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# WATERLOO HOUSING REHAB

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MAE, GRETA, CARLIE, DYLAN, AND ETHAN

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# SUMMARY

## DISPROPORTIONATE VACANCY RATES IN WATERLOO

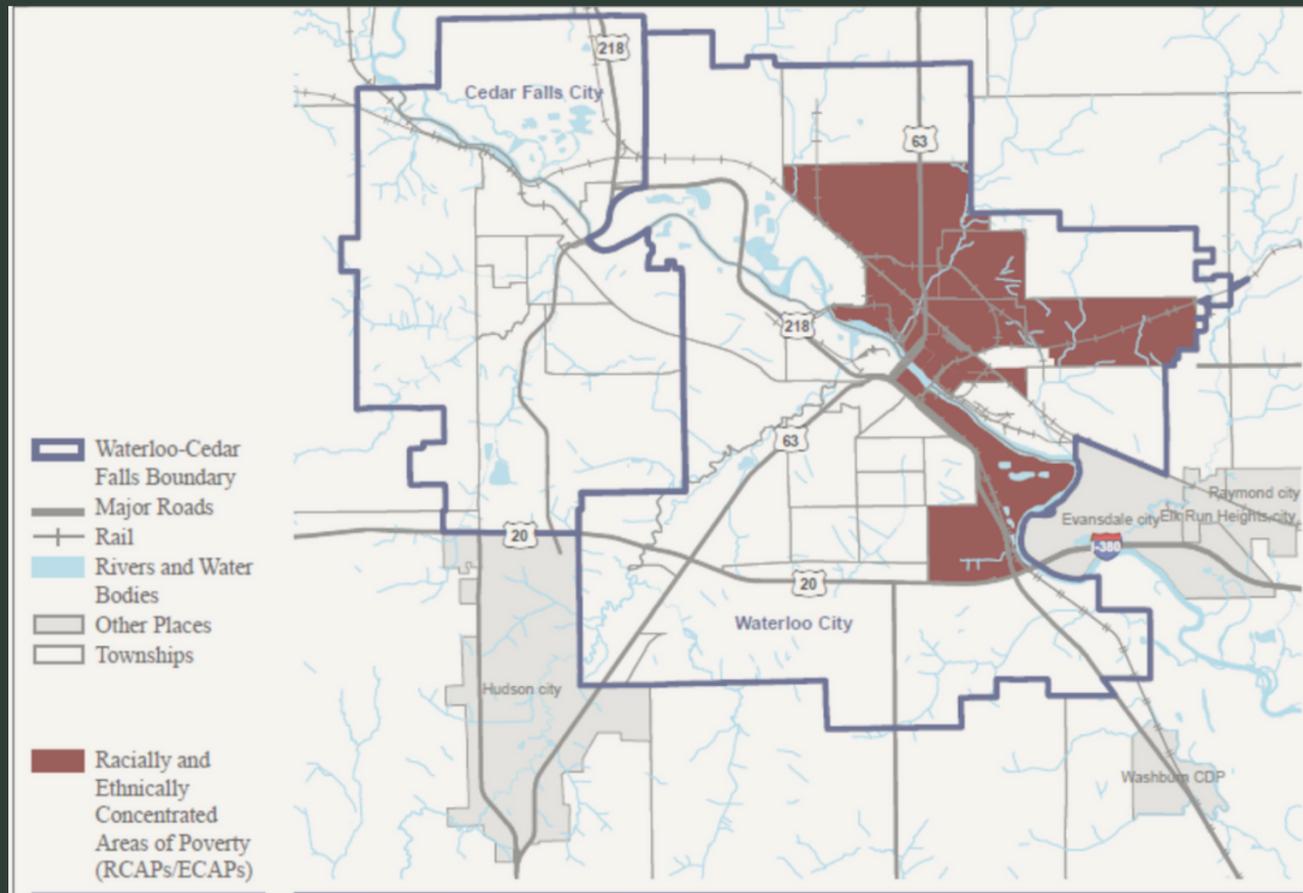
- 12.8% NATIONWIDE

- 9.6% ACROSS IOWA

- 17.5% IN WATERLOO



# BACKGROUND

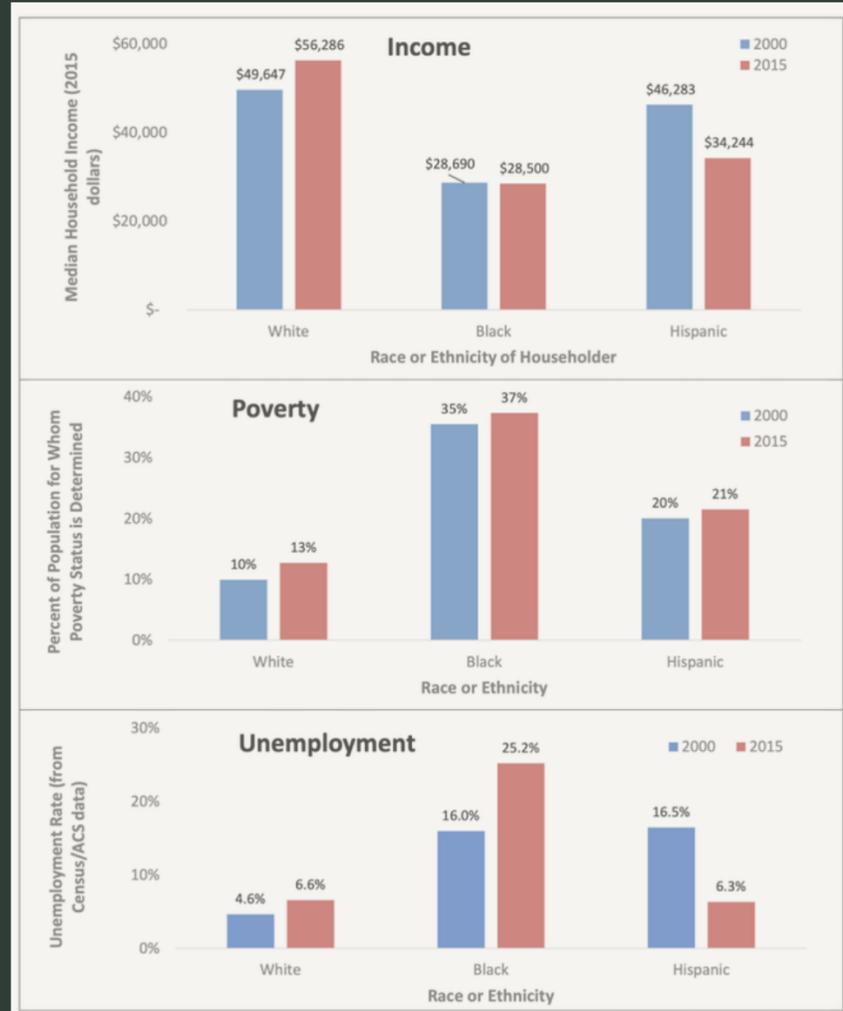


REDLINING

LOW SOCIOECONOMIC STATUS

BANKS HOLDING ON TO PROPERTIES

# BACKGROUND



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# CURRENT STATE

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## BACKLOG OF PROPERTIES

- 200+ PROPERTIES REQUIRE DEMOLITION

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## LOW CAPACITY TO REHABILITATE

- \$10,000 PER DEMOLITION
- OVER \$2 MILLION FOR ALL PROPERTIES

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## HIGH QUANTITY OF TAX LIENS

- 224 TAX LIENS IN BLACKHAWK COUNTY

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# STAKEHOLDERS AND POSITIONS

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CHURCH ROW NEIGHBORHOOD



LOOKING TO REHABILITATE

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CHURCH ROW NEIGHBORHOOD



LOOKING TO REHABILITATE

HABITAT FOR HUMANITY



CAPACITY TO HELP

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# STAKEHOLDERS AND POSITIONS

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CHURCH ROW NEIGHBORHOOD	→	LOOKING TO REHABILITATE
HABITAT FOR HUMANITY	→	CAPACITY TO HELP
657A COMMITTEE	→	ABILITY TO AFFECT CHANGE

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WATERLOO LANDLORDS	→	PROPERTY DATA HOLDERS

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HABITAT FOR HUMANITY	→	CAPACITY TO HELP
657A COMMITTEE	→	ABILITY TO AFFECT CHANGE
WATERLOO LANDLORDS	→	PROPERTY DATA HOLDERS
CITY OF WATERLOO	→	COORDINATION AND MANAGEMENT

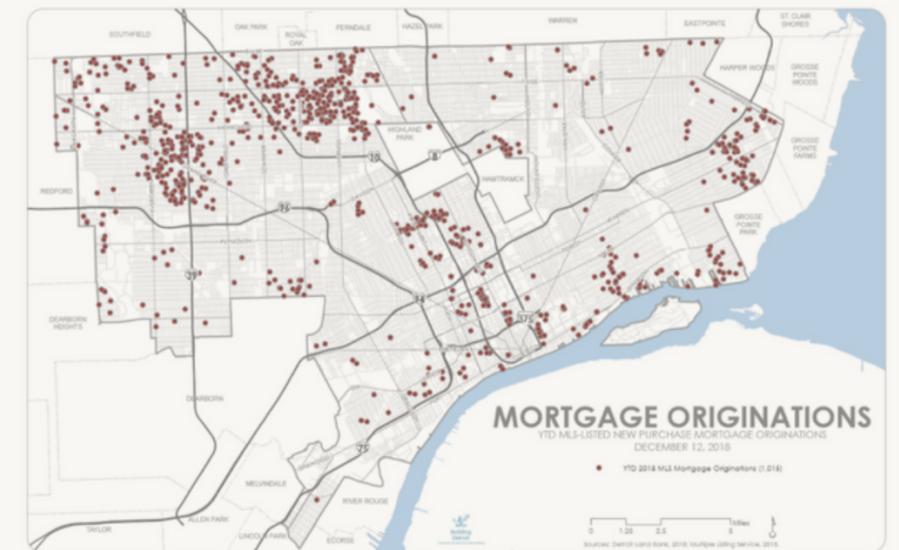
# BEST PRACTICES

- DETROIT

- LARGEST NATIONAL LAND BANK AT 135 EMPLOYEES
- OWNS 10% OF THE CITY (98,000 PARCELS)

## DLBA Data: Detroit Hits Mortgage Milestone

📅 Dec 18, 2018



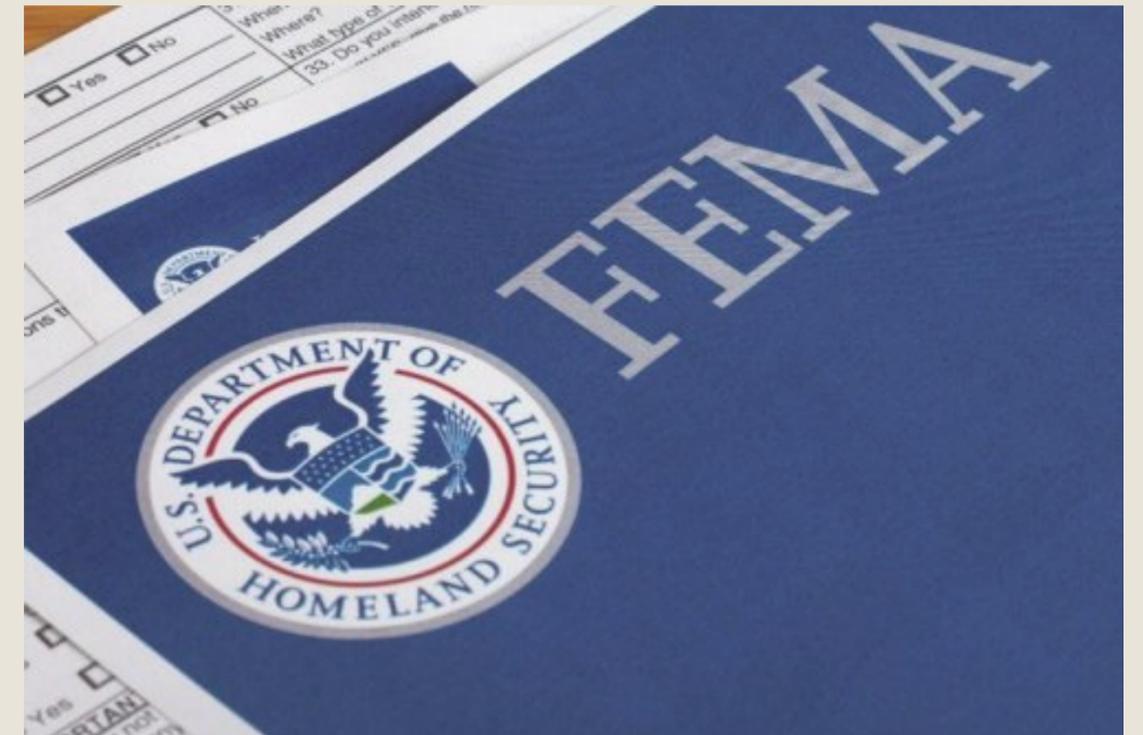
Detroit reaches a recovery milestone in 2018, topping 1,000 mortgages for the first time in many years. The Detroit Land Bank Authority's Interim Director of Inventory Robbie Linn keeps a close eye on housing market data as part of his role; he was the first to call attention to the trend this fall.

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# BEST PRACTICES

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- DETROIT
  - NATION'S LARGEST LAND BANK AT 135 EMPLOYEES
  - OWNS 10% OF THE CITY (98,000 PARCELS)
- DES MOINES
  - 61 RESIDENTIAL PROPERTIES IN FLOODPLAINS TO FEMA



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# POLICY RECOMMENDATIONS

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## **AMERICORPS**

Capacity to problem solve issues  
Increase public accessibility  
Create a maintenance portal

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# POLICY RECOMMENDATIONS

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## AMERICORPS

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## INVENTORY

- Collect data on blighted properties
- Monitor for deterioration
- Track affected demographics

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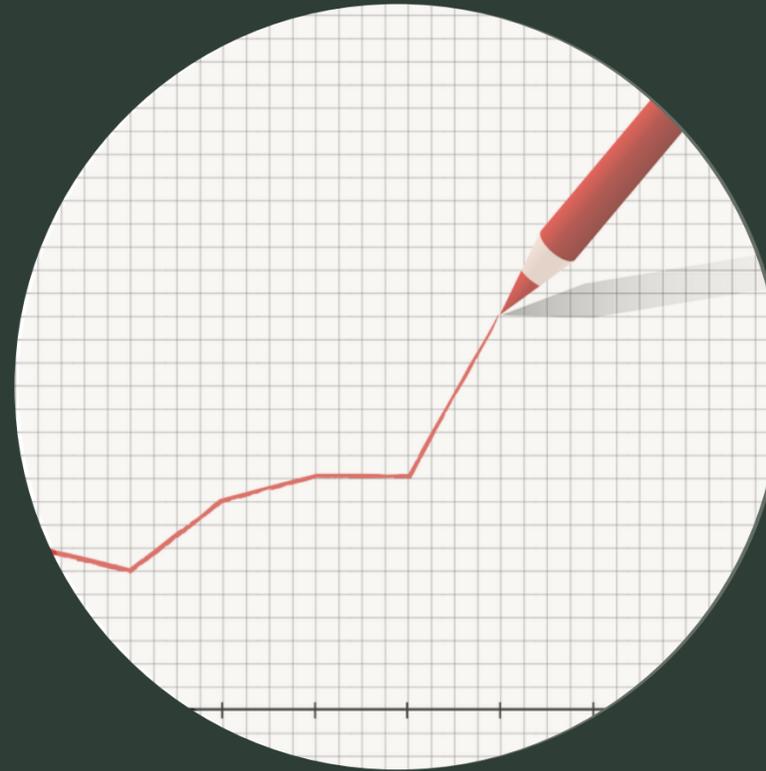
# POLICY RECOMMENDATIONS

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## LAND BANKING

- Lobby for State Legislation
- Increase the capacity of rehabilitation
- Collaborate with other Iowa communities

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# NEXT STEPS

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REACH OUT TO LAND BANKING COMMUNITIES

GET DATA FROM LANDLORDS ABOUT PROPERTIES

IDENTIFY AT-RISK PROPERTIES

APPLY FOR AMERICORPS VISTA/CITY SERVICE



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## CITATIONS

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