted consultant plans, and information gathered during the public input process. The Needs Assessment consists of several parts:

- Housing Needs Assessment (including disproportionately greater needs assessment by housing problem, severe housing problem, cost burden, and public housing)
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs Assessment.

The results of each of these assessments can be found below.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

After a review of the data provided by HUD from the US Census, the American Community Survey, and CHAS, the following housing needs were determined:

HOUSEHOLD TYPE:

There are 40,260 households in the City of Davenport with 19,325 determined to be low to moderate income.

- 48% of all Davenport households are low to moderate income.
- Small households account for 37% of all households, and 37% of them are low to moderate income.
- Large households account for 7% of all households, and 37% of them are low to moderate income.
- Households with at least one person aged 62-74 account for 22% of all households and 49% of them are low to moderate income.
- Households with at least one person aged 75 or older account for 11% of all households and 66% of them are low to moderate income.
- Households with at least one child aged 6 or younger account for 12% of all households and 58% of them are low to moderate income.

HOUSING PROBLEMS:

There are four main housing problems identified by HUD include; lack of complete plumbing and/or kitchen facilities, overcrowding, severe overcrowding, and cost burden.

- 28% of all households have one or more of the 4 HUD defined housing problems.
- 53% of low to moderate income households at or below 80% AMI have one or more of the four housing problems, while only 5% of the households above 80% have one of the housing problems.
- Among low to moderate income households at or below 80% AMI, Renters are more likely than owners to suffer from one of the four housing problems: 60% of renter households and only 45% of owner households face one or more of the four housing problems. Housing problems are much less prevalent at higher income levels (81%+ AMI) for both renters and owners: just 7% of renters and 4% of owners have one or more of the housing problems
- The prevalence of the four housing problems is most apparent at the lowest end of the economic spectrum, with 79% of households at or below 30% AMI suffering from one or more of the four housing problems, while only 5% of households above 80% AMI suffer from one of

the 4 housing problems. At this lowest income level, 78% of renters and 84% of owners have one or more of the housing problems.

COST BURDEN:

Households are considered cost burdened when they spend more than 30% of their income on housing costs and severely cost burden when they spend more than 50% of their income on housing costs.

- 27% of all households are cost burdened.
- 53% of low to moderate income households in Davenport are cost burdened or severely cost burdened. Only 3% of households above 80% AMI meet that definition.
- 59% of LMI renter households are cost burdened or severely cost burdened. Only 5% of renter households above 80% AMI meet that definition.
- 45% of LMI owner households are cost burdened or severely cost burdened. Only 3% of owner households above 80% AMI meet that definition.
- 46% of LMI elderly households are either cost burdened or severely cost burdened.

CROWDING:

Households are considered crowded when there is more than one person per room and severely overcrowded when there is more than 1.51 persons per room.

- 3% of LMI households are overcrowded.
- Among households that are low to moderate income, renter households are impacted the most with 2.5% considered crowded and severely crowded, vs. 1.2% for LMI owner households.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	101,865	102,200	0%
Households	41,100	40,260	-2%
Median Income	\$47,343.00	\$53,140.00	12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,225	5,095	8,005	4,820	16,115
Small Family Households	1,655	1,215	2,710	1,515	7,930
Large Family Households	405	430	450	410	1,155

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,130	1,295	1,920	1,045	3,555
Household contains at least one person age 75 or older	800	1,060	1,020	370	1,130
Households with one or more children 6 years old or younger	1,090	720	1,000	605	1,430

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	30	40	15	110	25	25	0	10	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	0	0	0	55	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	20	20	35	240	65	30	15	70	180
Housing cost burden greater than 50% of income (and none of the above problems)	2,600	445	160	10	3,215	1,155	300	290	70	1,815
Housing cost burden greater than 30% of income (and none of the above problems)	560	1,525	655	100	2,840	295	805	990	215	2,305

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	635	0	0	0	635	190	0	0	0	190

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,845	495	225	60	3,625	1,245	355	305	150	2,055
Having none of four housing problems	1,540	2,385	3,025	1,665	8,615	595	1,855	4,445	2,945	9,840
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	980	575	180	1,735	325	290	375	990
Large Related	300	80	50	430	65	135	80	280

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	634	594	230	1,458	865	495	470	1,830
Other	1,470	735	375	2,580	250	225	350	825
Total need by income	3,384	1,984	835	6,203	1,505	1,145	1,275	3,925

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	190	190	310	100	0	410
Large Related	0	0	0	0	30	20	35	85
Elderly	469	179	80	728	705	100	60	865
Other	0	1,250	80	1,330	150	0	0	150
Total need by income	469	1,429	350	2,248	1,195	220	95	1,510

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	220	20	10	0	250	65	30	4	70	169
Multiple, unrelated family households	0	0	10	35	45	0	0	10	0	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	220	20	20	35	295	65	30	14	70	179

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2024 Point in Time Count from the Institute for Community Alliance persons without children accounted for just under 50% of the total clients. The shelter service providers reported that there were 131 persons without children and 14 veterans without children.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Local agencies that participate in the Scott County Shelter and Transitional Housing Council estimate that eighty percent of families in need of housing assistance are challenged by a disability or experiences of domestic violence, dating violence, sexual assault or stalking.

What are the most common housing problems?

People experiencing homelessness in Scott County are homeless for a variety of reasons, including an inability to pay for housing; unemployment or underemployment; disruptions in personal relationships; and medical, mental health or substance abuse problems. Individuals and families need supportive services to address challenges such as mental and physical health conditions, substance abuse issues, and experiences of domestic violence, which adversely affect their ability to obtain and maintain employment and housing stability.

Are any populations/household types more affected than others by these problems?

Populations with mental and physical health challenges, domestic violence experiences, and substance abuse issues are affected by these problems. These challenges are found across various household types.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of

either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals and families at imminent risk typically require immediate/emergency assistance in order to remain housed, such as assistance with rent, food, clothing, and child care, as well as job stability or job improvement assistance to address underemployment or unemployment issues, as appropriate. The City of Davenport is utilizing HOME-ARP funds to provide short term supportive services and case management in hopes to stabilize households at risk of homelessness as well as serve all qualified populations.

Recipients need service resources and referrals throughout their time receiving rapid re-housing assistance, including assistance with household budgeting; they also may need follow-up services after the RRH assistance ends. For example, in Family Resource's RRH program, program participants receive resources and referrals during the duration of their participation in the program, including Family Resources crisis line number for domestic violence, rape/sexual assault, and other violent crimes. The program participant receives a survey once a month for 3 months following the end of their financial assistance and again at 12 months post-RRH to ensure the participant is still in housing and not at risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

In Scott County in 2024, The Iowa Institute for Community Alliances reported 319 sheltered/ 9 unsheltered individuals. Data is collected from agencies in the Scott County who provide services to homeless and at-risk populations and entered into HMIS. Data is aggregated and analyzed by The Iowa Institute for Community Alliances. HMIS defines at-risk as an individual or household that has sought services to prevent homelessness but did not qualify as homeless, this includes individuals, households, Veterans, and other special needs groups as a whole. Services sought were rental, food, and utility assistance.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Characteristics that may adversely affect housing stability include mental health challenges, substance abuse problems, chronic health problems, and domestic violence experiences. A 2013 study, creating a Coordinated Response to Homelessness in the Quad Cities and Surrounding Communities, found that homeless adults have substantial medical and mental health needs, and that employed adults and victims/survivors of domestic violence are over-represented among first-time homeless persons.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

By HUD's definition, disproportionately greater need exists when the percentage of persons in a group is at least 10 percentage points higher than the percentage of persons in category as a whole.

The City has assessed the need of groups with disproportionately greater need in comparison to the needs of that category as a whole. In the category of housing problems, the four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%.

According to the HUD provided 2016-2020 CHAS data, the following groups have disproportionately greater housing needs:

- at the 30%-50% AMI group level, Asian and American Indian/Alaskan Native households
- at the 50% to 80% AMI group level, Asian households
- at the 80% to 100% AMI group level, Asian households

It should be noted that Asian and American Indian/Alaskan Native households number approximately 518 citywide. Because of the small sample size, a margin of error of just a few households could impact the percentage greatly, and therefore whether or not the group would be considered disproportionate need by HUD standards.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,945	1,280	0
White	3,310	745	0
Black / African American	1,095	370	0
Asian	130	29	0
American Indian, Alaska Native	25	20	0
Pacific Islander	0	0	0
Hispanic	280	75	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,180	1,915	0
White	2,500	1,440	0
Black / African American	310	264	0
Asian	54	10	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	235	185	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,175	5,825	0
White	1,680	4,595	0
Black / African American	315	650	0
Asian	90	150	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	235	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	525	4,290	0
White	405	3,580	0
Black / African American	49	290	0
Asian	35	50	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	24	310	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

By HUD's definition, disproportionately greater need exists when the percentage of persons in a group is at least 10 percentage points higher than the percentage of persons in category as a whole.

The City has assessed the need of any groups with disproportionately greater need in comparison to the needs of that category as a whole. In the category of severe housing problems, the four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

According to the HUD provided 2016-2020 CHAS data, the following groups have disproportionately greater housing needs:

- at the 50% to 80% AMI group level, Asian households
- at the 80% to 100% AMI group level, American Indian, Alaskan Native households

It should be noted that LMI Asian and American Indian/Alaskan Native households number approximately 518 citywide. Because of the small sample size, a margin of error of just a few households could impact the percentage greatly, and therefore whether or not the group would be considered disproportionate need by HUD standards.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,090	2,135	0
White	2,775	1,285	0
Black / African American	885	580	0
Asian	80	80	0
American Indian, Alaska Native	4	40	0
Pacific Islander	0	0	0
Hispanic	255	100	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	850	4,240	0
White	715	3,220	0
Black / African American	55	525	0
Asian	4	60	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	70	345	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	530	7,470	0
White	340	5,935	0
Black / African American	115	850	0
Asian	40	200	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	285	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	210	4,610	0
White	195	3,790	0
Black / African American	0	335	0
Asian	0	85	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	0	335	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

By HUD's definition, disproportionately greater need exists when the percentage of persons in a group is at least 10 percentage points higher than the percentage of persons in category as a whole.

The City has assessed the need of any groups with disproportionately greater need in comparison to the needs of that category as a whole. In the category of cost burden, a household is considered cost burdened if it pays more than 30% of its income towards housing costs, and severely cost burdened if it pays more than 50% of its income towards housing costs.

According to the HUD provided 2016-2020 CHAS data, none of the AMI groups have a disproportionately greater need due to cost burden in the City of Davenport.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	28,580	5,575	5,270	840
White	23,470	4,105	3,830	505
Black / African American	2,180	870	885	240
Asian	550	205	125	29
American Indian, Alaska Native	95	30	4	0
Pacific Islander	0	0	0	0
Hispanic	1,725	285	330	30

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on the HUD provided 2016-2020 CHAS data the identified groups with disproportionate need are:

Housing Problems:

- at the 30%-50% AMI group level, Asian and American Indian/Alaskan Native households
- at the 50% to 80% AMI group level, Asian households
- at the 80% to 100% AMI group level, Asian households

Severe Housing Problems:

- at the 50% to 80% AMI group level, Asian households
- at the 80% to 100% AMI group level, American Indian, Alaskan Native households

It should be noted that in the 2016-2021 CHAS data set, LMI Asian and American Indian/Alaskan Native households number approximately 490 citywide. Because of the small sample size, a margin of error of just a few households could impact the percentage greatly, and therefore whether or not the group would be considered disproportionate need by HUD standards.

If they have needs not identified above, what are those needs?

The City has not been made aware of any needs not identified above in groups with disproportionately greater need through the data available or through the public input process.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the contracted consultant studies from 2024 and 2025, these groups were mostly concentrated in dense, central neighborhoods and the south-west quadrant of the city, but as of 2022, as density has disbursed throughout the rest of the city. The largest concentration still remains within the same south-western tracts of the city where density is highest.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	41	514	0	514	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,378	11,879	0	11,879	0	0	0
Average length of stay	0	0	4	6	0	6	0	0	0
Average Household size	0	0	3	2	0	2	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	72	0	72	0	0
# of Disabled Families	0	0	8	163	0	163	0	0
# of Families requesting accessibility features	0	0	41	514	0	514	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	7	183	0	183	0	0	0
Black/African American	0	0	34	322	0	322	0	0	0
Asian	0	0	0	6	0	6	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	14	0	14	0	0	0
Not Hispanic	0	0	39	500	0	500	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

In 2022, the City of Davenport ceased participation in the Public Housing Program and sold 42 Public Housing units (eight single family homes, eleven duplex units, and two six-plex multi-residential units) to local non profit organizations. The city continues to provide housing voucher assistance, in addition to, housing rehab and development.

Currently, there are 366 applicants on the Housing Choice Voucher, with the most immediate need being available units for large households. New administrative changes to the Davenport Housing Authorities Administrative Plan, have provided the opportunity for current participants and new participants, who have children that are over the age of 6 that are required to have separate bedrooms. As a result, the need for three and four bedroom units has increased dramatically.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate need for Housing Choice voucher holders are available units in areas that are accessible to public transportation, hospitals and community resources. Participants on the program that lack access to transportation are often unable to submit documents in a timely manner or attend required meetings with HCV staff in order to successfully complete the required paperwork to maintain an active status in the program.

How do these needs compare to the housing needs of the population at large

The needs of the participants in the HCV program align with the needs of the greater Davenport community. Housing is often unaffordable for extremely low to low income households in the community at large, as well as the Housing Choice Voucher program.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	183	234	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	123	8	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	13	1	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: State of Iowa (Institute for Community Alliance - <https://icalliances.org/iowa>) 2024 point in time count data for Scott County.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Institute for Community Alliances which houses Iowa's HMIS, PIT, and Housing Inventory Data presented a 2024 Snapshot of Iowa's Service and Shelter use. For 3,550 from Scott County, this was their first experience of instability and their first system entry into the HMIS, Homeless Management Information System. Of the 3,156 adults from Scott County who had entries in HMIS during the report, 1,766 had income that averaged \$449.96 per month. Of those reported, 1,270 received emergency shelter in Scott County and 125 received shelter outside Scott County. 198 exited to Permanent Supportive Housing in Scott County, with 5 exiting to Permanent Supportive Housing outside Scott County. 255 were able to utilize Rapid Rehousing Assistance within Scott County with 40 using Rapid Rehousing Assistance outside of Scott County. 50 people were served by Transitional Housing and Safe Haven Programs within the county while 7 received assistance with these programs outside the county. Over 1,450 utilized the coordinated entry system, with 98 receiving services through Outreach Programs and 515 receiving preventive services within Scott County.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the county's point in time count performed for 2024, the county counted 183 persons (adults and children). No households with children were found unsheltered during the point in time count, however many households with children will bunk up with friends in time of need. Data from the Iowa Institute for Community Alliances reported 13 veterans served by homeless and homeless prevention programs in Scott County with one veteran counted as unsheltered during this count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Based on the county's point in time count performed in 2024, of the 306 reported as sheltered homeless, 127 identified as Black, 134 as White, 34 as multi-Racial, 10 as American Indian, and one as unknown. 25 identified as Hispanic. Of the 8 people reported as unsheltered, 3 identified as Black, 2 as White, one as American Indian, and one as unknown. 3 identified as Hispanic and one as Hispanic alone.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Point in Time Count reported 8 unsheltered persons were reported. Teams walk known areas that may house unsheltered persons such as wooded areas, parks, and parking lots. The remaining 306 persons were sheltered during the count.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community:

The Categories of Non-Homeless Special Needs are:

- **Elderly (62 years old and older):** According to the US Census Bureau there are 8,945 households with at least one person (62-74) and 4,380 households with at least one person 75 or older. Of those households with a person 62 and over 25% are below 80% AMI.
- **Persons living with HIV/AIDS and their families:** According to the Iowa Department of Public Health, 240 individuals were living with HIV/AIDS in Scott County as of December 31, 2018. Data is not available for individual cities within the county.
- **Victims of domestic violence, dating violence and stalking:** While City staff does not have data on how many people have this special need in the City, the City does fund services for this population through a non-profit public service provider. Over the past five years, this provider reported serving 1,501 or an average of 300 individuals per year.
- **Persons with mental, physical and/or developmental disabilities:** While City staff does not have data on how many people have this special need in the City, the City does fund services for this population through several non-profit public service providers. Over the past five years, this provider reported serving 195 people, or an average of 40 individuals per year.
- **Frail Elderly (an elderly person who requires assistance with three or more activities of daily living such as bathing, walking and performing light housework); persons with drug addiction:** City staff has no data specifying the number of individuals with these special needs, however programs are offered in the area to meet their needs by a variety of non-profit and for profit entities.

What are the housing and supportive service needs of these populations and how are these needs determined?

The City works with a variety of groups to ensure needs are being met:

City Staff are members of the Quad City Housing Council, the Quad City Housing Cluster, and the Quad City Shelter and Transitional Housing Council. These groups all have as members staff from the Scott County Health Department and local non-profit groups that address various physical and mental health needs of Davenport citizens. These groups include those that serve the needs of citizens with physical disabilities, accessibility challenges, mental disabilities, the elderly, survivors of domestic violence and

those who suffer from HIV/AIDS. All members of these groups were invited to participate in the public input process, and many did attend and contribute, either in person, at the virtual meeting, or through the survey. Monthly meetings of these groups enable City staff to engage with member organizations and be aware of changes, challenges and needs faced by clients of organizations carrying out health, mental health, and service activities.

Through the CDBG program, the City has in the past funded agencies that meet the health, mental health, and service needs of residents, and is likely to fund these activities again, pending application for funding from an eligible organization and resources permitting. Previously funded agencies include those providing accessibility, transportation, and mental health services; services to the homeless and survivors of domestic violence, those with HIV/AIDS, the elderly, and others. All of these agencies were invited to participate in the public input process, and many did attend and contribute, either in person, at the virtual meeting, or through the survey.

The Davenport Housing Commission is the Public Housing Authority (PHA) serving Davenport. The PHA is a division the City department which administers the CDBG and HOME grants. CDBG staff meet regularly with PHA staff to discuss current issues and needs. The PHA administers a variety of vouchers, including standard Housing Choice Vouchers (HCV), Foster Youth Initiative (FYI), Veterans Affairs Supportive Housing (VASH), and Tenant Protection Vouchers (TPV). These vouchers are available to, and heavily utilized by, the elderly and people with disabilities.

The City monitors approximately 85 privately owned subsidized units, which were funded originally through programs such as CDBG, HOME, Neighborhood Stabilization Program, CDBG-Disaster Recovery and various tax credit programs. Monitoring enables the City to ensure that the units remain affordable for the duration of the financing commitment, and enables City staff to remain in communication with the housing providers serving tenants and able to identify needs and issues as they arise. Monitoring provides valuable information regarding the need for affordable housing and information about vacancy rates and waiting lists that helps the City plan for affordable housing in the future. Many of the units currently in the portfolio were developed to meet the needs of the elderly and those with physical and mental disabilities. Many affordable housing operators have chosen to have service providers located in or available to visit their buildings with programing for those individuals. In the case of housing for those with mental health issues, one housing operator has on site staff coordinating care and services for tenants.

As new projects come forward, the City works with developers to ensure that the affordable housing needs of the community are addressed by the proposed projects. New projects developed with federal funds are checked by the Building Department to ensure that they meet applicable accessibility requirements, while CED staff ensures that any lead based paint regulations are followed. These steps assure that federally funded activities are meeting the health and physical access needs of current and future occupants.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Davenport is not a HOPWA grantee, therefore this question is not applicable.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

During the public participation process, the City of Davenport conducted a survey and held multiple public input meetings (in person and virtual) that were attended by both non-profit groups and members of the public. In addition, the City has updated contracted consultant studies in 2024 and 2025 to inform the Consolidated Plan. A need for public facilities (such as community centers and public buildings) was not identified as a priority by either the survey or the commenters at the public input meetings. In addition, no applications have been put forth for public facilities of that type for the upcoming year. Therefore, at this time the City has not identified the need for public facilities (such as community centers and public buildings) as a priority and has no immediate plans to expend CDBG funds on these activities. If a need is identified in future years, the City will consider amending the plan to allow for this activity. The public input process did identify a need for public infrastructure facility improvements, such as streets, sewers, sidewalks, lighting, etc. These types of public facilities will likely be funded in upcoming years.

How were these needs determined?

During the public participation process, the City of Davenport conducted a survey and held multiple public input meetings (in person and virtual) that were attended by both non-profit groups and members of the public. In addition, the City has updated contracted consultant studies in 2024 and 2025 to inform the Consolidated Plan. A need for public facilities (such as community centers and public buildings) was not identified as a need by either the survey or the commenters at the public input meetings. A review of other commissioned studies, did not explicitly identify public facilities (such as community centers and public buildings) as a need at this time, though if circumstances change in the future, the City would consider amending the plan to allow for the activity. The public input process did identify a need for public infrastructure facility improvements, such as streets, sewers, sidewalks, lighting, etc. These types of public facilities will likely be funded in upcoming years.

Describe the jurisdiction's need for Public Improvements:

During the public participation process, the City of Davenport conducted a survey and held multiple public input meetings (in person and virtual) that were attended by both non-profit groups and members of the public. In addition, the City has updated contracted consultant studies in 2024 and 2025 to inform the Consolidated Plan. The following public improvement needs were identified:

- Survey: The majority (51%) of respondents preferred that funds be distributed both citywide and in targeted low-income areas as needed. Among those with a preference, respondents preferred that funds be focused in a specific area (25%) versus distributing funds city-wide

(24%), and that funding for Infrastructure was the second highest priority need for funding, especially for street/alley improvements.

- **Public Input Meetings:** Participant comments included a preference for focusing on accessible infrastructure improvements, especially below Locust Street.
- **Contracted Consultant Studies:** Last updated in 2024 and 2025. These documents indicate that there is a need for targeted investment, including a need for better public transportation and a more holistic revitalization strategy in areas that have traditionally had the least investment. They also recommended focusing on community revitalization, affordable housing development, and land development. The report recommended focusing on preventing and eliminating blight, using innovative land development tools (like land banking, land trusts, and tax abatement) to foster affordable owner and rental housing, and encouraging more high density, low maintenance units in the urban core. Infrastructure can be seen as integral to all of these efforts in that it promotes neighborhood quality and reduces the appearance of blight. It should be noted that the Iowa legislature has not yet approved the use of land banks and land trusts, though it is under consideration.

Because infrastructure supports the needs identified in all of the above mentioned sources, the City has included infrastructure improvements in support of approved affordable housing rehabilitation or development projects as an activity in the upcoming year's plan. Assuming continued need, political support and available funding, the City intends to continue funding this activity to support the infrastructure needs of approved affordable housing rehabilitation or development projects in the future.

How were these needs determined?

During the public participation process, the City of Davenport conducted a survey and held multiple public input meetings (in person and virtual) that were attended by both non-profit groups and members of the public. In addition, the City has updated contracted consultant studies in 2024 and 2025. All sources identified infrastructure as an issue in need of attention.

Describe the jurisdiction's need for Public Services:

During the public participation process, the City of Davenport conducted a survey and held multiple public input meetings (in person and virtual) that were attended by both non-profit groups and members of the public. In addition, the City has updated contracted consultant studies in 2024 and 2025. The following Public Service needs were identified:

- **Survey:** The majority (51%) of respondents preferred that funds be distributed both citywide and in targeted low-income areas as needed. Among those with a preference, respondents preferred that funds be focused in a specific area (25%) versus distributing funds city-wide

(24%), and that funding for Public services was tied for the second highest priority need for funding, especially for homeless services.

- **Public Input Meetings:** Participant comments included a preference for focusing on mental health and transportation services, especially below Locust Street and west of Brady Street.
- **Contracted Consultant Studies:** Last updated in 2024 and 2025. These documents indicate that there is a need for services in the areas of eviction prevention, housing stability, housing counseling, financial literacy, job training, and housing rights education. They also recommended focusing on community revitalization, affordable housing development, and land development. The report recommended focusing on preventing and eliminating blight, using innovative land development tools (like land banking, land trusts, and tax abatement) to foster affordable owner and rental housing, and encouraging more high density, low maintenance units in the urban core. Public services can be seen as integral to affordable housing efforts, especially related to the recommendation for promoting the use of land banks and land trusts, which are often operated as non-profit organizations eligible under the CDBG public services cap. It should be noted that the Iowa legislature has not yet approved the use of land banks and land trusts, though it is under consideration.

How were these needs determined?

During the public participation process, the City of Davenport conducted a survey and held multiple public input meetings (in person and virtual) that were attended by both non-profit groups and members of the public. In addition, the City has updated contracted consultant studies in 2024 and 2025. All sources identified needs that could be addressed by various public service activities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

In preparing this Consolidated Plan, the City conducted the required Market Analysis utilizing a variety of sources, including Census Data, contracted consultant studies, the Scott County Multi-Jurisdictional Hazard Mitigation Plan, and information gathered during the public input process. The Market Analysis consists of evaluation of several factors:

- Number of Housing Units
- Cost of Housing
- Public and Assisted Housing
- Homeless Facilities
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion
- Broadband Needs of Housing
- Hazard Mitigation

The results of each of these assessments can be found below.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	29,285	65%
1-unit, attached structure	2,070	5%
2-4 units	4,055	9%
5-19 units	5,380	12%
20 or more units	3,045	7%
Mobile Home, boat, RV, van, etc	1,250	3%
Total	45,085	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	70	0%	380	3%
1 bedroom	480	2%	4,265	29%
2 bedrooms	5,635	22%	6,640	45%
3 or more bedrooms	19,250	76%	3,540	24%
Total	25,435	100%	14,825	101%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Davenport has a variety of programs that serve residents. Because most of the funding available for these programs is federal funding, many of the City's programs have income limits, as stipulated by the particular funding source. Programs currently offered are:

Federal: The City of Davenport receives Federal CDBG and HOME funding. With this funding, the City offers owner occupied rehabilitation programs, homebuyer programs and rental development/rehab programs. For CDBG, the income limit for all programs is 80% AMI, as defined by HUD. For HOME the income is 60% AMI at the time of initial occupancy for rental units, 80% AMI for homeowner and homebuyer programs. The City does not target assistance to any particular family type.

State: The City of Davenport has directly received several funding sources through the State in the past, such as CDBG-DR, which are available only in times of disaster. Indirectly, developers are able to apply to the State to utilize its HOME funds within the boundaries of Davenport. Additionally, several tax credit programs are available to developers through the State of Iowa for use in Davenport. These include

- Low Income Housing Tax Credits, which are available for development of units serving households at or below 60% AMI that are not students.
- Workforce Housing Tax Credits, which are available for development of units serving households at or below 80% AMI.
- Urban Revitalization Tax Credits are available in targeted areas for specific development or redevelopment purposes, but do not have income limits or family household type requirements.

Local: The City of Davenport has developed several programs to encourage development, such as the Dream program which targets exterior and major mechanical updates in the core area of the City. Dream is available in a select area of the City and is available to all income types, new and existing home owners and does not have a family income or type requirement.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

During the 5-year period covered by this consolidated plan, it is estimated that 14 HOME assisted units will reach the end of their HUD required affordability period. City staff is unaware of any additional units that will be lost from the housing inventory for other reasons.

Does the availability of housing units meet the needs of the population?

The City of Davenport updated contracted consultant studies in 2024 and 2025. These studies indicated a continued need for an increased supply of decent affordable housing, particularly affordable rental housing, especially in neighborhoods with good access to opportunities for education, employment, transportation and recreation. Particular need continues to exist for larger units and accessible units. They also indicated a shortage of affordable units, especially at the lowest income levels, but not a shortage of housing overall. The report forecasts that over the next 20 years, Davenport is not expected to face a shortage of units overall due to low population growth, though the need for affordable units will continue to exceed the availability of affordable units, and the availability of funds to create new affordable units. The report recommended focusing on preventing and eliminating blight, using innovative land development tools (like land banking, land trusts, and tax abatement) to foster affordable owner and rental housing, and encouraging more high density, low maintenance units in the urban core.

Describe the need for specific types of housing:

American Community Survey data cited elsewhere in this consolidated plan has indicated that:

- Approximately 28% of all households (at or below 100% AMI) in the City of Davenport suffer from one of more of the four housing problems identified by HUD.
- Among low to moderate income households at or below 80% AMI, housing problems are more prevalent, with 53% of all households suffering from one of the four housing problems.
- Median home price and median rent have both increased by approximately 11% between 2009 and 2020.

This data from the American Community survey and from public input indicates that there may be a need for the following types of housing programs:

- More affordable rental housing, especially larger units, accessible units, and units affordable to those with incomes at or below 50% AMI.
- Rehabilitation programs for both homeowners and homebuyers to address substandard conditions and potential lead hazards present in older homes with children present.
- Homebuyer programs to help low and moderate income households address the increasing cost of homeownership.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	121,700	135,200	11%
Median Contract Rent	603	671	11%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,870	19.4%
\$500-999	9,750	65.8%
\$1,000-1,499	1,640	11.1%
\$1,500-1,999	245	1.7%
\$2,000 or more	325	2.2%
Total	14,830	100.0%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,145	No Data
50% HAMFI	6,685	3,270
80% HAMFI	11,740	8,355
100% HAMFI	No Data	11,689
Total	19,570	23,314

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	606	733	906	1,193	1,353
High HOME Rent	556	648	830	1,087	1,225

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	556	648	818	945	1,055

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the HUD provided American Community Survey data cited in this Consolidated Plan:

- There are 6,225 households at or below 30% AMI; 1,145 units are affordable to a household at that income level. Note the data is for rental units only, there is no data available for owner units. See Table 30 for more details.
- There are 11,320 households at or below 50% AMI; there are 11,100 affordable units available at that income level.
- There are 19,325 households at or below 80% AMI; there are 31,195 affordable units available at that income level.
- There are 24,145 households at or below 100% AMI; there are 42,884 affordable units available at that income level. Note the data is for owner units only, there is no data available for rental units. See Table 30 for more details.

How is affordability of housing likely to change considering changes to home values and/or rents?

Based on the HUD provided American Community Survey data cited in this Consolidated Plan, between 2009 and 2020 the following changes have occurred:

- the median home value has increased by 11%
- the median rent has increased by 11%
- median household income has increased by 12%
- the number of households has remained fairly stable, with less than a 1% increase

It is important to note that the HUD provided data is for calendar year 2020. There have continued to be increases in housing costs since 2020 as a result of the COVID-19 pandemic and economic conditions. If HUD data was provided through a later year, the increase in housing costs would likely be higher. For example, the median contract rent in Davenport reported in the 2023 5 year ACS report is 19% higher than it was in the 2019 5 year ACS report. Median value of owner occupied homes increased by 24% over the same period. Median Family Income in the past 12 months increased 28% between the 2020 and 2019 ACS. Based on this data, it is reasonable to assume that the cost of homeownership and rent will continue to increase, therefore the need for affordable homeownership and rental units will increase. On the other hand, because the number of households is increasing very slowly, and economic

conditions are not anticipated to change, it is unlikely that a large influx of new households will enter the market and drive costs up further.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The high HOME rents are approximately 9% below market rent on average across all bedroom sizes. The low HOME rents are approximately 16% below market rent on average across all bedroom sizes. This indicates that though the market rents are not significantly inflated, they have risen faster than the HOME rents since 2020, at which time the high home rents were largely equal to market rent and the low HOME rents were only a few percentage points lower. As market rents rise, property owners are less likely to be interested in participating in affordable housing programs, as they can ask for and receive higher rents than the programs would support. As a result, deeper incentives will be needed to attract and retain developers in affordable housing programs, and deeper subsidies will be needed for tenants in those units.

Discussion

T

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Davenport operates several programs:

- Owner occupied rehabilitation programs require that housing assisted through the program be occupied and insurable at the beginning of the process, and that code violations and health hazards be corrected at the end of that process.
- Exterior grant programs require that exterior issues such as paint/siding, windows and roofs be addressed, but may not address any interior issues with the house.
- Rental rehabilitation/development programs require that the property meet all zoning, building, safety, and rental licensing requirements and that the property owner establish replacement reserves sufficient to keep the property compliant for at least the duration of the affordability period.
- Acquisition/rehab/resale programs require that code violations and health hazards be corrected, that major systems of the home (such as HVAC, electric, plumbing, roof, etc.) have a minimum remaining useful life of at least 5 years or the length of the affordability period, whichever is longer.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Substandard is defined in the City Code (8.17.120) as a “Dangerous Building” and includes: Any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such condition or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

Additionally Substandard but still suitable for rehabilitation falls under City Code (8.17.150) Repair, Vacation and Demolition: The following standards shall be followed by the designated official (and by the board of appeals if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure:

A. Any building declared a dangerous building under this code shall be made to comply with one of the following:

1. The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair; or
2. The building shall be demolished at the option of the building owner.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,595	18%	6,300	43%
With two selected Conditions	105	0%	295	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	20,735	82%	8,230	56%
Total	25,435	100%	14,825	101%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,150	12%	1,920	13%
1980-1999	3,585	14%	2,650	18%
1950-1979	10,265	40%	6,165	42%
Before 1950	8,445	33%	4,090	28%
Total	25,445	99%	14,825	101%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	18,710	74%	10,255	69%
Housing Units build before 1980 with children present	1,475	6%	920	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the American Community Survey, there are 28,965 units built before 1980. 16,430 units are in the category of 1950-1979, spanning 29 years. Assuming an equal number of units were built in each year that would account for approximately 567 units per year. Using this logic, the total number in that category can be reduced by 1,134 units to account for the years of 1978 and 1979, when the use of lead based paint was prohibited. This means that 15,296 units can be estimated to have been built from 1950-1977. Adding that to the pre 1950 number of 12,535, the total units built before 1978 and at risk of having lead based paint present is 27,831.

A U.S. lead-based paint survey, conducted for HUD, has estimated that 90% of the housing constructed prior to 1940 is estimated to contain some lead-based paint. Sixty percent of the housing constructed from 1960 through 1979 is estimated to contain some lead-based paint. The accuracy of these estimates of lead-based paint prevalence in housing units is subject to plus or minus 10%. Utilizing these percentages in this study, a minimum of 22,265 units are estimated to contain lead based paint. The study referenced here is "The prevalence of lead-based hazards in U.S housing," Environmental Health Perspectives, vol. 110 no. 10 p A602 by Jacobs, et al, 2002.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			42	724			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Davenport Housing Commission, the Public Housing Authority that serves the City of Davenport, does not own or operate any Public Housing units. There are no Public Housing units located in Davenport.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Davenport Housing Commission, the Public Housing Authority that serves the City of Davenport, does not own or operate any Public Housing units. There are no Public Housing units located in Davenport.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Davenport Housing Commission, the Public Housing Authority that serves the City of Davenport, does not own or operate any Public Housing units. There are no Public Housing units located in Davenport.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homelessness spans complex sets of social and economic issues. These issues are faced by a provider network including non-profit organizations, faith-based organizations, and local governments. Housing, human services, mental health, and other social services have developed best practices to apply to the services they provide homeless populations. Seven local agencies and the City's assisted housing department provide emergency shelter, rapid rehousing, transitional housing, and permanent supportive housing programs to the community.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	189	137	35	40	0
Households with Only Adults	77	82	0	29	6
Chronically Homeless Households	0	0	0	23	0
Veterans	0	0	13	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: State of Iowa (Institute for Community Alliance - <https://icalliances.org/iowa>) 2024 Point in time count data for Scott County.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Providers have come together in local and regional networks and councils to improve collaboration, expend funds more efficiently, and provide a stronger continuum of care. On the local planning level, the Scott County Shelter and Transitional Housing Council is comprised of representatives from local providers of services. Agencies collaborate in mutual referrals and resources, using the Service Prioritization Decision Assistance Tool (SPDAT) at intake and the Iowa Balance of State Coordinated Services Network to identify the programs and services best aligned to end the family/individual homelessness. Preventative mainstream resources include rapid-rehousing programs including a Veteran RRH Program, crisis assistance programs, utility assistance programs and employment/education programs to improve household stability.

Outreach efforts are a collaboration between multiple local agencies; to ensure safety, local agencies perform outreach together in teams to locate unsheltered persons. Once needs have been assessed, agencies reach out to mainstream services that can provide housing, food, clothing, medical care, mental health care, employment and education training, alcohol/substance abuse recovery, case management, legal assistance, and childcare utilizing a coordinated entry method.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Seven local agencies provide beds to homeless persons in Davenport. Hospitals, correctional institutions, and local social service providers utilize a coordinated entry matrix to connect homeless persons leaving these facilities to the proper housing agencies and other supportive services. The City of Davenport's Assisted Housing program services the HUD-VASH program. Veteran rapid re-housing and homeless prevention programs are run through Humility Homes and Services and utilize supportive services from the local VA Homeless Outreach Program. Those supportive services include mental health, case management, and employment training. Humility Homes and Services also provides chronically homeless single male and females with a Housing First program designed to transition chronically homeless individuals through shelter to permanent housing quickly, while providing supportive services.

Humility Homes and Services, the Salvation Army, and Family Resources provide homeless and chronically homeless families with children housing and supportive services through emergency shelter and transitional housing programs. Family Resources' program targets individuals who have been victims of domestic violence and provide advocacy and legal assistance.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

To address the needs of elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS, and public housing residents, the City works with a variety of groups to meet the need for supportive housing. The City belongs to the Quad City Housing Council, the Quad City Housing Cluster, the Shelter and Transitional Housing Council and the Continuum of Care. The City has funded organizations that provide supportive housing and other services for special needs populations, including Humility of Mary Homes & Services, Center for Active Seniors, Vera French Mental Health Center, The Project of the Quad Cities and others. In funding the development of new affordable housing, the City has worked with non-profit developers to fund new units for supportive housing for seniors and those with mental and physical disabilities. City ordinance also protects housing opportunities for those with mental and physical disabilities. In addition, the City reviews all new multi-family housing construction projects to ensure that accessibility requirements are met so that any new housing will be accessible to those with special needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In the upcoming year, the City of Davenport will fund with CDBG the following programs that serve non-homeless special needs:

- Family Resources, for victims of domestic violence, dating violence, sexual assault and stalking.
- Vera French Community Mental Health provides case management services for Vera French Housing residents with long term mental illness to assist in the development of community living skills and provide support and access to services and amenities.

- Center for Active Seniors, for elderly residents in need of case management, resources, and referral.
- Humility of Mary Homes & Services, for homeless residents who may also be recovering from alcohol and drug addiction, mental health struggles, or other issues.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In the upcoming year, the City of Davenport will fund with CDBG the following programs that serve non-homeless special needs:

- Family Resources, for victims of domestic violence, dating violence, sexual assault and stalking.
- Vera French Community Mental Health provides case management services for Vera French Housing residents with long term mental illness to assist in the development of community living skills and provide support and access to services and amenities.
- Center for Active Seniors, for elderly residents in need of case management, resources, and referral.
- Humility of Mary Homes & Services, for homeless residents who may also be recovering from alcohol and drug addiction, mental health struggles, or other issues.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In 2024, the City of Davenport updated several contracted consultant studies, which contained several suggested action items:

- Increase supply of decent affordable housing,
- Increase the geographic choice in affordable housing choices, especially for publicly supported housing.
- Support public service application in the areas of eviction prevention, housing stability, housing counseling, financial literacy, job training, and housing rights education and enforcement.
- Support targeted investment, including a need for better public transportation and a more holistic revitalization strategy in areas that have traditionally had the least investment.

These studies recommended that the City continue its strategy of utilizing CDBG and HOME to increase and maintain the availability of high-quality, affordable, rental and for-sale housing through new construction and rehabilitation, by both revitalizing older areas and developing new affordable housing where it has not been traditionally available.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	126	9	0	0	0
Arts, Entertainment, Accommodations	5,779	7,553	15	14	-1
Construction	2,201	3,406	6	6	0
Education and Health Care Services	8,037	11,307	20	21	1
Finance, Insurance, and Real Estate	2,008	2,652	5	5	0
Information	438	569	1	1	0
Manufacturing	6,084	6,837	15	13	-2
Other Services	1,753	2,266	4	4	0
Professional, Scientific, Management Services	3,470	3,958	9	7	-2
Public Administration	0	0	0	0	0
Retail Trade	6,129	9,773	15	18	3
Transportation and Warehousing	1,721	1,923	4	4	0
Wholesale Trade	2,102	2,934	5	6	1
Total	39,848	53,187	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	51,965
Civilian Employed Population 16 years and over	49,525
Unemployment Rate	4.71
Unemployment Rate for Ages 16-24	13.46
Unemployment Rate for Ages 25-65	3.14

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	10,820
Farming, fisheries and forestry occupations	1,820
Service	5,870
Sales and office	10,490
Construction, extraction, maintenance and repair	3,970
Production, transportation and material moving	3,130

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	39,776	86%
30-59 Minutes	5,443	12%
60 or More Minutes	1,125	2%
Total	46,344	100%

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,185	55	1,780
High school graduate (includes equivalency)	10,840	665	5,025
Some college or Associate's degree	14,745	765	3,200

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	12,270	195	1,880

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	110	170	180	835	705
9th to 12th grade, no diploma	1,080	805	615	1,410	1,150
High school graduate, GED, or alternative	3,115	4,525	3,465	8,550	5,350
Some college, no degree	4,015	3,315	3,090	5,205	3,315
Associate's degree	535	2,050	1,825	3,260	1,105
Bachelor's degree	1,230	3,540	2,135	4,210	2,360
Graduate or professional degree	55	1,080	1,365	2,085	1,630

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,559
High school graduate (includes equivalency)	31,843
Some college or Associate's degree	35,593
Bachelor's degree	49,877
Graduate or professional degree	64,588

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top sector in Davenport is Education and Health Care Services (20%). There is a three way tie for second place, with 15% each for Arts/Entertainment/Accommodations, Manufacturing, and Retail Trade.

Describe the workforce and infrastructure needs of the business community:

Davenport and the surrounding Quad Cities continue to struggle with the availability of labor in the semi-skilled and specialty engineering fields. As retirements occur it has been difficult for companies to replace mechanically skilled maintenance workers. Engineering jobs such as mechanical and electrical engineering have also been difficult to find people to fill.

Since 2024, John Deere has laid off nearly 1,000 employees in the Quad Cities. This has left a large population of employees without work. John Deere pays wages that are often higher than surrounding like businesses, so we have anecdotally heard that many employees are searching for higher wage employment opportunities that currently do not have openings and will therefore need to adjust to lower a lower wage salary.

Our aging road infrastructure is most often noted as a challenge point for businesses in our older industrial sectors or older industrial parks. In addition, access to sanitary sewer for increased industrial use is limiting factor in many parts of the city due to bottlenecks on the current sanitary lines.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Eastern Iowa Industrial Center has reached a point where it is almost entirely built out and there is a continued demand for large industrial parcels. The next planned phase of industrial growth is likely to occur on Davenport's west side surrounding the I-280 corridor.

Davenport is working with McClure Engineering on a Duck Creek Growth Area Plan that will lay the foundation for the development of hundreds of acres on the western side of Davenport. A large sanitary sewer expansion, due to be completed at the beginning of 2026, will open more possibilities for housing, commercial and industrial development in this region. The plan will help to define potential zoning, transportation and utility layouts.

Local developers have already expressed interest in this area and that combined with the public private partnership of the Greater Davenport Redevelopment Corporation will help to spur exciting new opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There has been an ongoing need for people specializing in electrical and mechanical engineering. Additionally, there is a distinct need for individuals with the ability to manipulate, create and fix items and systems within the manufacturing sectors. Many times, this is a highly skilled maintenance type job that has been historically hard to fill follow the baby boomer retirement.

The business community has also reported issues in hiring people with some of the soft skills needed: reading, basic math and etiquette such as showing up on time and daily. Our community college has soft skills certificate programs that have helped train workers in these areas.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Our local Eastern Iowa Community College has several different programs aimed at varying levels of training. They are described below.

Iowa Industrial New Jobs Training Program (260E): Program Purpose - To address the Iowa workforce development center needs of NEW employees of a company that is expanding in or relocating to Iowa. The program is flexible and designed to meet the wide variety of training and employee development needs of a new or expanding business. The assistance available ranges from highly specialized educational programs to on-the-job training salary reimbursement for new trainees.

Supplemental New Jobs Credit from Withholding: Program Purpose - The supplemental withholding credit is designed to promote the creation of high-quality jobs within Iowa by allowing an additional 1.5% percent withholding credit to provide additional funding for companies participating in the Iowa Industrial New Jobs Training Program (260E).

Iowa Workforce Development Center Fund: Program Purpose - This fund is one of the revenue sources that fund the 260F, training and retraining for targeted industries, innovative skills development and career opportunity programs. The assets of this fund are to be used to address Iowa workforce development center needs of the state by funding these training programs.

Iowa Jobs Training Program (260F): Program Purpose - To foster growth and competitiveness of Iowa's workforce and industry by ensuring that Iowa's workforce has the skills and expertise to compete with any workforce outside the state of Iowa. Forgivable loans are made to businesses to address the training needs of their workers. The training services provided may include vocational and skills assessment testing; adult basic education; job-related counseling; cost of company, college or contracted trainer or training services; training-related materials, equipment, software and supplies; lease or rental of training facilities; training-related travel and meals; subcontracted services; contracted or professional services.

Iowa Job Training Program - Business Networks (260F): Program Purpose - To foster growth and competitiveness of Iowa's workforce and industry by ensuring that Iowa's workforce has the skills and expertise to compete with any workforce outside the state of Iowa. Forgivable loans are made to five or more business located in two or more community college districts to address a common training need of their workers. The training services provided may include vocational and skill assessment testing; adult basic education; job-related counseling; cost of company, college or contracted trainer or training

services; training-related materials, equipment, software and supplies; lease or rental of training facilities; training-related travel and meals; subcontracted services; contracted or professional services.

These programs help to grow our available pool of qualified skilled and semi-skilled labor and also address soft skills as previously mentioned. Our Economic Development staff works closely with the community college to assist with the marketing of these programs

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

The planning and development of the Duck Creek Area Growth Plan will lead to additional housing and business opportunities in Western Davenport.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

According to the HUD provided CPD Maps tool, one census tract in Davenport (tract 107) has a majority of its households (66%) with one of the 4 HUD defined housing problems. No census tracts have a majority of households with 1 of the 4 HUD defined severe housing problems. The highest percentage of households with 1 of the 4 severe housing problems is also census tract 107, with nearly 41%.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to consultant prepares studies, Census tract 107 is the only tract in Davenport that meets the HUD definition of concentration. Census tract 107 is also the only tract in Davenport where 50% or more of the households have an income below the poverty rate.

What are the characteristics of the market in these areas/neighborhoods?

Per the HUD provided CPD Mapping tool (which is based on the 2011-2015 ACS, not the more recent 2016-2021 version mentioned elsewhere in this plan), census tract 107 has the following characteristics:

- 41% of households have 1 or more of the 4 HUD defined housing problems
- 42% of households are paying more than 30% of their household income towards housing costs
- 73% of households are living at or below the poverty line
- 19% of owner households and 81% of renter households live in poverty
- 25% of households have at least 1 minor child
- 21% of households have at least 1 person 60 years or older
- 92% of housing units are single family detached
- 46% of units are 3 bedroom or more

Are there any community assets in these areas/neighborhoods?

The areas are largely located in the dense urban core of the City of Davenport. These areas benefit from a compact footprint that is easy to traverse without private transportation, and access to many routes of public transportation during its hours of operation. These areas tend to have more public service providers, schools and institutions located within the neighborhoods, and there are large amounts of older and affordable housing in these areas. However, these areas are also challenged by the quality of the housing and transportation. As this planning process has indicated, there is a lack of decent, affordable housing in Davenport, with many units in the impacted areas being older, and in poorer repair. In addition, the planning process has identified public transportation hours of operation as an obstacle, with service available during limited hours and not at all at night. Finally, the growth in the City

has tended to happen in the North and Northeast, and residents have noted that many services and amenities are moving in those directions and leaving behind empty locations in older parts of the City.

Are there other strategic opportunities in any of these areas?

As noted above, while the areas identified here have many assets, they have challenges as well. In the areas located in the core of the City, opportunities exist to balance the development of multi-family housing more fully between these areas and other parts of the City as well as promoting homeownership in areas where it is currently a smaller percentage of the residential market. In addition, opportunities exist to strengthen the public transportation system and work for rehabilitate the many units of older housing in the area that are affordable but in poor repair. As previously mentioned, the City must continue to balance its investment between the large rehabilitation needs in the core of the City with developing new affordable rental and homeownership opportunities in the other parts of the City where they do not already exist.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Access to broadband service is important for all people regardless of where they live, it is part of everyone's daily lives and access to it will continue to remain important. Proactively, Davenport entered into an agreement with Metronet to build out fiber connections to the entire community. This project was completed in 2022. The company constructed private, full community-wide fiber network system in Davenport (and the neighboring City of Bettendorf). Under the terms of this non-exclusive agreement, MetroNet was obligated to adhere to certain construction and notification practices as the dual-community fiber-to-the-premise network is built. The resulting network was to be 100% fiber and offer gigabit-level speeds to residents and businesses.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

New technologies bring challenges in terms of infrastructure and the relevance. In an article from the Information Technology and Innovation Foundation "A Policymaker's Guide to Broadband Competition, September 3, 2019": Jurisdiction policies need to recognize the unique economics of broadband: high fixed costs, spillover effects, and modularity, along with rapid technological change. The policy goal cannot be to simply maximize the number of competitors in a market; rather, policymakers should recognize each specific geographic area's cost structure and existing infrastructure and work incrementally to produce superior outcomes for users. In addition, policymakers should enable the emergence of new technology competitors, including both low-earth orbit (LEO) satellite and 5G broadband.

As Congress, the FCC, and states consider broadband policies over the next few years, the issue of competition is sure to play a central role in their deliberations. Policymakers should balance the desire for more competition to enhance consumer welfare in the broadband access with the need for the most efficient broadband industry structure. That means enabling, not promoting, more broadband competition, and allowing technological innovation to continue to bring ever-more benefits.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the 2023 Scott County Multi-Jurisdictional Hazard Mitigation Plan the highest risk to Davenport is: Flash Flood

- **Flash flood** – highest vulnerability would be areas near creeks and with undersized storm sewers (older areas of the city). According to the 2018 concluded many minor flood events are very likely in any given year. The report notes that there is a trend toward more frequent intense rainfall events. If this trend continues, flash flooding events and their associated impacts will likely occur more often in Iowa. The Scott County EMA has indicated a high probability for flash flooding.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Data from the 2023 Scott County Multi-Jurisdictional Hazard Mitigation Plan state that vulnerable populations include high-density residential areas, nursing and assisted living homes, schools, and mobile home parks. Davenport has three mobile home parks with at least a portion of their facility located within the Special Flood Hazard Area (SFHA).

Creeks within the City of Davenport are susceptible to flash floods, in particular along Duck Creek that cuts through the middle of the city. Flash floods have severely damaged houses along the creeks as well as along the Mississippi River, which routinely floods. The city is making efforts to remove flood damaged properties from the floodplain and will continue to do so when funding is available. The city does participate in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS), and will continue to utilize floodplain and stormwater management to mitigate the effects of flooding.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In preparing this Consolidated Plan, the City conducted the required Strategic Plan utilizing a variety of sources, including Census Data, contracted consultant studies, and information gathered during the public input process. The Strategic Plan consists of evaluation of several factors:

- Geographic Priorities
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing Accessibility and Involvement
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

The results of each of these assessments can be found below.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Are a N am e:	Are a T ype :	Other Tar get Area D escription :	HUD A pprov al Dat e:	% of Low/ Mod :	Revi tal T ype: :	Other R evital De scription :	Iden tify the neig hbor hoo d bou ndar ies for this targ et area .	Inclu de spec ific hous ing and com mer cial char acte ristic s of this targ et area .	How did your cons ultat ion and citiz en parti cipa tion proc ess help you to iden tify this neig hbor hoo d as a targ et area ?	Id en tif th e ne ed s in th is ta rg et ar ea .	Wha t are the opp ortu nities for impro ved men t in this targ et area ?	Are ther e barr iers to impro ved men t in this targ et area ?
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Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All of the programs funded with CDBG and HOME are offered citywide. This includes housing rehabilitation, economic development, and public service programs. Any resident that meets the individual program guidelines are welcome to participate.

The City has identified infrastructure in support of housing activities as a need. Infrastructure such as streets, sidewalks, and lighting was identified through the public input process as a concern of residents and other stakeholders. To address this need, the City may invest funds in infrastructure in the vicinity of the housing activities it funds. In addition, elimination of blight by demolishing unsafe buildings in older neighborhoods has also been identified as a concern. Because the housing stock and infrastructure needs are greater in older neighborhoods, it is likely that these activities will be concentrated in older neighborhoods.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Housing

	Description	Increasing affordable decent housing for both renters and homeowners, particularly larger units, those households with very low incomes, and units outside areas where they have traditionally been available.
	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, and contracted consultant studies were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
2	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Economic Development
	Description	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, and contracted consultant studies were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.

3	Priority Need Name	Infrastructure and Area Benefits
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Infrastructure and Area Benefit
	Description	Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure (such as streets, alleys, and sidewalks), particularly in cases where improving infrastructure supports increased affordable housing or economic opportunities for low- and moderate- income residents and neighborhoods.
	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, and contracted consultant studies were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.
4	Priority Need Name	Low-Mod Clientele and Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Administration and Planning Low-Mod Clientele and Public Services
	Description	Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.
	Basis for Relative Priority	The City of Davenport held public input meetings and conducted a survey to gather citizen input. The results of these meetings, along with recommendations from the City's comprehensive plan, and contracted consultant studies were presented to the 15 member Citizens' Advisory Committee. The Committee reviewed the results and identified needs from these items. From these needs, a set of local objectives were identified to be acted upon for the first year of the five year plan. In subsequent years, additional public input will be gathered to generate local objectives for upcoming years.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Davenport receives HOME funding, which can be utilized to provide housing assistance to low to moderate income households. However, the City of Davenport also operates a Section 8 program, which meets similar needs. As a result of the public input process, and a review of contracted consultant studies the Market Analysis section of this Consolidated Plan, the City would generally not pursue funding for TBRA programs. This is because all sources reviewed indicate that while there may be a large number of existing units that have low rents, the age and condition of these units means that they are unlikely to meet the standard of "decent" housing under the HOME program and therefore could not be funded with TBRA. With limited resources available, funding could generally be better directed towards the rehabilitation of existing and the creation of new housing units that are both affordable and decent. While the City generally would not fund TBRA programs, there may be situations where, on a short term basis in response to an emergency situation, the City may fund TBRA programs. An example of this would be funding a TBRA program to assist eligible households that have experienced unexpected loss or reduction of income due to widespread layoffs, as was the case during the COVID-19 pandemic. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on social services.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	The City of Davenport receives HOME funding, which can be utilized to provide housing assistance to low to moderate income households. However, the City of Davenport also operates a Section 8 program, which meets similar needs. As a result of the public input process, and a review of contracted consultant studies and the Market Analysis section of this Consolidated Plan, the City would generally not pursue funding for TBRA programs. This is because all sources reviewed indicate that while there may be a large number of existing units that have low rents, the age and condition of these units means that they are unlikely to meet the standard of "decent" housing under the HOME program and therefore could not be funded with TBRA. With limited resources available, funding could generally be better directed towards the rehabilitation of existing and the creation of new housing units that are both affordable and decent. While the City generally would not fund TBRA programs, there may be situations where, on a short term basis in response to an emergency situation the City may fund TBRA programs. An example of this would be funding a TBRA program to assist eligible households that have experienced unexpected loss or reduction of income due to widespread layoffs, as was the case during the COVID-19 pandemic. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on social services.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	In preparing this Consolidated Plan, the City conducted a public input process and reviewed the American Community Survey, HUD's CHAS data, contracted consultant studies, and the Market Analysis section of this Consolidated Plan. Several factors were identified in this process: Quality of Affordable Units: - The age and condition of housing stock were identified as issues by both the public input process and the review of the above mentioned documents. Housing stock in Davenport is older, with approximately 72% of units in Davenport built prior to 1980. 31% of units in Davenport were built prior to 1950. Contracted consultant studies both indicated infill development is needed, as well as investment in affordable housing opportunities outside of areas where it has traditionally been available in order to provide more choice in location to those in need of affordable housing. They also pointed out the need for development of higher density smaller units in the urban core as a way to make units more affordable and less maintenance intensive for residents at all income levels. Quantity of Affordable Units: - All sources reviewed indicate that the City of Davenport does not have a shortage of housing overall, and particularly not at moderate and higher income levels. There is a shortage of units that is affordable to households at the lowest end of the economic scale, those at 50% of Area Median Income or less, and most especially for households at 30% AMI or less. This shortage exists for both renters and homeowners. The City's experience with the Neighborhood Stabilization Program and Urban Homestead Programs has indicated it is very difficult for individuals at the lower income ranges to qualify for home purchase mortgages. Production of new rental units affordable to households in this income range is a way to address the shortage, and HOME funds can be utilized to meet this need. Location of Affordable Units: Sources reviewed have indicated that affordable housing options are concentrated in older parts of the City, where the housing stock is likely to be older, smaller and in poorer repair. Contracted consultant prepared studies have indicated infill development is needed, as well as investment in affordable housing opportunities outside of areas where it has traditionally been available in order to provide more choice in location to those in need of affordable housing.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	The age and condition of housing stock were identified as issues by both the public input process and the review of the the American Community Survey, HUD's CHAS data, contracted consultant studies, and the Market Analysis section of this Consolidated Plan. Housing stock in Davenport is older, with approximately 72% of units in Davenport built prior to 1980. 31% of units in Davenport were built prior to 1950. Because of the age of the housing stock, there is a presumption that lead based paint exists in a substantial portion of the City's housing stock, both rental and homeowner. All data sources reviewed indicated rehabilitation is needed, and it was among the most often mentioned needs in the public input process. While the need for more variety in the location of affordable housing may be best met through the production of new units, rehabilitation of existing affordable units is still needed in parts of the community where it already exists, and is often the most cost effective way to preserve existing affordable housing. The City has historically offered owner occupied rehabilitation programs, and made funds available citywide for major rental rehabilitations, and it intends to continue these programs as funding allows.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The public input process and the review of the above mentioned documents indicated that there is a need for both rehabilitation and development of affordable housing, both of which may necessitate acquisition as part of the process. Homeowner/Homebuyer: As the City has grown on the northern edge, the number of available homes in need of work in the central city has increased. Programs to encourage current homeowner investment as well as new homebuyers in the older parts of the city are important, and were a frequently cited need in the public input process. The City has several non-federal programs to assist these areas including DREAM and URTE. With federal funds, the City continues to see strong interest for the Urban Homestead Program, which provides funding for the acquisition, rehabilitation and resale of existing homes to eligible buyers. The City also provides downpayment assistance programs with federal funds, making up to \$10,000 available to each income eligible homebuyer. Rental: A review of the above mentioned documents and the public input process has indicated a continued need for affordable rental units, especially larger units, accessible units, and those for households with very low incomes. The City continues to offer funding to housing developers to acquire and rehabilitate existing rental housing as a means of both preserving existing and providing additional affordable units. The City also makes funding available to developers to create new affordable units on vacant

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the public participation process, four needs were identified:

- Increasing affordable, decent housing in good condition, for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas where they have traditionally been available.
- Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure (such as streets, alleys and sidewalks), particularly in cases where improving infrastructure supports increased affordable housing or economic opportunities for low- and moderate- income residents and neighborhoods.
- Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

In the process of developing the annual plan, the needs were used to develop local objectives to for the Year 51:

- Improve the livability of Davenport neighborhoods including availability of decent, affordable housing for owners and renters, and neighborhood infrastructure citywide.
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities.
- Provide support for human needs for the citizens of Davenport emphasizing mental health services and building life skills.

Utilizing these needs and objectives, a CDBG application process was undertaken to identify non-profit groups and city departments that could address the objectives. Successful applicants were awarded CDBG grant funding to undertake the projects listed below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,574,080	250,000	1,726,406	3,550,486	5,800,000	Year 51 totals are the estimated HUD allocations. Year 52-55 are estimated at \$1,200,000 per year in new entitlement, \$250,000 per year in program income. Prior Year resources includes approximately \$1,726,406 in EN and PI rolled over from Year 50 to Year 51.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	406,017	200,000	2,953,224	3,559,242	2,400,000	Year 51 totals are the estimated HUD allocations. Year 52-55 are estimated at \$400,000 per year in new entitlement, \$200,000 per year in program income. Prior Year resources includes approximately \$2,953,224 in EN and PI rolled over from Year 50 to Year 51.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In meeting needs, the largest obstacle remains the availability of funding to address needs. Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

When the City has property available that would be appropriate for redevelopment, it has sometimes offered these lots to other entities for development. These entities have included both for profit developers and non-profit developers. In the event land is offered to a developer, the terms of the transfer are evaluated based on the need for the development, the cash flow of the proposed development, and the ability of the receiving entity to pay. Depending on the outcome of this evaluation, the land may be sold or donated to the receiving entity according to terms negotiated on a case by case basis. In the past, examples of this have included the donation of foreclosed homes to nonprofit groups for rehabilitation and resale, the donation of single family lots for the construction of affordable homes, and the transfer of commercial land for the construction of affordable rental units.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Davenport	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

U. S. Department of Housing and Urban Development (HUD) – Provides entitlement funds to Davenport including CDBG and HOME. The City is neither an ESG nor HOPWA entitlement community. HUD also provides funding directly to nonprofit organizations to address the needs of homeless and special needs persons. Several entities with the City of Davenport are involved in this process:

- Department of Community and Economic Development (CED) - oversees the process which provides funding to organizations that provide decent housing, a suitable living environment, or expanded economic opportunities, principally for low- and moderate-income people. Davenport receives CDBG and HOME funds as part of an annual entitlement through the Department of Housing & Urban Development (HUD). CPED administers the City's housing rehabilitation and economic development programs funded with HUD funds. CED also serves as the Public Housing Authority overseeing the Section 8 Program. Finally, CED prepares the plans, studies, and reports required by federal programs; prepares economic development strategies; and completes environmental reviews. Additionally, CED provides staff support to the following groups that assist the City in administering HUD funded and HUD related programs, including the Davenport Housing Commission and the Citizens' Advisory Committee.
- Through the Public Works Department, the City also enforces property maintenance standards for housing and neighborhoods, and provides Rental inspections.
- The City provides federal grant funding to a variety of non-profit partners to provide affordable housing, counseling, financing and services and to provide public services in the community to

youth, seniors, homeless, survivors of domestic violence and other low to moderate income clientele eligible through the CDBG and HOME programs as funding allows.

The City has not identified any gaps in the institutional delivery system.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X		X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Within the jurisdiction beyond the mainstream and supportive services provided to any homeless individual, there are several programs targeting homeless person and persons with HIV/AIDS. Project

Now is located in Rock Island, Illinois which is across the river from the jurisdiction and accepts homeless individuals from the surrounding communities. Project Now provides transitional housing and supportive services for homeless individuals and households where a member of the family has HIV/AIDs. Project Now coordinates with Community Health Care, a local FQHC clinic and Genesis Medical Center's Virology Center to coordinate optimal care to participants. Outreach services are provided by a local nonprofit agency, The Project of the Quad Cities, provides free HIV testing and referrals to supportive services as well as case management.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Through the public input process, stakeholders who work with homeless and special needs populations indicated that they continuously work together through the Continuum of Care and the Shelter and Transitional Housing Council to provide services to residents at risk of homelessness, those actually homeless and special needs populations such as elderly and those with physical and mental disabilities.

The stakeholders did not indicate gaps in the service delivery system. However, they did indicate that financial resources have been declining and threaten the stability of agencies tasked with serving homeless and special needs populations. In particular, decreased federal funding coupled with increased federal regulation and reporting requirements have resulted in an increase in staff time devoted to administration without the funding to compensate for the staff time lost in providing services. The stakeholders also identified the limited amount of affordable housing units available to very low-income households exiting shelter and transitional housing as a need. That need has also been addressed elsewhere in this plan.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

No gaps were identified in the institutional structure and service delivery system through the public input process. However, a need was identified for additional housing units affordable to households with very low incomes. That need is eligible to be addressed with unit production through the HOME program, and the City intends to address that need as funding is available and development opportunities arise.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services	CDBG: \$1,472,075	
2	Housing	2025	2029	Affordable Housing		Housing	CDBG: \$4,456,861 HOME: \$5,719,242	Rental units constructed: 2 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 115 Household Housing Unit Direct Financial Assistance to Homebuyers: 38 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Development	2025	2029	Non-Housing Community Development		Economic Development	CDBG: \$1,791,550 HOME: \$0	Jobs created/retained: 85 Jobs Businesses assisted: 10 Businesses Assisted
4	Infrastructure and Area Benefit	2025	2029	Non-Housing Community Development		Infrastructure and Area Benefits	CDBG: \$500,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Facade treatment/business building rehabilitation: 5 Business Buildings Demolished: 1 Buildings
5	Low-Mod Clientele and Public Services	2025	2029	Homeless Non-Homeless Special Needs		Low-Mod Clientele and Public Services	CDBG: \$1,130,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 4377 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, program income and any properties funded in whole or in part with CDBG or HOME funds. Funding is allowed through both the CDBG and HOME grants to pay for the administration and planning costs of the grants. Please note that neither the CDBG nor the HOME grants require that beneficiaries be reported for planning and administration activities, however, a goal outcome indicator was required to be selected for this goal. Therefore, the goal outcome indicator of "Other" was selected and a placeholder number of zero was entered to allow the screen to be saved. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
2	Goal Name	Housing
	Goal Description	Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas where it has traditionally been available. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, tenant based rental assistance, and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

3	Goal Name	Economic Development
	Goal Description	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities This could include the provision of loans and grants to for-profit entities, including small businesses and microenterprises, to carry out all manner of economic development activities eligible under CDBG. Economic development could also include the removal of blighting conditions for the benefit of low and moderate income residents and neighborhoods as eligible under HUD regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
4	Goal Name	Infrastructure and Area Benefit
	Goal Description	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

5	Goal Name	Low-Mod Clientele and Public Services
	Goal Description	Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth. This could include the provision of loans and grants to non-profit agencies, other City departments, or other governmental entities to carry out all manner of public service activities eligible under CDBG and HOME. While there are currently no plans to carry out rental assistance or subsistence payment type activities under this goal, if the need arises under an emergency situation, as was the case during the COVID-19 pandemic, the City may begin those activities under this goal as needed. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that over the 5 years of this consolidated plan more than 150 households will be provided affordable housing, as specified in the Housing Goal table.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Staff typically checks in with housing voucher clients annually for file updates and every other year for inspections and a housekeeping visit. As part of those visits, staff asks them about their needs and whether or not they have any suggestions and/or requests. Any issues that arise are addressed and/or referrals are made.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The public housing agency is not designated as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In 2024, the City of Davenport updated several contracted consultant studies, which contained several suggested action items:

- Increase supply of decent affordable housing,
- Increase the geographic choice in affordable housing choices, especially for publicly supported housing.
- Support public service application in the areas of eviction prevention, housing stability, housing counseling, financial literacy, job training, and housing rights education and enforcement.
- Support targeted investment, including a need for better public transportation and a more holistic revitalization strategy in areas that have traditionally had the least investment.

These studies recommended that the City continue its strategy of utilizing CDBG and HOME to increase and maintain the availability of high-quality, affordable, rental and for-sale housing through new construction and rehabilitation, by both revitalizing older areas and developing new affordable housing where it has not been traditionally available.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Significant challenges exist in confronting the housing and community development needs of low to moderate income residents, including limited capacity of area non-profits, and the age and condition of housing stock and infrastructure available. Limited funding available through the federal programs further reduces the ability of cities to meet the challenges faced by residents. While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through efficient program design and funding strategies, it is hoped that the impact of limited federal funding can be minimized.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

As funding is available, and qualified applicants come forward, the city will continue its strategy of utilizing CDBG and HOME to increase and maintain the availability of high-quality, affordable, rental and for-sale housing through new construction and rehabilitation, by both revitalizing older areas and developing new affordable housing where it has not been traditionally available. The City will also continue to solicit applications for public service funds from a wide variety of non-profit and government agencies, including those focused on transportation, eviction prevention, housing stability,

housing counseling, financial literacy, job training, and housing rights education/enforcement. And particularly with regard to funding for area benefit and infrastructure activities, the City will continue to seek opportunities to improve neighborhood quality by revitalizing areas with the oldest infrastructure and the least amount of public investment over time.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

On the local planning level, the Scott County Shelter and Transitional Housing Council (SCSTHC) is comprised of local organizations, local and county government representatives that provide services to the community's homeless persons and persons at risk of becoming homeless. The local council assists in the point in time count which identifies unsheltered persons and performs weekly homeless outreach in the community looking for unsheltered persons. Agencies collaborate in mutual referrals and resources, using the Iowa Balance of State Coordinated Services Network and the Service Prioritization Decision Assistance Tool (SPDAT) at intake, to identify the programs and services best aligned to end the family/individual homelessness.

Addressing the emergency and transitional housing needs of homeless persons

The Scott County Council represents 28 non-profit organizations and local and county government. This multi-faceted council provides emergency shelter, transitional housing, permanent housing, affordable housing and mainstream supportive services. The Scott County Council identifies gaps in housing services and researches solutions to those gaps by utilizing the expertise of those agencies that have successfully provided housing and mainstream services to homeless persons. This collaboration provides program delivery that reduces redundancy in services, uses funds available more efficiently and allows those agencies who have the experience in program delivery the opportunity to expand on existing successful programs through coordinated entry.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Iowa Balance of State Coordinated Services Network utilizes a computerized record keeping system that captures information about people experiencing homelessness that is administered by the Institute for Community Alliances. In addition to creating an unduplicated count of the homeless population and developing aggregate information that will assist in developing policies to end homelessness, the system allows programs to share information electronically about clients, including their service needs, who have been entered into the software, in order to better coordinate services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Homeless prevention programs including rental and utility assistance program assist in helping low-income individuals and families from becoming homeless. Humility Homes and Services maintains the community's coordinated entry contact for homeless persons leaving hospitals and correctional institutions. Prior to discharge, staff utilize the coordinated entry staff who will assist with finding exiting individuals with appropriate transitional and permanent housing and mainstream resources while reducing the return or entry into shelter.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

All of the housing rehabilitation programs offered by the City and subrecipient agencies adhere to lead based paint regulations. This includes programs for homeownership, where homes are acquired, rehabilitated and sold to eligible households; as well as owner occupied rehabilitation programs for households that already own their homes. In both programs, federal funding is utilized to remediate or abate lead hazards as appropriate according to regulations. In all rehabilitation projects, lead safe work practices are used at all times when lead is present.

In addition to rehabilitating existing housing, the City will continue to balance federal investments between the revitalization of older areas and the provision of new housing opportunities outside of areas where they have traditionally been available. In continuing this strategy, the City has funded the construction of a variety of new housing units, both owner occupied and rental, that will obviously be lead free by virtue of the fact that lead based paint is no longer produced or allowed.

Rehabilitation programs are available to families with lead poisoned children as well. Such families may be referred by the Scott County Health Department at their discretion when they are detected. Because the State of Iowa has mandated that all children entering kindergarten be tested for lead based paint, the incidence of lead poisoning among children is now one that can be detected and addressed earlier.

How are the actions listed above related to the extent of lead poisoning and hazards?

As a community with older housing stock, the prevalence of lead based paint is assumed to be widespread, though only lead testing can detect the presence of lead for certain. Because nearly 80% of Davenport's housing units were built prior to 1980, the presence of lead based paint can be assumed to be widespread.

The presence of lead based paint, however, does not automatically indicate that the lead based paint is a hazard. When undertaking any rehabilitation project, the home is evaluated for lead based paint hazards. This can include visual assessment, presumption, or a full lead risk assessment depending on the level and type of rehabilitation being carried out and the amount of funding being used. The results of this risk assessment are used to guide the rehabilitation work to mitigate or abate hazards and to assure safe work practices. Upon completion of the project, clearance testing is performed when required by regulation to ensure that the home is safe to reoccupy.

How are the actions listed above integrated into housing policies and procedures?

The City of Davenport and all subrecipients working in the field of housing rehabilitation are required to follow lead based paint regulations as required by HUD AND THE Iowa Department of Health. As described above, the presence of lead, and particularly lead based paint hazards, is considered at each

step of the rehabilitation process from initial inspection through to clearance testing (if required based on the type of work performed). Lead based paint hazards are an eligible hazard to be addressed by the housing rehabilitation program, and health hazards of all types are considered priorities in any project ahead of other, less critical work.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City anticipates allocating CDBG funds to activities that assist in reducing the number of poverty level families in Davenport. Specific activities to reduce or assist in reducing poverty will be identified within the Annual Action Plan. In the past, the City has funded programs that assist poverty level families. These programs have included:

- economic development activities that create or retain jobs for low to moderate income workers and/or business owners,
- a transportation program for low/mod individuals and families,
- transitional housing and supportive services for low to moderate income residents
- public service activities that support mentoring, after school, and summer programs for low to moderate income children
- Homeless prevention and homelessness assistance programs for those residents who are either homeless or at risk of becoming homeless.

All of the activities funded through the CDBG and HOME programs are available to poverty level families, and the City has sought to balance the investment of federal funds between economic development activities that benefit low to moderate income business owners and employees in creating or retaining jobs, public service activities for families that need access to supportive services and enrichment activities, homeownership and rehabilitation opportunities for families that would like to purchase or improve a home, and rental development to ensure an adequate supply of decent, affordable housing for those who cannot afford or are not ready for homeownership.

While many of these programs provide services to families who are low to moderate income, the intention is that, particularly through affordable economic development, homeownership, and child care activities that families will be able to utilize their saved or gained resources to take the step out of poverty. In particular, youth programs funded through CDBG are intended to provide resources, mentoring, and skills to young residents that help to break the cycle of poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

All of the programs funded through the CDBG and HOME funds are available citywide and to all eligible low to moderate income residents. Several contracted consultant prepared studies encouraged the City to continue to balance the investment of federal funds between revitalizing older areas and to investing in new affordable housing opportunities in areas of the City where they have not been traditionally available. In addition, a need for units affordable to households at or below 50% of Area Median Income has been identified elsewhere in this Consolidated Plan. By attempting to meet the housing, service, and

economic development needs of poverty level residents to the extent feasible with funds available, it is hoped that more residents will be able to rise out of poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG:

The City has the responsibility to monitor its subrecipients for program compliance. CDBG Administration staff performs risk assessments on all subrecipients annually. The results of these risk assessments determine whether the subrecipient will receive an on-site visit, a desktop review, or some combination of the two. Factors that indicate a subrecipient may be high risk include high staff turnover, late or incorrect payout requests and/or quarterly reports, findings or concerns in the previous year, and length of time since the previous on-site visit.

During the monitoring visit, staff examines financial records, intake and participation records, and agency policies and procedures. Any concerns or findings are presented to the agency director and the chair of the agency's board of directors. Staff follow-up on any concerns or findings identified through monitoring to ensure that the agency has made appropriate changes to ensure program compliance. Ongoing or repeated compliance issues may result in more frequent monitoring, file by file review with CDBG Administration staff approval required before proceeding, or termination of the CDBG subrecipient agreement.

HOME:

The City has the responsibility to monitor HOME funded projects during the affordability period. CDBG Administration staff performs risk assessments on all rental developments still in the affordability period annually. The results of these risk assessments determine whether the development will receive an on-site visit, a desktop review, or some combination of the two. Factors that indicate a development may be high risk include high staff turnover, late or incorrect reports, tenant complaints, cash flow concerns, findings or concerns in the previous year, and length of time since the previous on-site visit.

During the monitoring visit, staff examines intake and tenant records, policies and procedures. Any concerns or findings are presented to the property manager and owner. Staff follow-up on any concerns or findings identified through monitoring to ensure that the agency has made appropriate changes to ensure program compliance. Ongoing or repeated compliance issues may result in more frequent monitoring, file by file review with HOME Administration staff approval required before proceeding, or repayment of funds.

Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the public participation process, four needs were identified:

- Increasing affordable, decent housing in good condition, for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas where they have traditionally been available.
- Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure (such as streets, alleys and sidewalks), particularly in cases where improving infrastructure supports increased affordable housing or economic opportunities for low- and moderate- income residents and neighborhoods.
- Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

In the process of developing the annual plan, the needs were used to develop local objectives to for the Year 51:

- Improve the livability of Davenport neighborhoods including availability of decent, affordable housing for owners and renters, and neighborhood infrastructure citywide.
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities.
- Provide support for human needs for the citizens of Davenport emphasizing mental health services and building life skills.

Utilizing these needs and objectives, a CDBG application process was undertaken to identify non-profit groups and city departments that could address the objectives. Successful applicants were awarded CDBG grant funding to undertake the projects listed below.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,574,080.00	250,000.00	1,726,406.00	3,550,486.00	5,800,000.00	Year 51 totals are the estimated HUD allocations. Year 52-55 are estimated at \$1,200,000 per year in new entitlement, \$250,000 per year in program income. Prior Year resources includes approximately \$1,726,406 in EN and PI rolled over from Year 50 to Year 51.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	406,017.48	200,000.00	2,953,224.49	3,559,241.97	2,400,000.00	Year 51 totals are the estimated HUD allocations. Year 52-55 are estimated at \$400,000 per year in new entitlement, \$200,000 per year in program income. Prior Year resources includes approximately \$2,953,224 in EN and PI rolled over from Year 50 to Year 51.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In meeting needs, the largest obstacle remains the availability of funding to address needs. Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet

identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

When the City has property available that would be appropriate for redevelopment, it has sometimes offered these lots to other entities for development. These entities have included both for profit developers and non-profit developers. In the event land is offered to a developer, the terms of the transfer are evaluated based on the need for the development, the cash flow of the proposed development, and the ability of the receiving entity to pay. Depending on the outcome of this evaluation, the land may be sold or donated to the receiving entity according to terms negotiated on a case by case basis. In the past, examples of this have included the donation of foreclosed homes to nonprofit groups for rehabilitation and resale, the donation of single family lots for the construction of affordable homes, and the transfer of commercial land for the construction of affordable rental units.

Discussion

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services	CDBG: \$312,075.00 HOME: \$.00	
2	Housing	2025	2029	Affordable Housing		Housing	CDBG: \$2,196,861.00 HOME: \$3,239,987.73	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 22 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Economic Development	2025	2029	Non-Housing Community Development		Economic Development	CDBG: \$691,550.00 HOME: \$.00	Jobs created/retained: 24 Jobs Businesses assisted: 1 Businesses Assisted
4	Infrastructure and Area Benefit	2025	2029	Non-Housing Community Development		Infrastructure and Area Benefits	CDBG: \$100,000.00 HOME: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Low-Mod Clientele and Public Services	2025	2029	Homeless Non-Homeless Special Needs		Low-Mod Clientele and Public Services	CDBG: \$250,000.00 HOME: \$.00	Public service activities other than Low/Moderate Income Housing Benefit: 1144 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, program income and any properties funded in whole or in part with CDBG or HOME funds. Funding is allowed through both the CDBG and HOME grants to pay for the administration and planning costs of the grants. Please note that neither the CDBG nor the HOME grants require that beneficiaries be reported for planning and administration activities, however, a goal outcome indicator was required to be selected for this goal. Therefore, the goal outcome indicator of "Other" was selected and a placeholder number of zero was entered to allow the screen to be saved. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

2	Goal Name	Housing
	Goal Description	Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside of areas where they have traditionally been available. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, tenant based rental assistance, and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
3	Goal Name	Economic Development
	Goal Description	Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities This could include the provision of loans and grants to for-profit entities, including small businesses and microenterprises, to carry out all manner of economic development activities eligible under CDBG. Economic development could also include the removal of blighting conditions for the benefit of low and moderate income residents and neighborhoods as eligible under HUD regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.
4	Goal Name	Infrastructure and Area Benefit
	Goal Description	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

5	Goal Name	Low-Mod Clientele and Public Services
	Goal Description	Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth. This could include the provision of loans and grants to non-profit agencies, other City departments, or other governmental entities to carry out all manner of public service activities eligible under CDBG and HOME. While there are currently no plans to carry out rental assistance or subsistence payment type activities under this goal, if the need arises under an emergency situation, as was the case during the COVID-19 pandemic, the City may begin those activities under this goal as needed. Note that funding in this category is capped by Federal regulations. The available funding estimated here is based on assumptions about ongoing grant amounts and program income amounts that may or may not actually be received. Only the first year's actual grant amount is known. See screen SP-35 for details about the assumptions made in these estimates for CDBG and HOME.

AP-35 Projects – 91.220(d)

Introduction

During the public participation process for the 2025-2025 Consolidated Plan, four needs were identified:

- Increasing affordable, decent housing in good condition, for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas where they have traditionally been available.
- Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure (such as streets, alleys and sidewalks), particularly in cases where improving infrastructure supports increased affordable housing or economic opportunities for low- and moderate- income residents and neighborhoods.
- Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

Using those needs, and the public input and consultation process, the following Local Objectives were developed for Program Year 51:

- Improve the livability of Davenport neighborhoods including availability of decent, affordable housing for owners and renters, and neighborhood infrastructure citywide.
- Support programs to retain existing businesses and to attract new businesses,
- Provide support for human needs for the citizens of Davenport emphasizing mental health services and building life skills.

Utilizing these needs and objectives, a CDBG application process was undertaken to identify non-profit groups and city departments that could address the objectives. Successful applicants were awarded CDBG grant funding to undertake the projects listed below.

Projects

#	Project Name
1	City Administration/Planning
2	Housing
3	Economic Development
4	Infrastructure and Area Benefits
5	Low-Mod Clientele and Public Services

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	City Administration/Planning
	Target Area	
	Goals Supported	Administration and Planning Housing Economic Development Infrastructure and Area Benefit Low-Mod Clientele and Public Services
	Needs Addressed	Housing Economic Development Infrastructure and Area Benefits Low-Mod Clientele and Public Services
	Funding	CDBG: \$312,075.00
	Description	Coordinates, administers, and monitors the CDBG and HOME programs; prepares reports and plans required by HUD, prepares environmental and historic preservations studies, monitors compliance of all federally funded activities under the grants. Manages CDBG and HOME funded assets including the loan portfolio, and program income and any properties funded in whole or in part with CDBG or HOME funds. In the event that the City would pursue a Section 108 loan for housing or infrastructure, City Staff funded through CDBG and/or HOME would administer the Section 108 activities. Expected resources include 2025 entitlement and program income, as well as prior year entitlement and program income.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	HUD does not require that direct beneficiaries of administrative and planning activities be reported. However, it is important to note that 1,209 low and moderate income households are estimated to be served under other Projects identified in this plan. Without completing HUD required administrative and planning activities, none of those projects would be possible and it can be stated that the direct beneficiaries of all other Projects in the plan are indirect beneficiaries of Planning & Administration
	Location Description	Planning and Administration activities will be undertaken by City Staff at Davenport City Hall.

	Planned Activities	Funds will be used to coordinate, administer, and monitors the CDBG and HOME programs; prepare reports and plans required by HUD, prepare environmental and historic preservations studies, monitor compliance of all federally funded activities under the grants. Manage CDBG and HOME funded assets including the loan portfolio, and program income and any properties funded in whole or in part with CDBG or HOME funds. In the event that the City would pursue a Section 108 loan for housing or infrastructure, City Staff funded through CDBG and/or HOME would administer the Section 108 activities.
2	Project Name	Housing
	Target Area	
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$2,196,861.00 HOME: \$3,559,241.48
	Description	With CDBG and HOME funding in accordance with rules and regulations, assistance will be provided by the City directly to homebuyers, homeowners, renters, and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, eliminate blight, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, housing counseling and Tenant Based Rental Assistance. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Section 108 loans for eligible housing activities may be undertaken. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations. Expected resources include 2025 entitlement and program income, as well as prior year entitlement and program income.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	is estimated that the following beneficiaries will be served: • Housing rehabilitation loans/grants: 22 • Downpayment/closing cost assistance: 10 • Homeowner housing added: 2
	Location Description	Funding is available citywide. Exact addresses of housing projects are not known until applications have been received, processed and approved.
	Planned Activities	With CDBG and HOME funding in accordance with rules and regulations, assistance will be provided by the City directly to homebuyers, homeowners, renters, and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, eliminate blight, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. May include: rehabilitation, acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, housing counseling and Tenant Based Rental Assistance. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Section 108 loans for eligible housing activities may be undertaken. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.
3	Project Name	Economic Development
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$691,550.00

	Description	Formulation, coordination, and implementation of local economic development strategies. Provide economic development assistance including loans, section 108 loans, loan guarantees, grants, microenterprise assistance, and infrastructure development to businesses locating to or expanding in Davenport. Loans and grants provided will be for operating capital, acquisition, rehabilitation, demolition, slum blight prevention/removal. At least 51% of the jobs created by the assisted businesses must be made available to low/moderate income people. Economic assistance will also be provided to alleviate slum or blighted conditions in designated slum/blight areas or on individual slum/blight properties. Small business loan program will address the impact of the credit crunch and reduction of capital for business start-ups or expansion. Section 108 loans for eligible economic development activities may be undertaken. A percentage of staff costs will be covered by program income earned through the revolving loan fund. Expected resources include 2025 entitlement and program income, as well as prior year entitlement and program income.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated that 24 jobs will be created or retained, and 1 business assisted.
	Location Description	Economic Development activities are available citywide.
	Planned Activities	Formulation, coordination, and implementation of local economic development strategies. Provide economic development assistance including loans, section 108 loans, loan guarantees, grants, microenterprise assistance, and infrastructure development to businesses locating to or expanding in Davenport. Loans and grants provided will be for operating capital, acquisition, rehabilitation, demolition, slum blight prevention/removal. At least 51% of the jobs created by the assisted businesses must be made available to low/moderate income people. Economic assistance will also be provided to alleviate slum or blighted conditions in designated slum/blight areas or on individual slum/blight properties. Small business loan program will address the impact of the credit crunch and reduction of capital for business start-ups or expansion. Section 108 loans for eligible economic development activities may be undertaken. A percentage of staff costs will be covered by program income earned through the revolving loan fund.

4	Project Name	Infrastructure and Area Benefits
	Target Area	
	Goals Supported	Infrastructure and Area Benefit
	Needs Addressed	Infrastructure and Area Benefits
	Funding	CDBG: \$100,000.00
	Description	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. Section 108 loans for eligible infrastructure and/or area benefit activities may be undertaken. Expected resources include 2025 entitlement and program income, as well as prior year entitlement and program income. Funds not utilized in the Infrastructure and Area Benefit project will be utilized in Project 2: Housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Because the beneficiaries are dependent on the area to be served, beneficiaries cannot be estimated until the areas to be assisted have been identified. For a placeholder in this plan, 1 households has been used. It is important to note, however, that this is only an estimate and actual number assisted may vary. Funds will be used to improve the availability and livability of affordable housing in Davenport neighborhoods. In any given year, the ability to complete infrastructure projects is dependent on funds available, eligible projects coming forward, and availability of public works staff and contractors to carry out the projects. Infrastructure projects may not be completed every year. Funds not utilized in the Infrastructure and Area Benefit project will be utilized in Project 2: Housing.
	Location Description	Infrastructure activities in support of affordable housing are available citywide, however, infrastructure activities are generally carried out in support of low and moderate income housing and neighborhood development. As a result, infrastructure improvements are most likely to occur in older parts of the city with more deteriorated infrastructure and higher concentrations of low and moderate income households.

	Planned Activities	Infrastructure and area benefits to benefit low to moderate households and areas, as allowed by CDBG regulations. This could include (but is not limited to) improvements to streets, sidewalks, gutters, sewer, alleys and other neighborhood improvements. Could also include prevention/elimination of blight through acquisition, demolition, rehabilitation, facade improvements, etc. Section 108 loans for eligible infrastructure and/or area benefit activities may be undertaken. Expected resources include 2025 entitlement and program income, as well as prior year entitlement and program income. Funds not utilized in the Infrastructure and Area Benefit project will be utilized in Project 2: Housing.
5	Project Name	Low-Mod Clientele and Public Services
	Target Area	
	Goals Supported	Low-Mod Clientele and Public Services
	Needs Addressed	Low-Mod Clientele and Public Services
	Funding	CDBG: \$250,000.00

	Description	Funding for a variety of public service activities serving low to moderate income clientele has been proposed for this year, including: Youth services: Providing mentoring, counseling, child care, before and after school programs, music programs, and summer programs for low to moderate income families. These programs provide social, physical, emotional, cultural and educational enrichment for low to moderate income children, primarily in the central city. Homeless and Transitional Housing: Provides shelter and transitional housing for homeless adults and families. Services also include advocacy, case management, referrals, service coordination, legal assistance for eviction diversion, one-time crisis assistance to prevent homelessness, meal sites, and funding for the staff to implement these activities. Domestic Violence Services: Advocacy shelter provides assistance and shelter to victims of domestic violence. Legal Advocate provides assistance to survivors navigating the court system. Shelter staff provides crisis line, advocacy, and assistance to victims in obtaining safe shelter, food, clothing, medical attention, and basic needs. Program provides counseling, referrals, and legal assistance to victims of domestic violence. Provides community and prevention education programs to individuals age 3 to 18. Mental Illness Services: Provides support and case management for individuals with long term mental illness who are tenants in long term supportive housing units. Subsistence Payments/Relocation Payments: While the City generally would not fund subsistence payment programs, there may be situations where, on a short term basis in response to an emergency situation, the City may fund such programs. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on other public and social services. Expected resources include 2025 and earlier entitlement funds. Davenport does not typically draw program income for public service activities, as the vast majority of program income is generated by the housing and economic development revolving loan funds, and the program income stays with the revolving loan fund that generated it. However, the projected amount of program income to be earned during the program year is included in the calculation of the public service cap. In the unlikely event that a substantial amount of program income is generated outside of the revolving loan funds that program income may be drawn against expenses in the public service activities if necessary to comply with federal regulations.
	Target Date	6/30/2026

Estimate the number and type of families that will benefit from the proposed activities	This year, applicants for funds have indicated that 1,209 individuals will be served.
Location Description	Services for low and moderate income residents and public services are available citywide.
Planned Activities	Funding for a variety of public service activities serving low to moderate income clientele has been proposed for this year, including: Youth services: Providing mentoring, counseling, child care, before and after school programs, music programs, and summer programs for low to moderate income families. These programs provide social, physical, emotional, cultural and educational enrichment for low to moderate income children, primarily in the central city. Homeless and Transitional Housing: Provides shelter and transitional housing for homeless adults and families. Services also include advocacy, case management, referrals, service coordination, legal assistance for eviction diversion, one-time crisis assistance to prevent homelessness, meal sites, and funding for the staff to implement these activities. Domestic Violence Services: Advocacy shelter provides assistance and shelter to victims of domestic violence. Legal Advocate provides assistance to survivors navigating the court system. Shelter staff provides crisis line, advocacy, and assistance to victims in obtaining safe shelter, food, clothing, medical attention, and basic needs. Program provides counseling, referrals, and legal assistance to victims of domestic violence. Provides community and prevention education programs to individuals age 3 to 18. Mental Illness Services: Provides support and case management for individuals with long term mental illness who are tenants in long term supportive housing units. Subsistence Payments/Relocation Payments: While the City generally would not fund subsistence payment programs, there may be situations where, on a short term basis in response to an emergency situation, the City may fund such programs. Funding such a program on a short term basis would prevent these households from losing their current housing and reduce the strain on other public and social services.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funding for all projects is available citywide. A review of consultant prepared studies both indicated that the City should continue to balance investment between older areas of the city and making new affordable housing opportunities available in parts of the City where they have not traditionally been present.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In preparing this plan, the public input process revealed that the majority (51%) of survey respondents prefer that funds be available both on a city-wide basis and targeted to particular areas when appropriate. A review of several contracted consultant prepared studies indicated that the City should continue to balance investment between older areas of the city with making new affordable housing opportunities available in parts of the City where they have not traditionally been present.

In attempting to balance those needs, the City has chosen to make all programs available citywide, so that the largest group of eligible residents may take advantage of them. However, the nature of certain activities means that the benefits of these activities are likely to be concentrated in low to moderate income areas. Examples of programs likely to be most utilized in older areas are:

- Housing rehabilitation programs, which will likely benefit homeowners in areas of the city with the oldest and least well maintained housing stock,
- Public service programs, which are likely to benefit areas where low to moderate income households are most concentrated,
- Infrastructure activities, which will likely benefit areas of the city with the oldest infrastructure. When affordable housing development takes place in a low/mod area with older or failing infrastructure, non-maintenance supplemental infrastructure improvements in the area may be offered in support of neighborhood revitalization in the vicinity of the housing activities.
- Blight removal, which will likely benefit areas of the city with the oldest and least well maintained buildings.

Discussion

The City of Davenport will continue to use the feedback it receives annually through surveys, public input, and planning studies to help guide its choices of where new housing (or rehabilitation) projects are focused. Information from several consultant prepared studies discussed that community perceptions have a strong influence on housing choices and it was determined that the city should increase affordable housing opportunities in areas where it is not generally available.

Housing: Funding for housing programs offered by the City and its non –profit partners is available citywide. However, because of a concentration of low income households and older housing stock in older areas of the City, it can be expected that the majority of housing rehabilitation activities will take place in these areas. New development of affordable housing, both homeowner and rental, is also eligible citywide, and attempts will be made to encourage that development to take place outside of areas where it has traditionally been available-. The City or its non-profit partners may from time to time offer targeted outreach in particular areas of the City, especially in those areas where redevelopment is anticipated to occur, to encourage better overall neighborhood quality in the area of new development. For example, this could include outreach for exterior grants in a neighborhood surrounding a new affordable apartment building under the umbrella of the existing housing rehabilitation program.

Economic Development: Funding for economic development programs is available citywide. However, the City may from time to time offer targeted outreach in particular areas of the City, especially in those areas where redevelopment is anticipated to occur, to encourage better overall neighborhood quality in the area of redevelopment. For example, this could include outreach grants to businesses opening in smaller commercial/retail districts or other areas of the City that are underinvested.

Infrastructure and Area Benefits: Funding for infrastructure offered by the City is available citywide. However, because of a concentration of low income households and older housing stock in older areas of the City, it can be expected that the majority of infrastructure activities will take place in these areas. New development of affordable housing, both homeowner and rental, is also eligible citywide, and attempts will be made to encourage that development to take place outside of areas where it has traditionally been available. When that development takes place in an area with older or failing infrastructure, and the area would meet HUD criteria for low to moderate area benefits, infrastructure improvements and blight removal in the area may be offered in support of the housing activities.

Low-Mod Clientele and Public Services: Funding for public service programs offered by the City's non – profit partners is available citywide. However, because of a concentration of low income households in older areas of the City, it can be expected that the majority of public service activities will take place in these areas. Public service providers are encouraged to provide services to all low to moderate income residents regardless of their location in the City.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Davenport reviews information from various studies to assist in guiding programs and development. These studies assist the City to continue its strategy of utilizing CDBG and HOME to increase and maintain the availability of high-quality, affordable, rental and for-sale housing through new construction and rehabilitation, by both revitalizing older areas and developing new affordable housing where it has not been traditionally available.

Information from several contracted consultant prepared studies suggest the need to improve community perception of affordable housing and increase the supply of affordable housing, especially at the lowest income levels. Efforts should be made to promote more geographic choice, larger and accessible units, higher density of smaller, low-maintenance units, elimination of blight and education efforts for both tenants and landlords about housing rights, financial education, eviction prevention, and public safety.

The HUD published instructions for this section state that these “households supported” goals are not to include emergency shelter, transitional shelter, or social services. Instead, these numbers are only to include units that are reserved for homeless individuals and families. No new units of this type are

anticipated this year.

Therefore, all the produced, rehabilitated, and acquired units shown in the second table are included in the first table as Non-Homeless units. These units represent estimated households to be assisted through the City's Housing fund.

In the second table, the new units to be produced include newly assisted rental and owner occupied units, rehabbed units include homes assisted through the CDBG and HOME programs, and acquisition of existing units includes households supported with downpayment assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	34
Special-Needs	0
Total	34

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	22
Acquisition of Existing Units	10
Total	34

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

It is estimated that 34 households will be supported by non-homeless unit production or rehabilitation through the City's housing fund and acquisition of existing units for households supported with downpayment assistance. There are no new units anticipated to be constructed this year this year that are solely reserved for homeless individuals and/or families.

AP-60 Public Housing – 91.220(h)

Introduction

In 2022, the City ceased participation in the Public Housing Program and sold the Public Housing inventory. The City continues to provide housing voucher assistance, in addition to, housing rehab and development.

Actions planned during the next year to address the needs to public housing

With the net proceeds from the sale of the former Public Housing units, staff is beginning to explore software upgrades.

With HUD consultation, the City allowed a one-year waiver regarding HCV rent limits to expire, so staff is transitioning back to 110% of FMR. The previous waiver allowed the HCV program to allow rents of up to 120% of FMR.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HCV tenants are encouraged to make use of community resources and other City of Davenport programs to become more self-sufficient. Existing tenants of those properties have been given the opportunity to apply for programs such as Urban Homestead and the CDBG Down Payment Assistance programs, if they would like to become a homeowner. Within the past several years, a voucher client was able to qualify for the City's HOME funded Urban Homestead Program and close on acquisition of a single-family home.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The public housing authority is not designated as troubled.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The governing body for homeless services for the State of Iowa is the Iowa Council on Homelessness. This organization was established in Iowa Code 16.00A in 2008. The Iowa Council works to develop a coordinated and seamless delivery system to prevent and alleviate homelessness. The council's duties also include evaluating state policies and programs to determine whether any state policies, programs, statutes should be revised to help prevent and alleviate homelessness. Until January 2020, the Iowa Council served as the primary decision-making body for the Iowa Balance of State CoC.

In January 2020, the Iowa Council on Homelessness elected to reorganize its governance structure and separate the duties of the Continuum of Care (CoC) from the Iowa Council. In its place, the Iowa Council approved an Interim CoC Board to assume responsibilities as the primary decision-making body for the CoC on a time-limited basis. The separation of duties became effective on April 1, 2020. A full transition of the permanent CoC board took place in April 2021.

The CoC Board serves as the HUD-designated primary-decision-making group and oversight board of the Iowa Balance of State (hereinafter referred to as the "geographic area") Continuum of Care for the Homeless (IA-501). The responsibilities for the CoC board include operate the COC, oversight of the Homeless Management Information System (HMIS) and COC planning. The Iowa Balance of State CoC jurisdiction is made up of 96 counties and the board meets monthly.

On the local planning level, the Scott County Shelter and Transitional Housing Council (SCSTHC) is comprised of 28 local organizations, local and county government representatives, law enforcement, elected government representatives, and health services that provide services to the community's homeless persons and persons at risk of becoming homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Quad Cities Silos to Solutions is a plan resulting from a volunteer task force committed to addressing affordable housing in the community. This initiative was developed out of the Scott County Housing Council (SCHC) which the City of Davenport is represented by designated city staff. The vision by 2030 is to address the gap for affordable housing, preservation of the affordable units currently available, engage in partnership to foster dialogue and action on affordable housing. The SCSTHC assists in the point in time count which identifies unsheltered persons and members of the council partner to perform weekly homeless outreach in the community looking for unsheltered persons. Agencies collaborate in mutual referrals and resources, using the Vulnerability Index - Service Prioritization Decision Assistance Tool (VI -SPDAT) at intake and the coordinated entry process to identify the programs and services best

aligned to end the family/individual homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The SCSTHC represents 28 non-profit organizations and local and county government. This multi-faceted council provides emergency shelter, transitional housing, permanent housing, affordable housing and mainstream supportive services. The council identifies gaps in housing services and researches solutions to those gaps by utilizing the expertise of those agencies that have successfully provided housing and mainstream services to homeless persons. This collaboration provides program delivery that reduces redundancy in services, uses funds available more efficiently and allows those agencies who have the experience in program delivery the opportunity to expand on existing successful programs. The council utilizes coordinated entry and diversion practice.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Iowa Council identified a need for consistent Iowa standards for homeless operations, services and performance. Driven by new HUD regulations, the Iowa Council outlined its strategy for establishing commonality and consistency in operational practices, services, and performance measures for organizations and programs with a focus on housing needs and services. In 2014 state fiscal year, the Council used state appropriation funds to contract with the State Public Policy Group to develop recommended standards for homeless programs as a best practice for Iowa's homelessness system. These standards are directed to individual organizations and their programs. By local achievement of these standards, each organization will contribute to the larger goal of system improvement and to reduce the amount of time homeless persons will need in shelter and prevent individuals and families who are recently homeless from re-entering shelter. The coordinated entry and diversion staff is located at the Humility Homes and Services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless prevention programs including rental and utility assistance program assist in helping low-income individuals and families from becoming homeless. The SCSTHC created the community's

coordinated entry and diversion matrix for homeless persons leaving hospitals and correctional institutions. Prior to discharge, staff utilize coordinated entry in assisting exiting individuals with appropriate transitional and permanent housing and mainstream resources while reducing the return or entry into shelter, coordinated entry is housed at Humility Homes and Services. The City's CDBG funds will be used to fund Salvation Army's Homeless prevention program and Iowa Legal Aid's eviction diversion program, both of which are intended to prevent homelessness.

Discussion

City Staff are members of the Scott County Housing Council/Housing Cluster, and Quad City Shelter & Transitional Housing Council. Members of the groups also have staff from the Scott County Health Department and local non-profit groups that address various physical and mental health needs of Davenport citizens. Group members include those that serve the needs of citizens with physical disabilities, accessibility challenges, mental disabilities, the elderly, survivors of domestic violence and those who suffer from HIV/AIDS.

Additionally, through the CDBG Subrecipient program, the City has funded agencies that meet the health, mental health, and service needs of residents, and the City is likely to fund these activities again in the future, pending application for funding and resources permitting. Previously funded agencies include those providing accessibility, transportation, and mental health services, services to the homeless and survivors of domestic violence, those with HIV/AIDS, elderly, youth and others.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Davenport will continue to use the feedback it receives annually through surveys, public input, and planning studies to help guide any negative effects on affordable housing that may be currently in place through public policies. Recommendations from several consultant prepared studies discussed encouraging affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers; increasing the density of housing to maximize the use of existing infrastructure; reviewing the maximum density restrictions for multifamily housing in residential zoning districts for areas that could accommodate higher density rental development; encouraging the development of vacant and underdeveloped parcels in close proximity to existing services and infrastructure through development incentives and fee waivers or deferments; and continuing to balance housing investments between revitalizing older areas and developing new affordable housing in areas where it was not traditionally available.

The City's zoning update in 2019 included changes that re-designated "Residential Limited" zoning category to "Residential General", which allows opportunities for higher-density dwellings; adopted a more broad zoning ordinance definition of "family" which completely removed any definition of "family" so as to make no distinction or limitation on the number of people, related or unrelated, who may live together in a dwelling unit; and increased accommodations for group homes to permit group homes in all residential districts, provided that, when a group home is located within an existing residential structure, the location, design, and operation of such facility must not alter the residential character of the structure.

Since the adoption of the new Zoning Code in 2019, an additional 91 acres have been rezoned to multi-family. An additional 20 acres was rezoned to a higher density single and two-family zoning district which encourages smaller lots with reduced setbacks. The City has also created a new zoning district around North Park Mall in order to encourage higher density mixed use development near existing city infrastructure and amenities. The City continues to support variety in housing types by allowing two-family and/or multi-family developments in 13 zoning districts. In 2024 the City took initial steps forward converting a historic campus into a mix of housing by rezoning the 31 acres City-Owned Annie Wittenmyer Campus as a Planned Unit Development with workforce housing, senior housing, and social services.

In December of 2024, the City adopted zoning ordinance changes to address residential design standards to align with newly adopted State of Iowa code. The changes to the City's Zoning ordinance restructured the City's residential design standards to only require a front entry that is an integral part of the structure and a minimum of 5% transparency on the front of the building. In instances where a 3-car garage faces the front of the building, one of the garages must be offset by a minimum of one foot. This change does not impact the special design requirements in older, established neighborhoods in R-3C and R-4C zoning districts which require that any infill development fits in with the neighborhood character. In addition the ordinance change reduced the transparency requirements for multi-family buildings from 25% to 12%.

Discussion:

Significant challenges exist in confronting the housing and community development needs of low to moderate income residents, including limited capacity of area non-profits, and the age and condition of housing stock and infrastructure available. Limited funding available through the federal programs further reduces the ability of cities to meet the challenges faced by residents. While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through efficient program design and funding strategies, it is hoped that the impact of limited federal funding can be minimized.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

AP-85 Other Actions – 91.220(k)

Introduction:

While the City makes every effort to partner with non-profit groups, other government agencies, and for-profit developers, the needs continue to outstrip the funding available to address them. Through program design changes and more focused funding strategies, it is the City's hope that the impact of the reduced funding can be minimized.

Actions planned to address obstacles to meeting underserved needs

Because funding is not available to meet all needs, the Citizens' Advisory Committee, which is responsible for evaluating applications and awarding funding, has put in place an evaluation process that places a higher point value on closely addressing the identified local objectives and on compliance and performance in carrying out funded activities. In this way, the CAC is attempting to use the limited federal dollars available in the most efficient manner.

In addition to availability of funding, eligible non-profit partners in the community must bring forward applications for programs to meet identified needs and local objectives. For example, in the current program year, no applications were received for transportation or financial literacy programs, though those are needs identified through the planning process. In the absence of an eligible applicant to carry out these activities, the City is unable to evaluate them for funding in the current program year.

Actions planned to foster and maintain affordable housing

As described elsewhere in the consolidated plan, CDBG and HOME funding in accordance with rules and regulations will be provided by the City directly to homeowners and developers, as well as to non-profits, for-profits or CHDOs to acquire and/or rehabilitate properties, correct substandard conditions, make general repairs, improve energy efficiency, reduce lead paint hazards, and make emergency or accessibility repairs. This may include: acquisition/rehab/resale, refinance/rehab, demolition/site preparation, new construction, downpayment/closing cost assistance, relocation assistance, Tenant based rental assistance, and housing counseling. Housing units assisted will be single or multi-unit affordable housing to be sold, rented, or lease/purchased, as allowed by CDBG and HOME regulations. Beneficiaries of housing activities will be low to moderate income households as specified by HUD regulations. Other funding available includes program income generated by the respective revolving loan funds. Funding will also be utilized for project delivery costs and administration of housing programs, as allowed by CDBG and HOME regulations.

Actions planned to reduce lead-based paint hazards

All of the housing rehabilitation programs offered by the City and subrecipient agencies adhere to lead based paint regulations. This includes programs for homeownership, where homes are acquired, rehabilitated and sold to eligible households; as well as owner occupied rehabilitation programs for

households that already own their homes. In the event that older rental units are rehabilitated (rather than constructed new), lead based paint regulations would also apply. In all federally funded programs, federal funding is utilized to remediate or abate lead hazards as appropriate according to regulations. Additionally, the City has two lead risk assessors on staff. In all rehabilitation projects, lead safe work practices are used at all times when lead is present.

In addition to rehabilitating existing housing, the City was encouraged by several consultant prepared studies to balance federal investments between the revitalization of older areas and the provision of new housing opportunities outside of areas where they have traditionally been available. In continuing this strategy, the City has funded the construction of a variety of new housing units, both owner occupied and rental, that will obviously be lead free by virtue of the fact that lead based paint is no longer produced or allowed.

Rehabilitation programs are available to families with lead poisoned children as well. Such families may be referred by the Scott County Health Department at their discretion when they are detected. Because the State of Iowa has mandated that all children entering kindergarten be tested for lead based paint, the incidence of lead poisoning among children is now one that can be detected and addressed earlier.

Actions planned to reduce the number of poverty-level families

The City anticipates allocating CDBG funds to activities that assist in reducing the number of poverty level families in Davenport. In the past, the City has funded programs that assist poverty level families. These programs have included:

- economic development activities that create or retain jobs for low to moderate income workers and/or business owners,
- a transportation program for low/mod individuals and families,
- transitional housing and supportive services for low to moderate income households
- public service activities that support mentoring, after school, and summer programs for low to moderate income children
- Homeless prevention, rapid rehousing, and eviction diversion programs.

All of the activities funded through the CDBG and HOME programs are available to poverty level families, and the City has sought to balance the investment of federal funds between activities that benefit extremely low income families through a comprehensive set of projects:

- economic development activities that benefit low to moderate income business owners and employees in creating or retaining jobs,
- public service activities for families that need access to supportive services, child care, and enrichment activities,
- homeownership and rehabilitation opportunities for families that would like to purchase, maintain, or improve a home,

- rental development to ensure an adequate supply of decent, affordable housing for those who cannot afford or are not ready for homeownership
- Infrastructure activities in support of affordable housing to improve the livability and sustainability of older neighborhoods with higher levels of low income residents.

While many of these programs also provide services to families who are low to moderate income, the intention is that, particularly through economic development, affordable homeownership, and child care and enrichment activities, extremely low income households will be able to utilize their saved or gained resources to take the step out of poverty. In particular, youth programs funded through CDBG are intended to build life skills by providing resources, mentoring, and enrichment to young residents that help to break the cycle of poverty.

Actions planned to develop institutional structure

No gaps were identified in the institutional structure and service delivery system through the public input process. However, a need was identified for additional housing units affordable to households with very low incomes. That need is eligible to be addressed with unit production through the CDBG and HOME programs, and the City intends to address that need as funding is available and development opportunities arise.

Actions planned to enhance coordination between public and private housing and social service agencies

- The City serves as a member of the Quad City Housing Council, the Quad City Housing Cluster, and the Scott County Shelter and Transitional Housing Council. All of these groups conduct activities that address the housing needs of low and moderate income residents, including both homeless and non-homeless individuals and those with non-homeless special needs. These groups meet monthly. These groups represent public, private, and non-profit agencies serving Davenport residents.
- Through the CDBG program, the City funds a variety of subrecipients that serve these populations in the public service category. Comprised of eight agencies operating eight public services CDBG funded programs, these subrecipients represent a wide variety of public, private and social service agencies.
- City staff monitors annually nearly 100 affordable rental units originally funded with HOME and CDBG dollars. During the course of each year, staff is able to interact with these affordable housing providers to continue to get input on their needs and concerns.

The City intends to continue to hold membership on these boards and commissions. In addition, the City intends to continue funding subrecipients as applications for funding are submitted and resources permit. These entities have been invited to participate in public input process in the past, and the City anticipates continuing to include them in the future.

Discussion:

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Davenport does not anticipate dedicating any additional forms of investment not listed in listed in 92.205. Developers applying for funds may bring investment from other sources that cannot yet be identified.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The text of the covenant that the City uses for homebuyer projects is below:

Throughout at least the Term of Affordability (which may range from 5 to 20 years from the date of sale to the low- or moderate-income homebuyer) the Project must be occupied by low- or moderate-income households (less than 80% Area median income) who occupy the property as their primary residence, within the meaning of the Rules; thus, this agreement for covenants and restrictions shall be recorded ahead of all other mortgages, deeds, liens, and encumbrances and shall run with the property throughout the Term of Affordability so that all succeeding owners must comply with the provisions contained herein or repay in accordance with the following HUD-sanctioned Shared Net Proceeds rule:

Net proceeds are defined by HUD as the sale price of the home, minus loan repayments and closing costs. Under this rule, the City and the homeowner selling the property share in any net proceeds upon the sale of the property. The proportional share is calculated by the following formula:

HOME Downpayment Assistance ' X Net Proceeds = HOME amount recaptured

HOME D. P. Assistance + homeowner investment

Homeowner Investment ' X Net Proceeds = homeowner repayment

HOME D.P. Assistance + homeowner investment

The homeowner investment includes the amount the homeowner contributed to the down payment and any capital improvements made to the property over time.

It should be noted that there are three outcomes under this rule. The first possible outcome is that the sale price of the home yields no net proceeds (or even a loss). In this case, the homeowner bears the burden of the loss and there is nothing for the City to recapture. However, the sale to the new buyer releases the new buyer from this Agreement and satisfies the HOME contract with the original buyer.

The second possible outcome is that the sale price yields net proceeds, but the amount is insufficient to repay both the City HOME investment and the homeowner investment in full. In this case, the formula above is applied and the City and the homeowner share in the net proceeds, each receiving less than originally invested. As an example, suppose the City's HOME down payment

assistance was \$1,000 and the homeowner investment (additional down payment) was \$2,000. Further suppose that the net proceeds from the sale equal \$1,500. When the formula is applied, the City would recapture \$500 and the homeowner would receive \$1,000.

The third possible outcome is that the sale price of the home yields net proceeds greater than the City HOME and the homeowner investment. In this case, the formula above is again applied and the proceeds are shared. In following the same example wherein the HOME investment was \$1,000 and the homeowner investment was \$2,000, suppose the net proceeds equal \$3,600. In applying the formula, the City would recapture \$1,200 and the homeowner would receive \$2,400. Thus, both parties receive more than their initial investment.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City does not currently utilize HOME funds for acquisition programs. However it is included as a possible activity with HOME if an eligible project comes forward HOME funded activities may require an affordability period, if required, restrictions are enforced through restrictive covenants running with the property that are filed with the Scott County Recorder. The summary below outlines the affordability periods based on project type.

HOME Affordability Period

By Project Type-Project Costs-Affordability Period

- New Construction Housing – Any Amount – 20 Years
 - Acquisition of New Construction Housing – Any Amount – 20 Years
 - Housing Acquisition of Existing - \$0-15,000/unit – 5 Years
 - Housing Acquisition of Existing - \$15,001 - \$40,000/unit – 10 Years
 - Housing Acquisition of Existing - \$40,001 and up/unit – 15 Years
 - Housing Rehabilitation of Existing - \$0-15,000/unit – 5 Years
 - Housing Rehabilitation of Existing - \$15,001 - \$40,000/unit – 10 Years
 - Housing Rehabilitation of Existing - \$40,001 and up/unit – 15 Years
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not currently utilize HOME funds for refinancing of multifamily housing debt for housing that is rehabilitated with HOME funds, nor does it intend to do so in this plan year.

However, if the City does agree to consider refinancing existing debt for multi-family housing, it would follow the minimum underwriting standards described at 24 CFR 92.206(b), which are:

- HOME funds would be loaned only in the event that the refinancing is necessary to permit or continue the affordability of the units.
- Regardless of the amount of HOME funds invested, the minimum affordability period shall be 15 years.
- The minimum guidelines are:
- Application will demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing; City Staff will review management practices to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated; Application will state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both; Agreement will specify the required period of affordability, whether it is the minimum 15 years or longer; Application for HOME funds will be eligible jurisdiction-wide; and Agreement will state that HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including CDBG.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.

15% of each year's HOME grant is available exclusively to Community Housing Development Organizations (CHDOs) HOME funds available within the CHDO Reserve, by Grant Year. These funds are included in the aggregate amount for the 2025 Housing Goal (AP-20) and Project (AP-35). Funding available to CHDOs in program year 2025 by grant year is below:

- 2023: \$73,969.20
- 2024: \$59,143.27
- 2025: \$60,902.62
- Total: \$194,015.09

Appendix - Alternate/Local Data Sources

Sort or order	Type	Data Source Name	List the name of the organization	Provide a brief summary of	What was the purpose for development	Provide the year (and option)	Briefly describe the methodology for the	Describe the total population	Describe the demographics of the respond	How comprehensive is the coverage of this	What time period (provide)	What is the status of the data set
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			or individual who originated the data set.	the data set.	oping this data set?	nally month, or month and day) for when the data was collected.	data collection.	from which the sample was taken.	ents or characteristics of the unit of measure, and the number of respondents or units surveyed.	administrative data? Is data collection concentrated in one geographic area or among a certain population?	the year, and optionally month and day) is covered by this data set?	(complete, in progress, or planned)?
<TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]>												

Citizen Participation Plan
DRAFT for review
Proposed Effective Date July 1, 2025



THE CITY OF
DAVENPORT
IOWA | USA





Citizen Participation Plan

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Citizen Participation Plan revised June 2025 for effective date July 1, 2025

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Citizen Participation Plan

The City is required to adopt and follow a Citizen Participation Plan (CPP) that sets forth the policies and procedures for citizen participation and consultation in the development, revision, implementation and amendment of the Consolidated Plan (ConPlan), the Annual Action Plans (AAP), and the Consolidated Annual Performance and Evaluation Report (CAPER).

Encouragement of Participation & Consultation

The Citizen Participation Plan is designed to encourage participation of all residents and stakeholders, especially:

- low- and moderate-income persons,
- public/assisted housing residents, including their resident boards/councils/corporations
- minorities,
- non-English speakers,
- persons with disabilities,
- residents of predominantly low- and moderate-income neighborhoods,
- residents of designated revitalization and/or slum/blighted areas,
- residents of areas where CDBG funds are proposed to be used
- local and regional institutions,
- Continuums of Care,
- Businesses and developers;
- Public, private and nonprofit organizations, including philanthropic, community-based and faith-based organizations.

Consultation

When preparing the ConPlan, the City will invite other public and private agencies to consult in the preparation of these documents. These invitations will include agencies that provide:

- public and assisted housing
- health services
- social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons)
- community-based and regionally-based organizations that represent protected class members
- organizations that enforce fair housing laws
- other local governments and metropolitan planning organizations
- broadband internet service providers and organizations engaged in narrowing the digital divide,
- agencies whose primary responsibilities include the management of flood prone areas, public land/water resources, and emergency management agencies

Regulations require that specific areas be addressed in the overall consultation process. These include:

Homeless Strategy

When preparing the portions of the ConPlan describing homeless strategy and the resources available to address the needs of homeless persons (particularly chronically homeless individuals and families, families with

children, veterans and their families, and unaccompanied youth) and persons at risk of homelessness, the City will invite the following entities to consult:

- The Continuum of Care that serves the City
- Public and private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families; homeless individuals and families, including homeless veterans; youth; and/or other persons with special needs
- Publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions)
- Business and civic leaders.

Lead Based Paint

When preparing the portion of the ConPlan concerning lead-based paint hazards, the City will invite state or local health and child welfare agencies to consult and examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned.

Non-Housing Community Development

When preparing the description of priority non-housing community development needs in the ConPlan, the City will notify adjacent units of general local government, to the extent practicable. The State and County will also be notified when the ConPlan is available online for public comment.

Affirmatively Furthering Fair Housing

When preparing the portion of the ConPlan concerning Affirmatively Furthering Fair Housing, the City will consult and certify as required under the regulations currently in place at 24 CFR Part 91, located here: <https://www.ecfr.gov/current/title-24/subtitle-A/part-91>

Public Housing

The City will invite the Public Housing Authority operating in Davenport (which is a division of Davenport's Community & Economic Development Department) to consult on consideration of public housing needs, planned programs and activities, and proposed actions in the ConPlan.

Access for Persons with Disabilities

Access will be provided at all stages of the ConPlan, Annual Plan, and CAPER process to those with disabilities. Access includes:

- All public meetings will be held in accessible locations
- All public hearings will be held in accessible locations
- Written documents, including the Citizen Participation Plan, proposed and adopted ConPlans, AAPs, CAPERs, as well as any amendments or revisions to these documents will be made available in a form accessible to persons with disabilities upon request

Those in need of accommodations at public meetings, public hearings or to request documents in an accessible format should contact Community Planning and Economic Development at 326-7765 or TTY 326-6145, 226 W. 4th Street, Davenport, IA, 52801.

Assessing Language Needs

The City of Davenport's Community Planning and Economic Development Department has in place a Language Assistance Plan. This plan is consistent with the Department of Housing and Urban Development's Final Guidance to Federal Financial Assistance Recipients Regarding title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient persons. It is also consistent with Executive Order 13166 and Title VI of the Civil Rights Act of 1964. The plan is based on American Community Survey data and takes into account HUD's Four Factor Analysis to assist in identifying Limited English Proficiency (LEP) persons. CPED will use HUD's Safe Harbor guidance when deciding into which languages vital documents will be translated. These Safe Harbors apply only to Translation. Interpretation services will be provided to clients of all language groups, regardless of the size of the language group.

Census data indicates that approximately 3.3% of city residents speak another language and speak English less than "very well". Of the portion of the population that speaks English less than very well, Spanish is the most common language. Per the Language Assistance Plan, CPED will consider written translations of documents when an LEP group constitutes 5% of the population. No group currently meets that threshold. However, CED will use a language identification card for clients to request oral interpretation in their own language, and statements in English and Spanish will be included in public meeting event notices, public documents and brochures that oral interpretation is available upon request.

Technical Assistance

The City will provide technical assistance to groups representative of persons of low and moderate income that request assistance in commenting on the proposed Plan, and in developing proposals for funding assistance under the Plan. Technical assistance does not include the provision of funds to the groups. Technical assistance provided may include, but not limited to:

- Providing information related to housing and community development;
- Responding to citizens' inquiries regarding the Plan and the programs it covers;
- Making referrals to other local, state, and federal agencies when necessary; and

- Responding to requests for assistance in developing proposals for funding.

Availability to the Public

There are two types of documents available to the public, each with their own timeframes and requirements: Proposed Documents and Approved/Accepted Documents. The documents will be available to the public in one or more of the following ways:

- from 8:00 a.m. to 5:00 p.m., Monday through Friday (except for City holidays), at City Hall, Community and Economic Development Department
- online at www.cityofdavenportiowa.com
- at the Main and Branch locations of the Davenport Public Library during the regular business hours of each location, which are subject to change.
- A reasonable number of free paper copies of the Pla and CAPER will be available upon request.
- Available to those with disabilities in accessible formats upon request.
- Oral interpretation available upon request to Limited English Proficiency residents.

Proposed Documents

The City will provide residents, public agencies, and other interested parties with reasonable opportunities to examine the contents of and submit comments on the below listed documents. Proposed documents are available during their respective comment periods and upon adoption and/or acceptance by HUD the final versions will be retained on file. During the comment periods listed **on page 8**, the following proposed documents will be available:

- proposed Citizen Participation Plan
- proposed Consolidated Plan
- proposed Consolidated Plan substantial amendments
- proposed Annual Action Plans
- proposed CAPER

Approved/Accepted Documents

The City will provide residents, public agencies, and other interested parties with reasonable and timely access to records for the preceding five years. They will be made available on the City's website, at all branches of the Davenport Public Library, and at Davenport, City Hall. The documents available include:

- Citizen Participation Plan as adopted,
- Consolidated Plan as adopted,
- Consolidated Plan substantial amendments,
- Annual Action Plans as adopted,
- CAPER accepted by HUD

Public Notices, Comment Periods, and Hearings

The public will be notified of the availability of documents and opportunity to comment at several stages in the Plan and CAPER process as described in this section.

Public Notices

Upon publication of the CPP, the Plan, AAPs, the CAPER and any substantial amendments or revisions to these documents, a public notice with a summary of the proposed document will be published in the Quad-City Times or other local newspaper. The summary will describe the contents and purpose of the document, the duration of the public comment period, and a list of the locations where the entire document may be examined. For the Plan, the notice will also include the amount of assistance the City expects to receive; the range of activities that may be undertaken; and the estimated amount that will benefit low and moderate income persons. Comments for each proposed document will be accepted according to the timeframes described on page 8.

Public Meetings

At least two public community meetings will be held annually. Notifications of these meetings are accomplished by methods designed to inform the community as a whole with emphasis on notifying interested organizations and persons. Notice of the time, date, locations, and purpose of the meetings are publicized in the Quad-City Times or other local newspaper. Additional effort is made through notices on the City's website, Facebook, Twitter and NextDoor accounts, email and print notices to CDBG subrecipients and public housing/assisted housing residents served through the Office of Assisted Housing, and notices to neighborhood groups, nonprofits, and other organizations to encourage and emphasize the involvement of low and moderate income residents. Meetings may be held at various Davenport locations and City Hall to provide convenient and timely access to all citizens. All locations will be accessible to those with disabilities.

Public Hearings

Public hearings will be held to obtain views and respond to proposals/comments of citizens, public agencies, potential/actual beneficiaries and other interested parties. Public hearings will be held twice per year as required by HUD regulations: once during the development of proposed activities before the submission of the ConPlan, and once before the submission of the CAPER as a review of program performance. Public hearings may also be held at the time of and substantial amendments or revisions to these documents, if required by HUD. Notice of public hearings, including the time, place, and purpose of the meeting will be published in the Quad-City Times or other local newspaper according to the timeline described in State law. Public hearings are held in the Council Chambers, City Hall at 5:30 p.m. before the Davenport City Council Committee of the Whole during regularly scheduled Committee meetings which are televised on the City's public access channel and are also available for playback on the City's website at www.cityofdavenportiowa.com.

Summary of Notice, Comment and Hearing Timelines

	Public Notice	Comment Period (HUD may alter)	Public Hearing
Citizen Participation Plan	Upon Publication, will contain summary of the contents, purpose, duration of public comment period, list of locations where document is available.	30 Calendar Days prior to submission of the Consolidated Plan to HUD	In conjunction with public hearing for Consolidated Plan, publish notice online/in QCTimes.
CPP Amendments	Upon Publication, will contain summary of the contents, purpose, duration of public comment period, list of locations where document is available.	30 Calendar Days prior to implementation of the substantial amendment	Prior to implementing the substantial amendment, may be held in conjunction with public hearings for Annual Action Plan or Consolidated Plan. Publish notice online/in QCTimes.
Consolidated Plan/ Annual Action Plan	Upon Publication, will contain summary of the contents, purpose, duration of public comment period, list of locations where document is available. Will also include the amount of assistance expected, range of activities undertaken, estimated amount that will benefit low/mod residents.	30 Calendar Days prior to submission of the Plan to HUD	During the planning process to receive comments on the housing and community development needs identified at community meetings and during the development of proposed activities. Publish notice online/in QCTimes.
Plan Amendments (Substantial)	Upon Publication, will contain summary of the contents, purpose, duration of public comment period, list of locations where document is available.	30 Calendar Days prior to implementation of the substantial amendment	Prior to implementing the substantial amendment, may be held in conjunction with public hearings for Annual Action Plan. Publish notice online/in QCTimes.
Plan Amendments (Non-Substantial)	Upon submission to HUD, will contain summary of the contents, purpose, duration of public comment period, list of locations where document is available.		
CAPER	Upon Publication, will contain summary of the contents, purpose, duration of public comment period, list of locations where document is available.	15 Calendar Days prior to submission of the CAPER to HUD	Prior to submission to HUD. Publish notice online/in QCTimes.

Comments

Proposed documents are published according to the Publication and Availability to the Public section on page 6. The City will receive comments from citizens according to the timelines listed on page 8.

The City will consider comments or views of residents of the community received in writing, or orally at the public hearings. Residents may submit written comments via email to ced.info@davenportiowa.com or to the address below:

Department of Community Planning and Economic Development
City of Davenport
226 W. 4th Street
Davenport, IA 52801

A summary of comments or views received, and a summary of any comments or views not accepted and the City's response, will be attached to the submitted document(s).

Complaints

The City will provide written responses to written complaints from its residents related to the Plan and any amendments, AAPs, and the CAPER within 15 work days of receipt, where practicable.

Amendments and Revisions

Changes to the Consolidated Plan are called amendments. When certain changes are needed to these documents, a public participation process may be required. This process may include a public notice, comment period, and/or a public hearing as described on page 8.

Citizen Participation Plan

The Citizen Participation Plan may need to be amended. A substantial amendment to the Citizen Participation Plan consists of:

- the addition to or removal of any proposed document to the public hearing or comment requirements of the plan
- a change in duration of any of the comment periods described in the Citizen Participation Plan, unless the comment period is altered at the direction of HUD

Upon completion of the public participation process described in the table on page 8, the amended Citizen Participation Plan will be made available to the public as described in the table on page 8.

Consolidated Plan

The information presented in the Consolidated Plan may need to be amended. Amendments may be necessary if there is a change in allocation priorities, the method of distributing funds, the purpose/ scope/location/beneficiaries of an activity, or to carry out projects not previously described in the plan. Any amendments to the Consolidated Plan must be consistent with the City's certifications submitted with the Plan.

A substantial amendment consists of:

- Changes in the use of funds from one eligible project to another that exceed \$125,000;
- Carrying out a new CDBG eligible project in an amount greater than \$125,000;

Upon completion of the public participation process described in the table on page 8, HUD will be notified of the substantial amendment. Amendments may be submitted as they occur or at the end of the program year. Letters transmitting the amendment(s) to HUD will be signed by an authorized City official.

Please see the Disaster Recovery and Response section on page 10 and the Waiver section on Page 10 for additional information on when a change to the Consolidated Plan may or may not be considered a Substantial Amendment.

Performance Reports

The City prepares an annual report called the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER requires a public participation process. This process includes a public notice, comment period and public hearing as described on page 8. Upon completion of the public participation process, the CAPER will be submitted to HUD.

Anti-displacement

For federally funded activities, the City will attempt to avoid any displacement. In the event that the City undertakes an activity with federal funding that would involve displacement, the City will follow the procedures as identified within the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

Disaster Response and Recovery

On June 1, 2017, HUD issued CPD Notice 17-06, titled *Using CPD funds for Disaster Response and Recovery*. This notice directs entitlement communities to be prepared to respond quickly to a disaster by ensuring that the possible use of federal funding for disaster response is included in the Citizen Participation Plan, the Consolidated Plan, and the Annual Action Plan.

In the event of a presidentially declared disaster, any HOME or CDBG funds reallocated to address the disaster will be considered non-substantial amendments up to the threshold of \$300,000.

Changes due to HUD Issued Guidance and Waivers

All of the requirements in the Citizen Participation Plan are subject to change in the event of guidance or waivers issued by HUD. This includes all timelines, publications and hearings listed on page 7, and all amendment procedures listed on page 9. In the event that HUD issues guidance or waivers that affect citizen participation in the planning process City Staff will attempt to provide as much notice as is possible while still complying with the guidance or waiver received from HUD.

AFFH and AFH changes from HUD

On January 16, 2025 HUD withdrew the proposed rule for Affirmatively furthering Fair Housing. On March 3, 2025 HUD revised the Affirmatively Furthering fair Housing regulations, with an effective date of April 2, 2025. The notice published March 3, 2025 states:

“This interim final rule repeals the 2021 interim final rule, including any parts of the 2015 AFFH Rule incorporated therein, and the 1994 AI requirements where they appear in regulation or guidance. Thus, it returns to the original understanding of what the statutory AFFH certification was prior to 1994—a general commitment that grantees will take active steps to promote fair housing. Grantee AFFH certifications will be deemed sufficient provided they took any

action during the relevant period rationally related to promoting fair housing, such as helping to eliminate housing discrimination.”

HUD’s notice of this revision is located here: <https://www.federalregister.gov/documents/2025/03/03/2025-03360/affirmatively-furthering-fair-housing-revisions>

In accordance with HUD’s publication, the references to the now defunct AFFH rule, the AFH documents, and their associated timelines have been removed from the Citizen Participation Plan.

City of Davenport

Department: Administration
Contact Info: Brian Krup | 563-326-6163

Action / Date
7/9/2025

Subject:

Motion approving noise variance requests on the listed dates and times for outdoor events.

Davenport Parks and Recreation; Concert; Vander Veer Botanical Park | 215 West Central Park Avenue; 4:00 p.m. - 8:00 p.m. Saturday, July 19, 2025; Outdoor music, over 50 dBA. [Ward 5]

Downtown Davenport Partnership; Bix Jazz and Family Fun; Kaiserslautern Square | 119 East 3rd Street; 4:00 p.m. - 8:00 p.m. Friday, July 25, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Daiquiri Factory, Mac's, Kilkenny's and Carriage Haus; Bix 7 Block Party; Downtown | 300 block of West 3rd Street; 6:00 p.m. Friday, July 25, 2025 - 12:00 a.m. Saturday, July 26, 2025, and 8:00 a.m. Saturday, July 26, 2025 - 12:00 a.m. Sunday, July 27, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

The Office; Bix 7 Party; 116 West 3rd Street; 11:00 a.m. Saturday, July 26 - 12:00 a.m. Sunday, July 27, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Common Chord; Alternating Current Block Party; 129 Main Street; 10:00 a.m. - 11:00 p.m. Friday, August 15, 2025 and Saturday, August 16, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

These requests for noise variances have been received pursuant to the Municipal Code of Davenport, Iowa, Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

Attachments:

1. Vander Veer Concert Letter to Residents
2. Pour House 30th Anniversary Noise Variance Petition
3. Jimmie O's Street Fest Noise Variance Petition
4. Riverssance Festival of Fine Arts Letter to Neighbors



06/10/2025

Notice: Vander Veer Botanical Park Concert

Dear Davenport Resident,

Davenport Parks and Recreation is excited to announce a live concert at Vander Veer Botanical Park on Saturday, July 19, 2025, from 5:00 PM to 8:00 PM. The concert will take place on the great lawn near the fountain and a sound system will be used during the performance. The Class of '82 will be playing three sets, with sound checks starting at 4:00 PM.

To make this event possible, we've applied for a one-time noise variance in line with the City of Davenport's noise ordinance. As valued residents in the immediate area, we want to keep you informed and invite you to enjoy the evening with us.

Mark your calendar and prepare for an evening that promises good music and great company!

If you have any written objections, please submit them to Brian Krup, Deputy City Clerk, at Brian.Krup@davenportiowa.com by noon on Wednesday, July 9, 2025.

Best regards,
Davenport Parks and Recreation
700 W River Drive
Davenport, IA 52802
563-328-PARK (7275)
parks.requests@davenportiowa.com



CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 23 day of August, 20 25, there is proposed an event which will include outdoor music or a band, requested by The Pour House, during the hours of 12:00 - 10:00.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
Aimee Barton 1908 1/2 Washington St	☒	☐	☐
Darwin Jones 1918 Washington St	☒	☐	☐
<i>DeWayne Taylor 1912 Washington</i>	☒	☐	☐
Randy LaRue 1908 Washington	☒	☐	☐
Brian Lewis 1920 Washington St	☒	☐	☐
Al Pires 1922 Washington St	☒	☐	☐
ROD HOLT 1507th Locust St	☒	☐	☐
Semi Mart 1511 W Locust	☒	☐	☐
Therese 1910 Washington St	☒	☐	☐
Sarah Gannon 1912 1/2 Washington St	☒	☐	☐
Jeana Munson 1914 Washington	☒	☐	☐
TREVOR Carlson 1912 Washington St	☒	☐	☐

*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

*If more space is needed, please use additional sheets.

Nancy Barton 6/19/25
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com



CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 6th day of September, 2025, there is proposed an event at Simmie Os Salazar which will include outdoor music or a band, requested by James Oldham, during the hours of 6-10 pm.

Please note: dates and times on this form must match those entered on the special events application.

*Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>Shirley 2723 Telegraph</u>	☒	☐	☐
<u>Maria Delia 222 S Rolfs</u>	☒	☐	☐
<u>Andrew Dyer 222 S Rolfs</u>	☒	☐	☐
<u>James Oldham 2135 1/2 Telegraph</u>	☒	☐	☐
<u>James Oldham 2135 1/2 Telegraph</u>	☒	☐	☐
<u>Mike J. Del 2805 Telegraph Rd</u>	☒	☐	☐
<u>Randa Braughton 2723</u>	☒	☐	☐
<u>Erica Diaz Whitewood 2733</u>	☒	☐	☐
<u>Tara S. Smith 2732 Telegraph Rd</u>	☒	☐	☐
<u>SAU</u>	☒	☐	☐
<u>Cameron 2724 Whitewood</u>	☒	☐	☐

*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

*If more space is needed, please use additional sheets.

James Oldham
Signature of Applicant

6/14/2025
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

**Riverssance Festival of Fine Arts
37th Annual Show
September 20 & 21
Saturday 10-5
Sunday 10-4**

Quad City Arts' Riverssance Festival of Fine Arts will be celebrating its' 37th year in 2025 as the premier fine arts festival of the Quad Cities, showcasing top artist from throughout North America. The Riverssance Festival is located in Upper Lindsay Park on a scenic hill overlooking the Mississippi River in the historic Village of East Davenport. Riverssance will feature a free children's art tent, wine tasting, gourmet food and live regional music.

As in the past 11th Street will be closed between Jersey Ridge and Hillcrest Ave beginning Friday morning September 19 through Sunday evening September 21. We apologize for the inconvenience this may cause you. Please accept these two entry passes as our thank you for your support and join us in this celebration of the arts.

If you have any questions or concerns please contact me:

Jim Cronk, Riverssance Committee

jecronk01@aol.com

563-650-6814

City of Davenport

Department: Finance
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
7/9/2025

Subject:
Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc.
(as noted):

Ward 3

Barrel House 211 (Barrelhouse, LLC) - 207-211 E 2nd St - Temporary Outdoor Area July 25-July 26 - License Type: Class C Liquor (On-Premises)

Carriage Haus (Smoking Haus Entertainment) - 312 West 3rd Street - Temporary Outdoor Area July 25-26 - License Type: Class C Liquor (On-Premises)

Chuck's Tap (Sivi's Tap, LLC) - 1731 West 6th Street - New License/Owners - License Type: Class C Liquor (On-Premises)

Cornbelt Running Club, Dba Quad City Times - Bix 7 (Hy-Vee, Inc) - 500 East 3rd Street - Outdoor Area - Temporary Outdoor Event July 25-July 27 - License Type: Special Class C Beer/Wine (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - Temporary Outdoor Area July 25-July 27 - License Type: Class C Liquor (On-Premises)

Front Street Brewery (Front Street Brewery, Inc) - 301 East 2nd Street - Temporary Outdoor Event July 25-27 - License Type: Class C Liquor (On-Premises)

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 West 3rd Street - Temporary Outdoor Area July 25-July 27 - License Type: Class C Liquor (On-Premises)

Mac's Tavern (Failte, Inc) - 316 West 3rd Street - Outdoor Area - Temporary Outdoor Area July 25-July 27 - License Type: Class C Liquor (On-Premises)

Mississippi River Distilling Company (Mississippi River Distilling Company, LLC) - 318 East 2nd Street - Temporary Outdoor Area July 26 - License Type: Class C Liquor (On-Premises)

The Office (Local 563 Cocktail Lounge, LLC) - 116 West 3rd Street - Temporary Outdoor Area July 26-July 27 - License Type: Class C Liquor (On-Premises)

SoulTies (Strictly Good Eats) - 118 East 4th Street - New License - License Type: Class C Liquor (On-Premises)

Ward 4

Pour House, The (Boss Lady, Inc) - 1502 West Locust Street - Temporary Outdoor Area August 23 - License Type: Class C Liquor (On-Premises)

Ward 6

Board & Brush Creative Studio (Exile Signs and Things, LLC) - 5159 Utica Ridge Road - New License - License Type: Special Class C Beer/Wine (On-Premises)

B. Annual license renewals (with outdoor area as noted):

Ward 1

Lulac Club (Lulac Council #10, Inc) - 4224 Ricker Hill Road - License Type: Class C Liquor (On-Premises)

Ward 3

Barrel House, LLC (Barrelhouse, LLC) - 207-211 East 2nd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Miss Phay Cafe (Miss Phay Cafe, Inc) - 510/512 Brady Street - License Type: Class C Liquor (On-Premises)

Raccoon Motel (Raccoon Motel, LLC) - 315 East 2nd Street - License Type: Class C Liquor (On-Premises)

Ward 5

Bowlmor Lanes (Davenport Bowlers, Inc) - 2952 Brady Street - License Type: Class C Liquor (On-Premises)

McClellan Stockade (Koellner Enterprises 6, LLC) - 2124 East 11th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 6

Applebee's Neighborhood Grill & Bar (Apple Corps LP) - 3838 Elmore Avenue - License Type: Class C Liquor (On-Premises)

Barrel House Three, LLC (Barrel House Three, LLC) - 5141 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor (On-Premises)

Los Agaves Mexican Grill (Los Agaves, Inc) - 4876 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Jersey Grille (Jersey Grille, Inc) - 5255 Jersey Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 7

Azteca 4 (Azteca 4, Inc) - 3566 Brady Street - License Type: Class C Liquor (On-Premises)

Kwik Star #280 (Kwik Trip, Inc) - 301 West Kimberly Road - License Type: Class B Beer/Wine (Carry-Out)

Ward 8

Kwik Star #215 (Kwik Trip, Inc) - 100 West 65th Street - License Type: Class B Beer/Wine (Carry-Out)

Recommendation:
Pass the Motion.

Background:
These applications have been reviewed by the Police, Fire, and Zoning Departments.

Attachments:
None

City of Davenport

Department: Information Technology
Contact Info: Brett Burda | 563-326-7796 |

Action / Date
7/9/2025

Subject:

Motion approving the purchase of Pure Storage hardware from Insight Public Sector of Chandler, Arizona in the amount of \$91,310.56 using OMNIA Partners contract #23-6692-03.
[All Wards]

Recommendation:

Pass the Motion.

Background:

OMNIA Partners is a cooperative purchasing program that provides access to group purchasing contracts with leading national suppliers, allowing for a streamlined procurement process for thousands of products and services. Insight Public Sector of Chandler, Arizona, was awarded OMNIA Partners contract 23-6692-03 for Technology Products, Solutions, and Related Services via a competitive solicitation process.

Pure Storage is the network storage system utilized by the City. This purchase also includes maintenance and technical support.

Funding for this contract comes from 50450530 520226 | IT Maintenance M&E.

Attachments:

None