

CITY FOCUS

SUMMER 2008

Reinvesting in Neighborhoods



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THE CITY OF
DUBUQUE
Masterpiece on the Mississippi

Dubuque
All-America City
2007



Roy D. Buol
Mayor



Ric Jones
At-Large



David Resnick
At-Large



Kevin Lynch
First Ward



Karla Braig
Second Ward



Joyce Connors
Third Ward



Dirk Voetberg
Fourth Ward

City Manager's Message

Neighborhood reinvestment is the focus of this issue of *City Focus*. While this is not a new concept to Dubuque, some new initiatives have been developed in response to some current issues in our neighborhoods. Some of the major issues cited by Dubuque residents include:

- Citizens and neighborhood residents perceive the need for a greater degree of public safety and personal accountability from tenants and landlords.
- The condition and appearance of housing in some areas is a source of complaint.
- The Washington Neighborhood – with 70 percent of the housing units renter-occupied – still suffers from an instability caused by transience.
- Many neighborhood residents do not find access to employment and educational opportunities.
- Children need more support and families need advocates to access services and realize their potential.

The City's intent is to follow the path of partnership, which led to being designated an All-America City by the National Civic League. All work with the neighborhood residents is intended to improve the social, economic, and environmental fabric of the Dubuque community.

With this goal in mind, I toured the Bidwell Training Center (www.bidwell-training.org) last year in Pittsburgh, Pennsylvania, and was inspired by what has been accomplished there by its founder and CEO, Bill Strickland. The center is an innovative community arts/education and job-training center that may offer lessons for one of Dubuque's newest initiatives, Project HOPE (Helping Our People Excel).

Many organizations have been working for positive change in Dubuque's neighborhoods for many years, and they are making progress. While we could cite many more successes, I want to highlight several:

- The formation of neighborhood associations, especially the one led by Theresa Caldwell in the Washington Neighborhood.
- The creation of the Crescent Community Health Center – a partnership of the federal, state, and local governments and the healthcare community, the Visiting Nurse Association, the Community Foundation of Greater Dubuque, and, finally, the Schmid/Rhemberg/Piekenbrock family of Crescent Electric.
- The establishment of the Every Child Every Promise initiative by Mississippi Valley Promise and the Community Foundation of Greater Dubuque.
- Construction of the new Prescott Elementary School by the Dubuque Community School District to anchor the downtown neighborhoods.
- Important services provided by the Theresa Shelter and Maria House and after-school programming provided by the schools, the City, St. Mark's, and other social service agencies.
- The Housing Education And Rehabilitation Training (HEART) Partnership, led by the Four Mounds Foundation, which is rehabilitating homes while providing critical training for students and home-ownership opportunities for first-time homebuyers.
- The City is partnering with the Dubuque Community School District to relocate the Multicultural Family Center to a larger space in the former Kephart Building.

Under the guidance of the City Council, the City of Dubuque will continue to pursue this initiative to improve the quality of life for all its residents through neighborhood reinvestment. As Mayor Buol said in his State of the City Address on March 24, 2008, "This is an issue many communities choose to ignore. But not Dubuque! It is both our challenge to respond to the adverse behaviors of some of the residents through enforcement...and our responsibility to provide economic opportunity to the many families who have moved here in search of a better quality of life." A transcript of the State of the City Address is available on the City's website, www.cityofdubuque.org.

People who are denied opportunity cannot contribute to a society. I encourage you to become involved in the many local programs designed to provide those opportunities, such as Every Child/Every Promise and Project HOPE.

As Mayor Buol stated in his 2008 State of the City Address, the foundation of our planning should be the Native American proverb, "We do not inherit the land from our ancestors, we borrow it from our children."

Sincerely,

Michael Van Milligen
City Manager



Building Community, One Neighbor at a Time

Dubuque's Washington Neighborhood is a 55-square-block area in the heart of the city. Generally speaking, the boundaries of the neighborhood are 11th Street on the south, Central Avenue on the west, 22nd Street on the north, and Elm Street on the east, except in the northeastern corner, which includes the area east to Kniest Street.

Some of the neighborhood's demographics highlight the challenges evident in the area:

- 86 percent of the housing was built before 1939
- Residences are valued at 44 percent of the city-wide average for single-family homes
- 70 percent of all housing units are renter occupied, compared to 30 percent for the rest of Dubuque
- 13 percent housing vacancy rate
- Single, female-headed households are twice the city-wide rate
- 68 percent of residents report an income less than 80 percent of the area median income

In response, "Revitalize Dubuque" was developed by the City's Housing and Community Development Department, based on discussions with the Housing Commission, Community Development Advisory Commission, neighborhood church leaders, business leaders, and concerned citizens. The "Revitalize Dubuque: Washington Neighborhood" initiative was introduced in a public kick-off event in June 2005. A 16-point strategy was developed to address concerns with housing, infrastructure, safety, education, employment, the lack of a strong neighborhood association, and a vision for the neighborhood. To date, there are many successes in the implementation of this strategy, among them:

- New neighborhood association formed and active; five neighborhood clean-ups held so far
- New \$11 million **Prescott Elementary** -- a Charter School
- \$250,000 City investment at Prescott for a **Neighborhood Resource Center**
- Renovation of the Casket Factory building into 36 apartments, a \$6 million historic preservation project
- Creation of the **Crescent Community Health Center (CCHC)**, with federal funding support secured and an array of health and dental services offered to lower-income residents
- City assistance to the Washington Court and Health Center projects totaled **more than \$1.1 million**, including removal of four homes on Elm Street, construction of a City-owned parking lot for the Health Center, and direct investment in construction of both the housing project and the health center
- **Community Partnership Program (cp2)** provided an additional \$19,000 grant to the CCHC this year for the expansion of dental facilities
- New **Orange Park** in the center of the neighborhood, offering a safe play area for children and representing \$320,000 in City investment
- **Over \$1.7 million in homeowner lending activities**, with conversion of eight former rental and/or vacant houses to homeowner occupancies and 19 new homeowner families in the neighborhood

- Commitment of a **\$1 million low-interest mortgage loan fund** from Dubuque Bank & Trust (DB&T), offering the possibility of first-time homeownership to lower-income families
- Partnership between the Housing Department and DB&T to **acquire vacant/abandoned properties** and find homeowner families to refurbish and reoccupy them
- Expansion of the **Community-Oriented Policing (COP)** unit, adding officers on the street and developing relationships with neighborhood residents
- Non-profits such as the **Multicultural Family Center, the Four Mounds-HEART Program, the Crescent Community Health Center, Davis Place and Manasseh House** providing housing, services, and hope to neighborhood residents
- The **Washington Neighborhood Visioning Process**, a first step toward agreement on a plan for the future of the neighborhood was recently completed. Development of the neighborhood's action plan to meet this vision is underway



VISION STATEMENT

As the Revitalize "Dubuque: Washington Neighborhood" initiative progresses, the following general goals will prioritize efforts:

Economic Development: Support and maintain a variety of businesses including major employers and entrepreneurial efforts to help meet the employment and service needs of area residents.

Community Pride: Civic involvement and community building opportunities for all age groups will increase the community's sense of pride in the neighborhood.

Education/Recreation: The neighborhood will have ample opportunities for education and positive recreational activities for all ages, year-round.

Housing: While providing ample housing options for all neighborhood residents, the rate of home ownership in the neighborhood will increase to mirror that of the greater downtown and near west side.

Infrastructure: Public infrastructure in the neighborhood will adequately meet needs and contribute to a sustainable and aesthetically pleasing physical environment for residents.

Property Maintenance: Property maintenance and historically sensitive improvements to residential and commercial properties will maximize property values and reinforce a sense of pride for residents and business owners.

Safety: The neighborhood will be a safe and inviting place for people of all ages and will be perceived as such by residents and visitors.

For additional information, please contact Housing and Community Development Director David Harris at (563)589-4239. ♦

Initiatives Developed for

By David Harris, Housing & Community Development Director

Throughout the fall of 2007, a group of City staff from several departments and divisions developed recommendations to address issues in the Washington Neighborhood and other Dubuque neighborhoods.

In December 2007, the recommendations were submitted to City Manager Michael Van Milligen. Mayor Roy D. Buol and the Dubuque City Council took swift action immediately approving the addition of four new police officers, including one assigned to Section 8 Housing Investigations and one new rental housing inspector, and acknowledging their support for the remainder of the plan. This is consistent with the priorities they set in September 2007. The plan consists of a combination of current initiatives focused on an increase of law and code enforcement to address immediate concerns as well as long-term initiatives.

Police Department

The City of Dubuque has added 18 sworn Police Officer positions since FY1994 and several non-sworn positions to support the department's efforts. The Police Department's Community-Oriented Policing Officers (COPS) maintain close relationships with internal and external partners throughout the downtown areas. To enhance this effort, the COP Unit was upgraded from a Corporal and three officers to a Captain and five Corporals to better serve those living in the downtown area and neighborhoods.

The Dubuque Police Department's current initiatives include adding 15 sworn police officer positions over the next five years, bringing the total sworn staffing to 109. The Police Department has implemented the "Territory Accountability Design" strategy to better analyze crime trends and allocate resources accordingly. The department also began offering free tenant local criminal history checks to landlords and instituted a reimbursement program to landlords for the costs of criminal check inquiries made out-of-state. Encouraging landlords to conduct this background screening is essential in recruiting responsible tenants and reducing criminal activities in rental properties.

Working with the City Attorney's Office, the Police Department is now considering options for modification of the Crime Property Ordinance, which requires landlords to act against tenants involved in criminal activities, such as drug use or weapons violations. An ordinance amendment will be proposed, to include quality-of-life violations – such as noise disturbances and other disorderly behavior – which would trigger the abatement requirements. A landlord is given a short time frame to abate the problem, often meaning eviction of the tenant, or risk further prosecution. Including lesser crimes under this ordinance will give the police a much-needed enforcement tool to compel uncooperative owners to take responsibility for the disruptive actions of their tenants.

City Attorney's Office

The City Attorney's Office staff is gathering recommendations for Housing Code Ordinance amendments. In particular, a "chronic offenders" provision to deal with landlords habitually uncooperative in managing their properties or their tenants is being researched. Once designated as a "chronic violator," landlords could be compelled to work with the Police in a number of ways. This could include mandatory criminal background checks on their tenants; use of



David Harris
Housing & Community
Development Director
589-4239
dharris@cityofdubuque.org

Neighborhood Issues

a standardized lease, selection and eviction policy; attendance at an annual landlord training workshop; submission of a revised lease upon admission of any additional household member; and/or more frequent housing inspections.

The City Attorney's Office is also researching the feasibility of a tenant database which would function like a credit bureau service and make available, for a fee, the reported history on previous tenancies. Landlords could access this service to research information reported by other landlords on their tenants, such as evictions and unit damages.

Housing and Community Development Department

As more families in the past several years have moved to Dubuque to obtain Section 8 Program rental assistance, Housing and Community Development Department staff have observed a trend of increasing moves of those families back to out-of-state locations, once their one-year local program participation requirement has been completed. Although in most cases the "housing voucher" remains with Dubuque's Housing Department, this tenant transience has an unwelcome effect on neighborhoods. In this scenario, Dubuque is only a temporary residence; families do not make a commitment to community participation, children move from school to school, and neighbors remain strangers. To address this, the Housing Commission last summer instituted a preference system for applicants living in Dubuque at the time of their application. As a result, a trend of decreased turnover of participants is beginning and more families in the Section 8 Program are making longer-term commitments to Dubuque.

Although all applicants to the program are rigorously screened, the reality is that the tenant behavior problems in Section 8 units are often caused by unauthorized members of the household. While these issues occur in a small percentage of Dubuque's assisted units, their impact is increased police calls and complaints of disturbances from neighbors. The City Council has approved the creation of a new full-time Investigator position to address this concern. In addition, the Investigator will research cases of unreported income, will more quickly respond to neighbor complaints, and will work closely with other service agencies to coordinate exchange of information. A Corporal in the Police Department has been assigned to this position and the results are very positive.

Another initiative relates to housing inspections. Dubuque has approximately 7,600 rental units which State code requires be inspected on a periodic basis. The City's "cycle" time for completing inspections of rental units has increased in recent years, in direct proportion to the increasing demand for response to complaints. These have mainly to do with garbage and uncut grass, and have increased by 70 percent since 1998. This has increased the time for the inspection cycle to what is now estimated at 7.8 years, while our goal is a five-year inspection cycle. For this reason, a new full-time Housing Inspector position has been added to work exclusively in the downtown neighborhoods, particularly in the Washington area, as those are the areas of concentration of the oldest housing stock and highest rental unit density. With this addition, it is anticipated the Housing Department will meet its target of a five-year



Mayor Roy D. Buol, members of the City Council, Washington Neighborhood Association members, and neighborhood residents participated in the ribbon-cutting ceremony for Orange Park.

Initiatives Developed continued ...

inspection cycle and positively impact the appearance, quality, and safety of Dubuque's rental housing.

On-going Housing and Community Development Department initiatives include:

- Continuing successes in garnering additional funding for housing purchase and rehabilitation programs. These funds leverage local capital budget expenditures and make homeownership possible for more low- and moderate-income families.
- Since 1997, Housing/Health Department partnership has successfully administered a **Lead Hazard Reduction Program** in the downtown neighborhoods, making more than 700 housing units lead-safe, using \$6 million in grants received from the U.S. Department of Housing and Urban Development (HUD). The City was recently awarded another \$2.9 million grant to continue this work. Reducing lead poisoning in young children is a high priority for our departments. The program also improves living standards for lower-income families, encourages additional housing rehabilitation, and stabilizes the residential tax base in the Washington and surrounding neighborhoods.
- Another on-going partnership at the Housing Department is the **Housing Education and Rehabilitation Training (HEART) Program**, a joint venture with Four Mounds, Four Oaks, and the Dubuque Community School District. The first five HEART homes have been rehabilitated, with four sold to first-time buyer families, three of which were Section 8 Program participants. The goal is to expand this program with more student trainees, to accomplish an expanded agenda of housing rehabilitation in the neighborhood, and to connect program graduates to more employment opportunities.



The Washington Neighborhood Association sponsored an art contest for neighborhood students and residents. Winning entries were displayed on a billboard in the neighborhood.

A new initiative for FY2008 involved a demonstration project to improve energy efficiency and conservation practices in the homes of Washington Neighborhood residents. Through a contract approved by the City Council with local consultant Down-to-Earth Solutions, extensive energy-use audits were conducted in 40+ homes in the neighborhood. An energy-management program is being developed and designed to reduce consumption through cost-effective and affordable energy-conserving improvements to the home. Lower-income families are most vulnerable to energy cost increases. Identifying and promoting ways to reduce those costs is a direct way to increase their disposable income needed for other essential family expenditures.

Another new venture is the demonstration project to convert a vacant, historic apartment building on White Street to owner-occupied townhouses. This building, located across from Prescott School, was purchased by the City from the School District. The project goals include demonstrating interest in market-rate housing in the Washington Neighborhood and, in particular, attracting 'young professionals' employed in the downtown to live in the neighborhood.

Finally, another initiative for the current fiscal year will be development of a comprehensive plan for the Washington Neighborhood to address housing and zoning, land use, public service and traffic issues, but also to respond to the needs of residents for social, educational and employment support. A consultant has been hired to facilitate this process and meetings with stakeholders are being planned.

Interdepartmental Task Force on Code Enforcement

Beginning in September of last year, a task force was convened at the direction of the City Manager to examine and assess code enforcement activities involving nine City departments. The task force was facilitated by Jeff Schott, associate director of the Institute of Public Affairs at the University of Iowa. For housing enforcement, recommendations included implementation of the chronic offenders ordinance, targeted code enforcement in problem neighborhoods and more aggressive enforcement regarding vacant and/or chronic problem properties. Another recommendation is to combat the incidence of "no-shows"

for housing inspections by instituting fines. This is a problem for the Housing Department, as some landlords routinely miss inspection appointments. This causes real inefficiencies in the inspectors' scheduling, as well as delaying inspections and resulting in unsightly or unsafe housing conditions to remain while inspections are rescheduled, sometimes over a period of months. Another enforcement tool to speed up the inspection process is to levy fines for repeated re-inspections.

Additional Department Initiatives

The Engineering and Public Works Departments have developed programs to improve public infrastructure in the Washington Neighborhood and complement revitalization efforts.

In the interest of public safety, residents have requested increased lighting throughout the neighborhood. As a result, Engineering staff have contacted Alliant Energy and obtained a commitment to up-grade all Alliant street lighting to 100-watt bulbs, at no cost to the City. Funding is also available for increased private lighting for streets and alleys throughout the neighborhood. Residents who install additional lights in their front yards will be eligible for reimbursement of up to half of \$250 (\$125 maximum reimbursement) toward the cost of purchase and installation of energy-efficient electric or gas lighting fixtures installed in their front yard. For additional lighting at the alley, residents will also be eligible for half of \$100 (\$50 maximum reimbursement) for installation of privately-owned fixtures attached to the rear of the home or to the owner's garage on the alley. (The light fixture must be in close proximity to the alley and at least partially light the alley.) The combined funding for these programs proposed as City assistance is \$35,000, as a one-



A local billboard touts the Washington Neighborhood Association's philosophy.

Initiatives Developed continued ...

time expenditure. For additional public lighting at mid-blocks at the alley entrances, the City will have the requested lights installed by Alliant and assume the on-going utility expense. This will occur only if abutting property owners jointly request installation of the additional lights.

The Engineering Department is proposing a "Green Alley Pilot Program" for a four-block demonstration area in the Washington Neighborhood. Recognizing that the deteriorated condition of many of the alleys throughout this area is perceived as a lack of public commitment to maintenance, this project will rebuild alleys and test the concept of permeable surface construction.

It is estimated that as much as 80 percent of rainwater can be absorbed by this system, significantly assisting chronic storm water run-off problems in the area.

The Solid Waste Collection division has been active in complementing the Washington revitalization efforts. Among other initiatives, they have provided public information assistance to residents, worked in partnership with Housing

Department inspectors to respond to chronic garbage and dumping complaints, encouraged participation by Section 8 Program households through a 50 percent discount on the solid waste base fee, and sponsored a billboard in cooperation with the Keep Dubuque County Clean and Beautiful initiative.

The FY2009 budget includes funds for the Solid Waste Collection Activity to purchase approximately 520 tipper carts for a Washington Neighborhood pilot solid waste program. This program is designed to improve the sanitation and aesthetics of the alleys in the neighborhood, provide for the collection of refuse at a lower cost, and pilot a neighborhood tipper cart program that can support strong citywide recycling. The City will own and maintain the carts but residents will pay a cart subscription fee, which is available at

a low-income discount (50% of the base fee) for qualified subscribers. The first group of tipper carts were distributed to neighborhood residents in mid-September.

A Housing/Engineering Department partnership continues to prepare the way for the Bee Branch Creek Realignment Project, a storm water mitigation initiative that will have major impacts on the North End and Washington Neighborhoods. When completed, this project will relieve 1,100 homes from the area of chronic stormwater flooding. The Housing Department has completed purchase of 15 homes on 32nd Street, for expansion of the detention basin at that location, and purchased the first 40 (of 70) homes in the 16th-24th Street corridor. This will result in an improved quality of life for residents in this area, as well as generating investment in home improvements. The completed realignment will also result in a linear parkway, with hiking-biking paths, offering a recreational amenity for public use.

Two new full-time Emergency Communications positions are being added to increase from three to four dispatchers on the busiest evening shift. For the first time, one of the drivers in the Keyline Transit para-transit service will be a full-time position to assist with improving transportation services. A comprehensive review of transit services will be conducted over the next year.



Volunteers of all ages have assisted with neighborhood events, including the semi-annual Washington Neighborhood Clean-Up.

Longer-Term Initiatives

While recognizing that enforcement is a key element in neighborhood revitalization efforts, development of human capital is a longer-term solution to improving quality of life. In particular, the City must assist our less-advantaged citizens to access the ladder of economic opportunity that leads out of poverty. Two programs designed to do so are Every Child | Every Promise and Project HOPE. These two initiatives are described on the back cover of this publication.

every child | every promise



The City Council approved two initiatives for Fiscal Year 2009 in support of Mississippi Valley Promise and the Community Foundation of Greater Dubuque's Every Child | Every Promise initiative:

- a three-year, \$25,000/year grant to assist in employing a full-time, paid executive director.
- \$25,000 in assistance to the Every Child | Every Promise initiative to create a matching grant program.

As part of the City's commitment to children, and to families of diverse origin, the City has supported the Multicultural Family Center for the past two years. Over \$88,000 from our Community Partnership Program has been granted to the Center to subsidize operating expenses. Due to the success of the Center in providing services and programming to a broad spectrum of neighborhood residents, they have out-grown their current space and are in need of expanded facilities. To address this, the City has purchased and will renovate the Kephart Building on Central Avenue. When completed, this new location will increase the Center's space from its current 720 square feet to more than 6,000. This relocated Multicultural Center will be able to provide a number of additional programs and accommodate many more children and families. Features will include an expanded computer lab, the possibility of a family resource center within the facility staffed by Iowa State University County Extension, and meeting rooms and offices for other agencies and organizations serving the neighborhood.

Conclusion

This outlines the current and planned initiatives for addressing challenges we are experiencing in the downtown neighborhoods. While the Washington Neighborhood has become the metaphor for concerns expressed by many citizens, the issues we face in that area are experienced on an increasingly broader scale in our city. Many of our downtown neighborhoods are "in transition," meaning we have new residents representing differing cultures and urban experiences. As a community, it is our challenge to respond both to the adverse behaviors of some of these residents, through enforcement, and to provide economic opportunity to the many families who have moved to Dubuque in search of a better quality of life. People denied opportunity cannot contribute to a society. The City, and its many partners, must work together to find the resources and offer the financial and educational assistance needed to help those willing to seek a better life for their families. ♦



Partnering in Education

The City of Dubuque partners with many local educational institutions, including the Dubuque Community School District (DCSD). The City was honored to receive the DCSD's 2007-2008 Community Partner in Education Award.

The City recently purchased the former Kephart's Building at 1157 Central Avenue from the DCSD. The building will be renovated for additional City offices but, as part of the purchase agreement, it will also house the Multicultural Family Center and space for English as a Second Language (ESL) instruction.

Revitalizing Neighborhoods One Property at a Time

The City of Dubuque's Housing and Community Development Department offers a variety of programs to encourage reinvestment in neighborhoods throughout the city. For more information on the following programs, call (563) 589-4239 or visit the "Housing" section of the City's website, www.cityofdubuque.org.

OWNER-OCCUPIED PROGRAMS:

A owner-occupied single-family or duplex home is eligible for the following programs if income does not exceed 80 percent of area median income, adjusted for family size.

- **Homeowner Rehab Loan Program**
- **Operation Paintbrush Program**
- **Operation Upkeep Program**
- **Water Line Replacement Program**
- **Sewer Line Replacement Program**
- **New Sewer Connection Program**
- **Historic Preservation Grant Program**



BEFORE REHAB

Development Department offered a "Smart Home Energy Savings" pilot project in the spring of 2008. The project focused on energy management education and implementation of energy conservation strategies for home and apartment dwellers.

Whether you are a homeowner, landlord, or tenant, improved energy efficiency can lower your energy costs by 20-30 percent, as well as improve the environment. Participating households were provided detailed energy assessment reports and cost effective energy recommendations that would improve energy efficiency, increase comfort, safety, and durability, and enhance environmental protection.



PROPERTY TAX EXEMPTIONS:

Dubuque's Urban Revitalization Program focuses on the rehabilitation of residential properties in older neighborhoods and offers a property tax exemption for

improvements. Owners who upgrade their residential properties may receive a 10-year exemption from the property tax increase that would normally result from property improvements. They may also use the Historic Preservation Revolving Loan Fund to make property improvements.

WASHINGTON NEIGHBORHOOD PROGRAMS:

The following programs are part of the Revitalize Dubuque: Washington Neighborhood initiative.

- **Washington Neighborhood Homebuyer Program**
This program offers any-income families, five-year, forgivable loans up to \$5,000 for the purchase of a home. *(There is no income cap for this program.)*
- **Washington Neighborhood Homeowner Rehabilitation Program**
This program offers no-interest loans from \$5,000 to \$25,000 for the rehabilitation of a home. Terms range from five-year forgivable loan to a zero-percent, 20-year loan at just \$42 per month. *(There is no income cap for this program.)*
- **Dubuque Bank & Trust Washington Neighborhood Loan Pool**
DB&T has committed \$1 million to assist families to purchase homes in the Washington Neighborhood. Long-term, low-interest, fixed-rate mortgages are available to qualifying home buyers.
- **Washington Neighborhood Rental Rehabilitation Program**
This program offers five-year forgivable loans up to \$12,500 for rehabilitation of rental properties. This is a dollar-for-dollar match program.
- **Lead Paint Removal Program**
This program offers three-year forgivable loans of \$6,000/unit for the removal of lead paint hazards. ♦

HOMEOWNER PURCHASE PROGRAMS:

The following programs are available for any owner-occupied, single-family or duplex home, anywhere in the city. Borrowers must earn no more than 80 percent of area median income, adjusted for family size.

- **First-Time Homebuyer Program**
- **Section 8 Homeownership Program**



First-time homebuyer program participants and their home.

RENTAL PROGRAMS:

The following programs are available for any rental unit located within the city of Dubuque, unless stated otherwise. No income limits apply to property owners, however, income and rent limits apply for renters/occupants.

- **Moderate Income Rental Rehab Program**
- **Moderate Income Owner/Developer Program**
- **Emergency Repair Rental Program**
- **Single Room Occupancy (SRO) Program**
- **Accessibility Program**
- **Emergency Porch Repair**
- **Historic Preservation Revolving Loan Fund**

ENERGY EFFICIENCY PROGRAM:

As part of the City of Dubuque's goal to be achieving a "Green City" designation, the Housing and Community

Neighborhood Partners

By Jerelyn O'Connor,
Neighborhood Development Specialist

How do we achieve a healthy, vibrant community? It is all about local citizens coming together to improve the lives of children, their families, and the communities where they live. A neighborhood is much more than streets, houses, businesses, and the people who live in a specific area – it is a product of a network of relationships and institutions – family, social, religious, recreational, cultural, educational. Strengthening neighborhood communities involves not only rehabilitating housing and improving streets – it includes building the capacity of neighborhood organizations, empowering associations and residents to identify and address quality-of-life partnerships with the city and other organizations.

Neighborhood associations provide many opportunities for people to work together at the grass roots level on initiatives that directly benefit their own neighborhood and strengthen the entire community.

There are eleven neighborhood associations within the City of Dubuque. These citizen-based organizations are critical partners in the City's neighborhood revitalization strategy by promoting community building, crime reduction, communication, beautification efforts and programs to support youth and families. Their work has a positive impact far broader than their individual neighborhood. Their work impacts all of us. They identify issues of concern, promote local events, provide important information for the neighborhood residents through newsletters and programs at their membership meetings, and design programs that involve neighborhood residents in a vast array of neighborhood improvement projects.

The City of Dubuque remains strongly committed to our neighborhoods and the overall Neighborhood Reinvestment Strategy, a concentrated effort to revitalize Dubuque's neighborhoods that was initiated in 1993.

DUBUQUE NEIGHBORHOOD ASSOCIATIONS & CONTACTS:

Bluff Street Neighborhood Association

Mike Coty, 815-281-0699, Mike_Coty@hotmail.com

Broadway Extended Neighborhood Association

Hilary Stubben, 690-0752, hstubben@hotmail.com

Downtown Neighborhood Council

Michael Loebach, 563-663-2621, downtownneighborhood@gmail.com

Grandview Avenue Neighborhood Association

Tammy Pfab, 583-3807 or Joan Belcastro, 588-1044

Hilltop/Ivy League Neighborhood

Lynn Sutton, 585-0129, suttonlynn@msn.com

Historic Bluffs Neighborhood Association

Bob Wild, 556-3094

Langworthy District Neighborhood Association

Keisha Wainwright, 583-8904, langworthybnb@hotmail.com

North End Neighborhood Association

Anna Riniker, 556-6141

South Grandview/Bradley Neighborhood

Chris Bode, 583-3631

Valley View Neighborhood Association

Jennifer Manders, 583-1285, jlmanders@aol.com

Washington Neighborhood Association

Theresa Caldwell, 583-7122



For more information on the City of Dubuque's Neighborhood Development activities, contact Neighborhood Development Specialist Jerelyn O'Connor at 589-4110 or e-mail joconnor@cityofdubuque.org.

Investing in the Future

Dubuque Mayor Roy D. Buol quoted a Native American proverb in his 2008 State of the City Address, "We do not inherit the land from our ancestors, we borrow it from our children." The two initiatives described below are examples of how the City of Dubuque is investing in the future of our community.

EVERY CHILD | EVERY PROMISE

Every Child | Every Promise is a Dubuque County-wide community engagement and education process supported by the Community Foundation of Greater Dubuque and fashioned after America's Promise, a national model for community involvement for children. America's Promise uses the Five Promises framework to shape their efforts and improve the odds for youth:

- Caring Adults
- Safe Places
- Healthy Start
- Effective Education
- Opportunities to Help Others

Goals of Every Child Every Promise

- Identify and prioritize the needs of youth 0-20 years old
- Implement an intense marketing and public relations campaign to communicate the needs to the community
- Identify and link agencies, schools, funders, and the community at large to help fill these needs efficiently and effectively
- Develop a strategic plan for the community and create a "Growth Chart" which will keep the community focused, engaged, and measuring/monitoring our progress.

To get involved, or for more information, call Every Child | Every Promise Executive Director Mae Hingtgen at (563)583-6893 or visit www.everychild-everypromise.org and learn about the initiatives being led by board chairs Eric Dregne and Lori Thielen.

PROJECT H.O.P.E.

Project HOPE (Helping Our People Excel) is a dynamic catalyst that helps service providers and employers build bridges to close gaps and realize potential synergy among community resources. Project HOPE encourages and facilitates collaboration, communication, and advocacy among referral resources, education/training providers, employers, and people in our community to dissolve disparity in employment and economic opportunities.

For more information, contact Tara Nelson at the Community Foundation of Greater Dubuque at (563)588-2700 or e-mail tara@dbqfoundation.org.

Dubuque City Council

Roy D. Buol, Mayor
Ric W. Jones, At-Large
David T. Resnick, At-Large
Kevin J. Lynch, 1st Ward
Karla A. Braig, 2nd Ward
Joyce E. Connors, 3rd Ward
Dirk N. Voetberg, 4th Ward

The Dubuque City Council meets at 6:30 p.m. on the first and third Monday of the month in the Council Chambers on the second floor of the Historic Federal Building at 350 W. 6th Street.

Editorial

Information

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Editing & Layout:
Randy Gehl,
Public Information Officer

Feedback

The City of Dubuque welcomes your comments and suggestions about your city government or anything appearing in this publication. Inquiries must include your name, address, and telephone number, or an e-mail address so a response can be provided.

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City Manager's Office
50 West 13th Street
Dubuque, IA 52001-4864
publicinfo@cityofdubuque.org
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