

YWCA Rezoning

Summary

1. The City, County, and YWCA as partners picked this site in December 2021 and finalized the selection in June 2022 after an extensive and thorough vetting of available sites.
2. The City pledged then to support the rezoning of the current site. The City's resolution to support rezoning was included and required for points in the application to Iowa Finance Authority (IFA).
3. This site includes a \$250,000 donation of land by Clinton County, which is one fourth of the local match required to support the federal and state funding. If this site is not rezoned, the loss in local match must be replaced.
4. The objections by neighbors citing increased crime and decreased property values, while sincerely made, are contrary to the evidence.
5. The YWCA has spent funds at the current site, based on the City's resolution to support re-zoning. The only remaining contingencies on the current site are re-zoning and satisfactory environmental study. Based on preliminary reviews, it appears the environmental assessment will be positive.
6. City leaders have been told if the site is not approved, we are back to square one. The likelihood of securing approval for another site in time to satisfy the construction completion date of September 2025 is low. The list of conditions which must be satisfied to change the site is extensive. Failure to satisfy any condition disqualifies the proposed alternate site.
7. The City staff report and the City Planning Commission have both recommended approval of the re-zoning.
8. Failing to approve re-zoning of this site, after making a resolution to support re-zoning, will likely reduce Clinton's credibility with Iowa Finance Authority.
9. Failing to approve re-zoning not only puts the YWCA's award and project in jeopardy, it may also jeopardize City applications to IFA for future projects. It may also detrimentally affect the YWCA's future funding. (The YWCA's major grants for current services provided of Homeless Prevention, Rapid Re-housing, Shelter, and Street Outreach are through IFA and HUD.) The YWCA most likely will not receive future awards for capital projects, even as we all agree the project is very much needed. A no vote puts this project and future projects in great jeopardy.

Neighbor Concerns

The two biggest concerns of neighbors: 1) Claims project will increase crime in neighborhood, and 2) Claims that project will decrease property values.

Evidence shows the YWCA Supportive Housing Project is likely to increase neighboring property values and have no impact on neighborhood crime.

Supportive Housing and Crime

Page 4 of Agnew Discussion Paper: “Multiple studies find that smaller projects (typically less than 50 units) have no impact on neighborhood crime, but that larger projects may result in increased crime. This finding was common across multiple types of affordable housing, including non-profit rental housing, public housing, and supportive housing.” 7 different studies reviewed as part of conclusion on page 4.

Supportive Housing and Property Values

Page 3 of Agnew Discussion Paper: “Projects managed by non-profit organizations commonly have positive impacts on property values due to sustained, quality management of property.” 17 different studies reviewed as part of conclusion on page 3.

YWCA’s Due Diligence on Site

July 2021 – Initial conversations with community partners City/County about once in a lifetime funding for homelessness due to ARP funding.

October 2021 – Development Agreement with Hatch Development. Possible sites are actively discussed, seeking City/County representatives’ input and attendance at several meetings.

November 2021 – Conversations with City/County about location. Advised to avoid locations in west entrance to City and Downtown. Avoiding residential neighborhoods was never mentioned.

December 2021 – Meeting called with City/County representatives to discuss the current proposed site.

December 2021-May 2022 Several meetings held to discuss project.

June 2022 – City/County presentations which site and project was outlined.

June 13, 2022 – County provides resolution supporting our application to National Housing Trust Fund, providing support towards application of \$500,000 including current site.

June 22, 2022 – City provides resolution supporting our application to National Housing Trust Fund, providing support towards application of \$500,000 and to support re-zoning.

June 2022 – Noise assessment completed at current site.

July 1, 2022 – Legal document provided for lease of current site for use in National Housing Trust Fund application. Lease later changed to options to purchase all properties needed for site.

June 2022 – Application submitted to National Housing Trust Fund requesting \$4.4 million with current site and City’s resolution to support re-zoning included in application.

November 2, 2022 – IFA awards historic \$4.4 million NHTF grant to YWCA and Clinton Community.

December 2022 – Two community meetings held as requested by City,

December - March 2023 – Meeting with IFA/Debi Durham on grant; Attorney review of contract; contract revisions requested; contract revisions finalized; Board review of contract and pro forma.

April 2023 – YWCA Board approves signing contract.

May 2023 – Final revisions of contract received from IFA. Contract signed.

Late June 2023- Options to purchase properties extended with property owners at YWCA's expense because more time was needed for the rezoning and environmental.

August 2023 – City Staff Report makes recommendation to APPROVE re-zoning.

August 2023 – Planning Commission makes recommendation to APPROVE re-zoning.