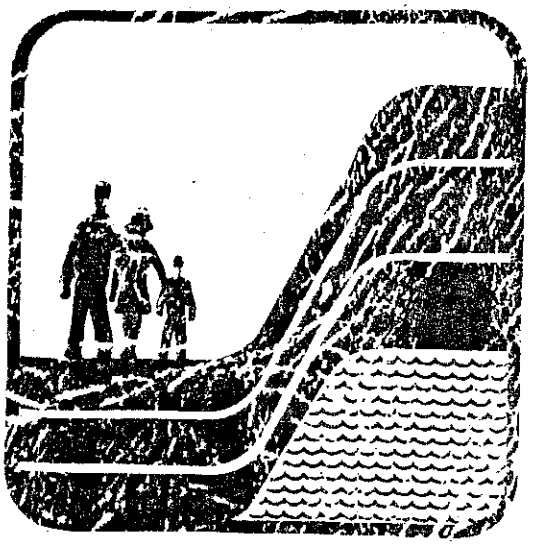
1400
1320

COMPREHENSIVE LAND USE PLAN

APPENDIX B

SOURCES OF DATA



1400
1320

SOURCES OF DATA

FOR NEIGHBORHOOD PROFILES

DEMOGRAPHIC AND ECONOMIC PROFILE

V6000	Total Population
V6000	Average household size
V6000	Total Retired: Heads of households
V6000	Households with children
V6200	Households with 5 or more persons
V6000	Total Households
V6100	Persons under 18
V6000	Household Income
Census	Households below poverty
V6400	Total Occupations: heads of Households
V6400	Professional and Technical
V6400	Managers, Proprietors, Supervisors
V6400	Non Professional/Non-Managerial
V6400	Other
	Retired
	Students
	Non-working

HOUSING PROFILE

V6500	Total Residential Structures
V6500	Single Family
V6500	Two Family 1 Multi-family
V6500	New Construction (Structures)
	Single Family
	Multi-Family
V6500	Total Housing Units
	Single Family
	Multi-Family
V6500	Owner Occupied
V6500	Rented Occupied
V6500	Housing Units
	Change of Occupancy
V6500	Structures Removed

METHOD OF DETERMINING HOUSING ASSISTANCE NEEDS FOR THE NEIGHBORHOODS

1977

"Method of Determining Housing
Assistance Needs for the
Neighborhoods."

Planning Dept

<u>Total Housing Assistance Needs</u> (From Grant)

Total Households Below Poverty (70'Census)

$\frac{8541}{1257} = 6.8$

For the neighborhoods

# of families below poverty X 6.8

1977 HOUSING ASSISTANCE PLAN

COUNCIL BLUFFS, IOWA

Form Approved
OMB No. 63R-1171

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN – TABLE I. SURVEY OF HOUSING CONDITIONS

A. HOUSING STATUS AND CONDITION OF ALL HOUSING UNITS IN THE COMMUNITY

1. NAME OF APPLICANT: City of Council Bluffs, Iowa

2. APPLICATION/GRANT NUMBER: B-77-MC-19-0005

3. [XX] ORIGINAL [ ] AMENDMENT, DATE:

4. PROGRAM YEAR: FROM: July 1, 1977 TO: June 30, 1978

5. DATE OF HOUSING SURVEY(S) USED:

	STATUS AND CONDITION OF ALL HOUSING UNITS	YEAR OF ESTIMATE	NUMBER OF HOUSING UNITS					
			ALL UNITS		OWNER		RENTER	
			TOTAL	SUBTOTAL SUITABLE FOR REHABILITATION*	TOTAL	SUBTOTAL SUITABLE FOR REHABILITATION*	TOTAL	SUBTOTAL SUITABLE FOR REHABILITATION*
	(a)		(b)	(c)	(d)	(e)	(f)	(g)
1	1. Occupied Units – Total	1977	20,120	4,024	14,285	2,857	5,633	1,126
2	a. Substandard	1977	4,627	4,024	3,285	2,857	1,295	259
3	b. Standard and All Other *(line 1 minus line 1a)*	1977	15,493	--	11,000	--	4,338	867
4	2. Vacant Available Units – Total	1977	622	124	442	88	174	34
5	a. Substandard	1977	143	124	101	88	40	8
6	b. Standard and All Other *(line 2 minus line 2a)*	1977	479	--	341	--	134	26
7	3. Housing Stock Available – Total *(sum of lines 1 and 2)*	1977	20,742	4,148	14,727	2,945	5,807	1,160
8	4. Vacancy Rate *(line 2 ÷ 3)*	1977	3%	3%	3%	3%	3%	3%

*Units "Suitable for Rehabilitation" must be included as a subtotal if the applicant is proposing a rehabilitation program on Table III, Goals for Lower Income Housing Assistance.

B. DEFINITIONS, DATA SOURCES, AND METHODS *(Attach additional pages)*

1. Definition of "substandard" used.
2. Definition of "suitable for rehabilitation" used.
3. Data sources and methods used.

SEE ATTACHMENT – HAP/I

ATTACHMENT - HAP/I

Table I. Survey of Housing Conditions.
Definitions, Data Sources, and Methods.

1. Definition of "substandard" used.
Substandard - Deteriorating housing units and dilapidated housing units as defined in the MAPA 1970 Housing Condition Study and adjusted to 1977.

2. Definition of "suitable for rehabilitation" used.
Suitable for rehabilitation - deteriorating housing units as defined in the MAPA 1970 Housing Condition Study and adjusted to 1977.

3. Data sources and methods used.

A. Council Bluffs Planning and Community Development Department, 1975, Housing Assistance Plan.

B. Omaha-Council Bluffs Metropolitan Area Planning Agency, 1974 Regional Housing Plan Technical Appendix, Report No. 112-4-Volume Two.

C. U.S. Bureau of the Census, 1970 Census of Population and Housing, Census Tracts, PHC(1)-153.

D. Urban Planning Department, Council Bluffs, The Council Bluffs, Iowa Housing Study 1973. The methodology used to calculate the figures for Table I was an analysis of all building permits and demolitions as of December 31, 1976. This current data was correlated to the 1970 figures and subsequent updated material.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN – TABLE II. HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT

CITY OF COUNCIL BLUFFS, IOWA

2. APPLICATION/GRANT NUMBER

B - 77 - MC - 19 - 0005

3. [ ] ORIGINAL
[X] AMENDMENT, DATE: 5/3/77

4. PROGRAM YEAR

FROM: July 1, 1977 TO: June 30, 1978

5. DATE OF HOUSING SURVEY (S) USED

	STATUS OF HOUSEHOLDS REQUIRING ASSISTANCE	NUMBER OF HOUSEHOLDS											
		ALL HOUSEHOLDS				ALL FEMALE-HEADED HOUSEHOLDS				ALL MINORITY HOUSEHOLDS			
		TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
	(a)	(b-1)	(b-2)	(b-3)	(b-4)	(c-1)	(c-2)	(c-3)	(c-4)	(d-1)	(d-2)	(d-3)	(d-4)
1	A. OWNER HOUSEHOLDS (Excluding displacees)	5211	2710	1928	573	677	348	255	74	104	53	38	13
2	B. RENTER HOUSEHOLDS (Excluding displacees)	2986	517	2249	220	448	72	340	36	89	13	68	8
3	C. HOUSEHOLDS EXPECTED TO BE DISPLACED IN PROGRAM YEAR (Sum of lines C1 and C2)	5	2	2	1	2	1	1	0	2	1	1	0
4	1. Owners	5	2	2	1	2	1	1	0	2	1	1	0
5	2. Renters	–	–	–	–	–	–	–	–	–	–	–	–
6	D. ADDITIONAL FAMILIES EXPECTED TO RESIDE IN COMMUNITY (Sum of lines D1 and D2)	339	37	238	64	44	14	20	10	17	2	11	4
7	1. As a result of planned employment	61	8	40	13	6	2	2	2	2	–	1	1
8	2. Already employed in locality	278	29	198	51	38	12	18	8	15	2	10	3
9	E. TOTAL HOUSING ASSISTANCE NEEDS (Sum of lines A, B, C, and D)	8541	3266	4417	858	1171	435	616	120	212	69	118	25
10	Percent of Total	100%	38 %	52 %	10 %	100%	37%	53%	10%	100%	33%	55%	12%

F. DATA SOURCES AND METHODS (Attach additional pages)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN – TABLE II. HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT: City of Council Bluffs, Iowa

2. APPLICATION/GRANT NUMBER: B-77-MC-19-0005

3. [XX] ORIGINAL [ ] AMENDMENT, DATE:

4. PROGRAM YEAR: FROM: July 1, 1977 TO: June 30, 1978

PROVIDE DATE FOR EACH CATEGORY OF MINORITY HOUSEHOLD, AS APPROPRIATE

STATUS OF HOUSEHOLDS REQUIRING ASSISTANCE	(Check appropriate box) 1. [XX] BLACK/NEGRO 2. [ ] SPANISH-AMERICAN 3. [ ] AMERICAN INDIAN 4. [ ] ORIENTAL 5. [ ] ALL OTHER MINORITIES				(Check appropriate box) 1. [ ] BLACK/NEGRO 2. [XX] SPANISH-AMERICAN 3. [ ] AMERICAN INDIAN 4. [ ] ORIENTAL 5. [ ] ALL OTHER MINORITIES				(Check appropriate box) 1. [ ] BLACK/NEGRO 2. [ ] SPANISH-AMERICAN 3. [ ] AMERICAN INDIAN 4. [ ] ORIENTAL 5. [XX] ALL OTHER MINORITIES			
	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)	TOTAL	ELDERLY OR HANDICAPPED (1-2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
(a)	(e-1)	(e-2)	(e-4)	(e-5)	(f-1)	(f-2)	(f-3)	(f-4)	(g-1)	(g-2)	(g-3)	(g-4)
1 A. OWNER HOUSEHOLDS (excluding displaces) - Total	35	18	13	4	54	28	20	6	11	5	4	2
2 B. RENTER HOUSEHOLDS (excluding displaces - Total	31	5	22	4	48	7	36	5	10	1	7	2
3 C. HOUSEHOLDS EXPECTED TO BE DISPLACED IN PROGRAM YEAR (Sum of lines 1 and 2)	1	1	0	0	1	0	1	0	0	0	0	0
4 Owners	1	1	0	0	0	0	0	0	0	0	0	0
5 Renters	0	0	0	0	0	0	0	0	0	0	0	0
D. TOTAL (Sum of lines A, B, and C)	68	25	35	8	103	35	57	11	21	6	11	4

Table II Housing Assistance Needs of Lower Income Households.

F. Definitions, Data, Sources and Methods.

Total owner and renter households requiring assistanc are defined as those owner or renter occupied househo below 80% of the median household income. Data sourc used for Table II, were the same as previously noted for Table I.

Ratios were determined for owner-renter households requiring assistance from 1970 census data and multip against the 1977 estimated owner-renter totals to arr at total household needs. From these statistics the number of displaced was subtracted. From the resulti figures a 1970 ratio of elderly and handicapped, smal and large families below 80% of the median income was taken to give associated 1977 statistics. (The numbe of households receiving assistance and displaced withi these categories were also subtracted).

ALL FEMALE-HEADED HOUSEHOLDS

1. From 1970 Census Data.

Establish the ratios of female-headed households below 80% median income for both owner and renter households to their respective totals of owner and renter households within the city.

2. Multiply the respective ratios by the adjusted 1977 totals of owner and renter households within the city.

3. Subtract from these figures the number of owner or renters currently receiving assistance as per Table I.

Elderly and handicapped, small and large families were calculated as follows:

1. Calculate the percentage shares that elderly and handicapped, small and large families represent under the total owner and renter households of the All Households column.

2. Multiply these percentages by the total number in the all Female-Headed Households column to derive appropriate figures requiring assistance.

ALL MINORITY HOUSEHOLDS

Total Minority Households requiring assistance were calculated in the following manner:

1. From the 1970 Census Data.

   Establish the ratios of Minority households below 80% of median income for both owner and renter households to their respective totals of owner and renter households within the city.

2. Multiply the respective ratios by the adjusted 1977 totals of owner and renter households within the city.

3. Subtract from these figures the number of owners or renters currently receiving assistance as indicated in Table I.

   Elderly and handicapped, small and large families were calculated as follows:

   1. Calculate the percentage shares that elderly and handicapped, small and large families represent under the total owner and renter households of the All Households column.

   2. Multiply these percentages by the total number in the all Minority Households column to derive appropriate figures requiring assistance.

CATEGORIES OF MINORITY HOUSEHOLDS

The total number of owner and renter households was calculated as follows:

1. Calculate the percentage shares that each minority group represents of the total minorities.

2. Multiply this percentage against the total owner and renter All Minority Households figure to obtain the required breakdown for each minority group.

3. Subtract from these figures the number of owners of renters currently receiving assistance as indicated in Table I.

   Elderly and handicapped, small and large families were calculated as follows:

   1. Calculate the percentage shares that elderly and handicapped, small and large families represent under the total owner and renter households of the All Minority Households column.

2. Multiply these percentages by the total number of owner and renter households column for each minority group to obtain appropriate figures.

HOUSEHOLDS EXPECTED TO BE DISPLACED

Total displaced figures were based on projects anticipated to require relocation assistance during '77-78.

The only project presently foreseen is the Housing Rehabilitation Program.

ADDITIONAL HOUSEHOLDS EXPECTED TO RESIDE IN LOCALITY

1. Already employed in locality.

The 1970 Bureau of the Census publication Journey to Work was used to provide base data on those persons living outside of the City of Council Bluffs who were working in the city.

Totals were compiled for Douglas, Sarpy, Rural Pottawatamie, and outside the SMSA for those workers earning less than 80% of the median who commuted to Council Bluf A household rate was determined and applied to total low income workers to derive the low income households for each geographical area outside the City of Council Bluffs. Using the Metropolitan Area Planning Agency's household estimates for 1977, a percent of change was applied to each county's low income households commuting to Council Bluffs for 1970 to determine updated totals.

A rate was determined for the elderly population per household residing outside of Council Bluffs from the 1970 Census Bureau publication Metropolitan Housing Characteristics and applied against the total elderly commuters for a household rate. The figure was divided by total commuting households. Finally the percentage of elderly households commuting was applied to the 1977 estimated low income households commuting to work in Council Bluffs.

As no figures were available on family size of those persons commuting to work in Council Bluffs, it was assumed that the percentage of lower income families (4 or less persons) and lower income large families (5 or more persons) residing outside of Council Bluffs, but within the SMSA, would remain constant with those persons commuting. Therefore, a 1977 estimate of percen of "Family" and "Large Family" was applied against the estimated low income households commuting.

Because no real data was available on the number of female headed households who commute to work in Council

Bluffs some assumptions were made as to the number of female heads commuting as a percent of total households These figures were then converted to households totals after computing potential low income female workers commuting to work. Using a percent of change, a 1975 estimate was arrived at for the total.

The methodology employed for arriving at total minority households commuting to Council Bluffs was the same as that used for female headed households. The base figures for "White", "Negro", and "Other" and "Persons of Spanish language" were used from Journey to Work. These percentages were then applied to low income worke to determine the minority low income workers who commut After converting that number to households, a % of change was applied to arrive at a 1975 estimate.

Based on the above determinations from the 1970 Bureau Census publication Journey to Work and a methodology pr pared and submitted to us by the Department of HUD, the following steps incorporate this methodology to obtain necessary requirements:

1. 1021 - Number of low income families with worker emp in Council Bluffs, who live outside of the Ci

2. 1927 - Number of low income families with workers wh live and work in Council Bluffs.

3. 75.5%- Percentage of low income families with worker Council Bluffs who work for communities withi SMSA, as data is available.

4. 34.6%- Percentage derived by dividing line 1, by lin + line 2.

5. 267 - The number of nonresident lower income famili with workers who can be "expected to reside i Council Bluffs". This number was determined multiplying line 3 by line 4. This product y a percentage of the number of families who pr to live where they work, which when multiplie line 1, gives the total number of families ex to reside in the community.

2. As a Result of Planned Employment.

Base data was obtained from the 1970 Census "Detailed Characteristics" tables for Female Total Experienced Labor Force, and Male Total Experienced Labor Force. Totals were also calculated for each sex for those persons below 80% of the median in Blue Collar and Service positions.

The total number of Blue Collar and Service workers whose income was below 80% of the median was then

divided by the total number of workers in the labor force to arrive at the percent of workers considered lower income.

Employment projections for Council Bluffs for the period 1975-1980 were obtained from the Council Bluffs Chamber of Commerce and Industrial Foundation. An annual change was computed and applied against the percent of low income workers. This figure resulted in the estimated planned employment for low income workers. The projected household figure was then obtained by dividing the planned employment by the 1977 estimated household size.

The elderly projection was determined by computing what percent the elderly labor force was of the total labor force and applying that percentage against the estimated low income households expected to reside in the area as a result of planned employment.

The households numbers for families (4 or less persons) and large families (5 or more persons) was obtained by applying the percent that each category represents as a proportion of total families (households) against the estimated low income households expected to reside in the area as a result of planned employment.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN

TABLE III. GOALS FOR LOWER INCOME HOUSING ASSISTANCE

CURRENT YEAR GOAL

1. NAME OF APPLICANT: City of Council Bluffs, Iowa

3. [X] ORIGINAL
[ ] AMENDMENT, DATE:

2. APPLICATION/GRANT NUMBER: B-77-MC-19-0005

4. PROGRAM YEAR: 1977
FROM: July 1, 1977 TO: June 30, 1978

	TYPES AND SOURCES OF ASSISTANCE	NUMBER OF HOUSEHOLDS TO BE ASSISTED			
		ALL HOUSEHOLDS	ELDERLY OR HANDICAPPED (1–2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
	(a)	(b)	(c)	(d)	(e)
	A. NEW RENTAL UNITS				
1	1. Section 8–HUD	100	10	66	24
2	2. State Agency–Total (Sum of lines a and b)				
3	a. Section 8				
4	b. Other				
5	3. Other Assisted New Rental Housing (Identify) - Total				
6	a. Elderly 202	100	100	0	0
7	b.				
8	4. Total (Sum of lines 1, 2, and 3)	200	110	66	24
	B. REHABILITATION OF RENTAL UNITS				
9	1. Section 8–HUD				
10	2. State Agency–Total (Sum of lines a and b)				
11	a. Section 8				
12	b. Other				
13	3. Other Assisted Rehabilitation of Rental Housing (Identify) – Total				
14	a. Section 312 loans	5	1	3	1
15	b.				
16	4. Total (Sum of lines 1, 2, and 3)	5	1	3	1
	C. EXISTING RENTAL UNITS				
17	1. Section 8–HUD	50	5	30	15
18	2. State Agency–Total (Sum of lines a and b)				
19	a. Section 8				
20	b. Other				
21	3. Other Assisted Existing Rental Housing (Identify) – Total				
22	a.				
23	b.				
24	4. Total (Sum of lines 1, 2, and 3)	50	5	30	15
	D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS				
25	1. CD Block Grants	40	7	24	9
26	2. Section 235				
27	3. Other Rehabilitation Assistance to Homeowners or Prospective Homeowners (Identify) - Total				
28	a. Section 312 loans	20	4	11	5
29	b.				
30	4. Total (Sum of lines 1, 2, and 3)	60	11	35	14
	E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS				
31	1. Section 235				
32	2. Other (Identify) – Total				
33	a.				
34	b.				
35	3. Total (Sum of lines 1 and 2)	–0–	–0–	–0–	–0–
36	F. ALL HOUSING ASSISTANCE GOALS (Sum of lines A4, B4, C4, D4, and E3)	315	127	134	54

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

TABLE III. GOALS FOR LOWER INCOME HOUSING ASSISTANCE

THREE YEAR GOAL

1. NAME OF APPLICANT: CITY OF COUNCIL BLUFFS, IOWA

3. [ ] ORIGINAL
[XX] AMENDMENT, DATE: 5/2/77

2. APPLICATION-GRANT NUMBER: B-77-MC-19-0005

4. PROGRAM YEAR: FROM: July 1, 1977 to June 30, 1978

	TYPES AND SOURCES OF ASSISTANCE	NUMBER OF HOUSEHOLDS TO BE ASSISTED			
		ALL HOUSEHOLDS	ELDERLY OR HANDICAPPED (1–2 persons)	FAMILY (4 or less persons)	LARGE FAMILY (5 or more persons)
	(a)	(b)	(c)	(d)	(e)
	A. NEW RENTAL UNITS	400	136	210	54
1	1. Section 8–HUD				
2	2. State Agency–Total *(Sum of lines a and b)*				
3	a. Section 8				
4	b. Other				
5	3. Other Assisted New Rental Housing *(Identify)* - Total				
6	a.	200	200		
7	b.				
8	4. Total *(Sum of lines 1, 2, and 3)*	600	336	210	54
	B. REHABILITATION OF RENTAL UNITS				
9	1. Section 8-HUD				
10	2. State Agency–Total *(Sum of lines a and b)*				
11	a. Section 8				
12	b. Other				
13	3. Other Assisted Rehabilitation of Rental Housing *(Identify)* – Total	25	4	16	5
14	a.	25	4	16	5
15	b.				
16	4. Total *(Sum of lines 1, 2, and 3)*	25	4	16	5
	C. EXISTING RENTAL UNITS	150	15	90	45
17	1. Section 8–HUD				
18	2. State Agency–Total *(Sum of lines a and b)*				
19	a. Section 8				
20	b. Other				
21	3. Other Assisted Existing Rental Housing *(Identify)* - Total				
22	a.				
23	b.				
24	4. Total *(Sum of lines 1, 2, and 3)*	150	15	90	45
	D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS				
25	1. CD Block Grants	140	20	80	40
26	2. Section 235				
27	3. Other Rehabilitation Assistance to Homeowners or Prospective Homeowners *(Identify)* - Total				
28	a.	20	4	11	5
29	b.				
30	4. Total *(Sum of lines 1, 2, and 3)*	160	24	91	45
	E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS				
31	1. Section 235				
32	2. Other *(Identify)* - Total	60	16	30	14
33	a.				
34	b.				
35	3. Total *(Sum of lines 1 and 2)*	60	16	30	14
36	F. ALL HOUSING ASSISTANCE GOALS *(Sum of lines A4, B4, C4, D4, and E3)*	995	395	436	163
37	PERCENT OF ALL HOUSEHOLDS	100%	40 %	44 %	16 %

G. EXPLANATION OF PRIORITIES *(Attach additional pages)*

Form Approved
OMB No. 63R-147

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN

TABLE IV – GENERAL LOCATIONS FOR PROPOSED LOWER INCOME HOUSING

1. NAME OF APPLICANT

City of Council Bluffs, Iowa

3. XX ORIGINAL

[ ] AMENDMENT, DATE:

2. APPLICATION/GRANT NUMBER

B-77-MC-19-0005

4. PROGRAM YEAR

1977

FROM: July 1, 1977 TO: June 30, 1978

A. IDENTIFY GENERAL LOCATIONS ON MAP IN THIS APPLICATION

1. New Construction: Census Tract Numbers

301, 302, 303, 304.01, 304.02, 305.01, 305.02, 306.01, 306.02, 309, 311, 312, 317, 307, 308, 310

2. Rehabilitation: Census Tract Numbers

305.02, 306.02, 307, 308, 309, 313

B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS

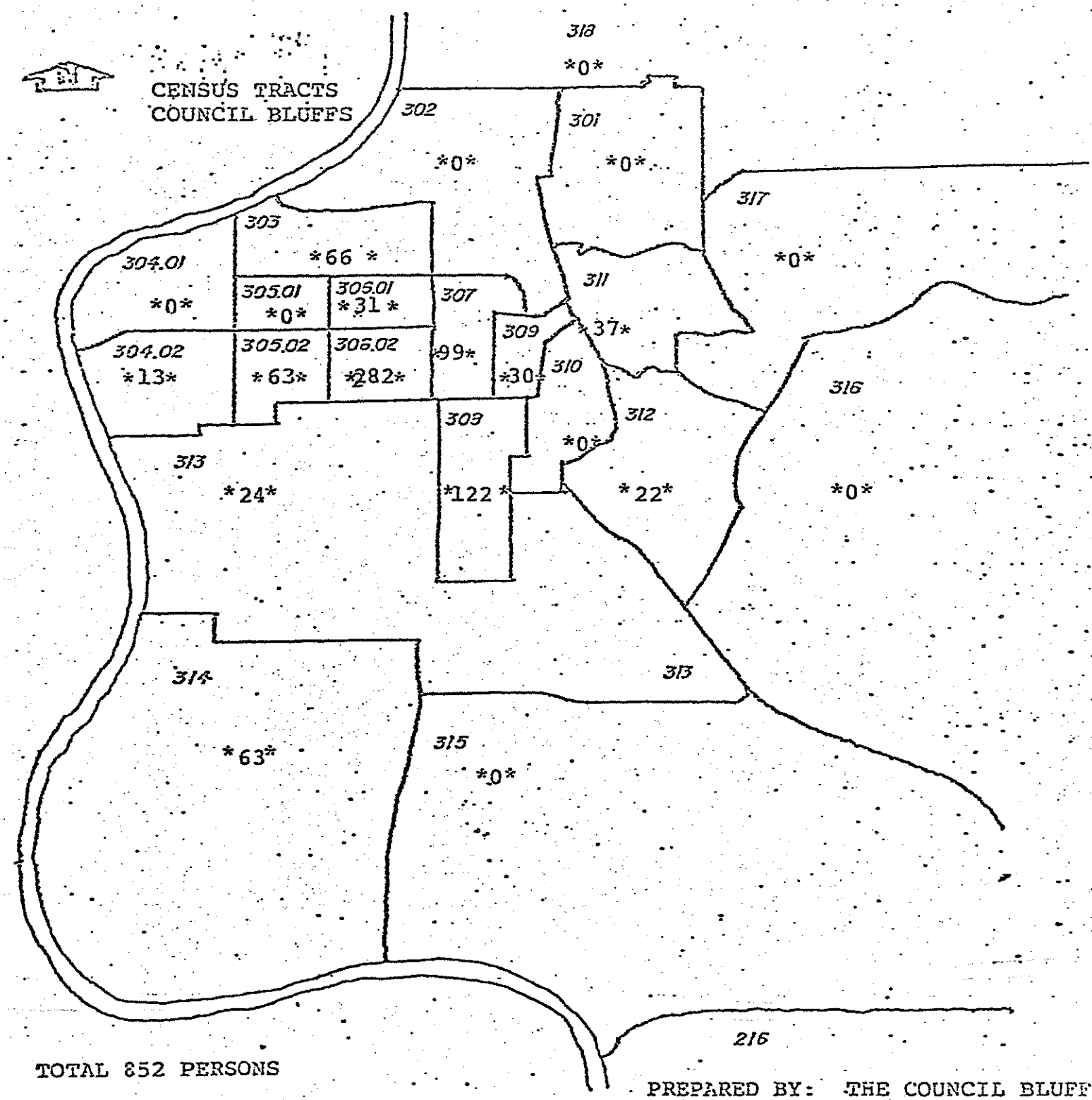
1. New Construction

Analyzing past building permits along with the associated "neighborhood potential" as stated in the Housing Study of 1973, the above census tracts are considered favorable for new construction. (See attached map, Exhibit IV-1-A)

2. Rehabilitation

As documented by the Housing Study of 1973, locations for potential rehabilitation efforts are in the above census tracts. (See attached map, Exhibit IV-1-B)

MEXICAN AMERICAN POPULATION BY CENSUS TRACT

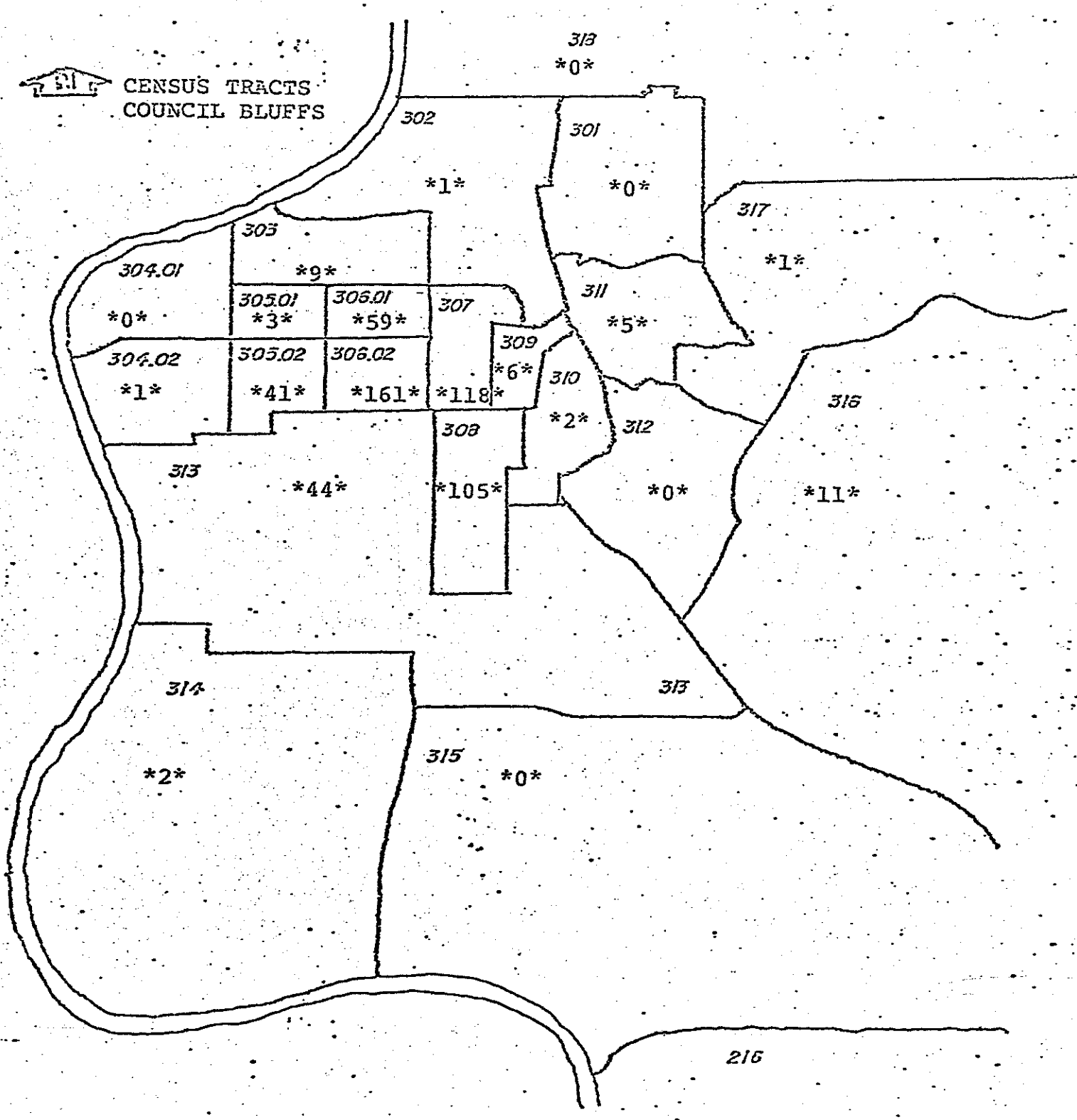


TOTAL 852 PERSONS

PREPARED BY: THE COUNCIL BLUFF
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

SOURCE: 1970 Census

NEGRO POPULATION BY CENSUS TRACT

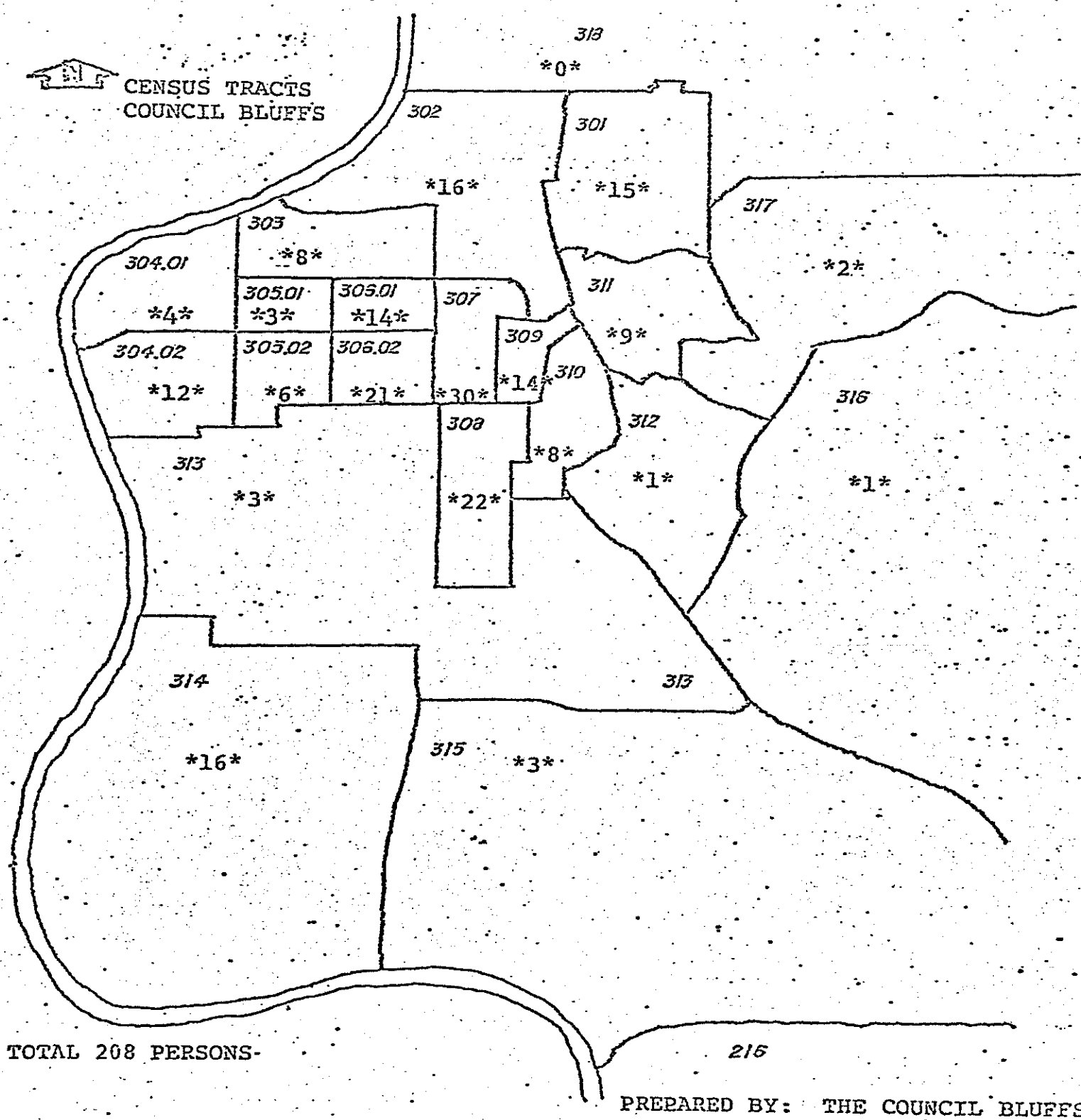


OTAL 569 PERSONS

PREPARED BY: THE COUNCIL BLUFFS
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

SOURCE: 1970 Census

OTHER MINORITY POPULATION BY CENSUS TRACT



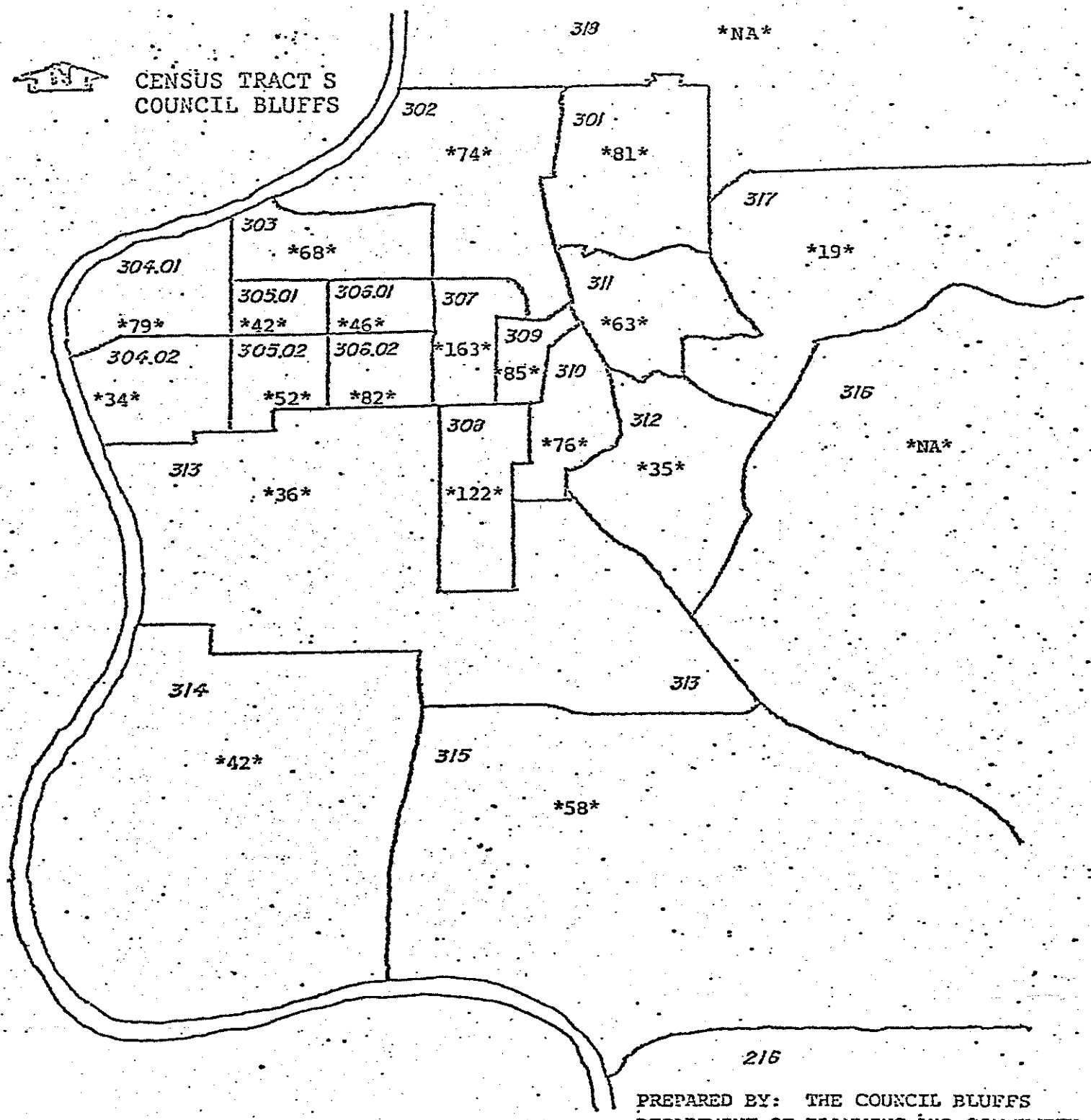
TOTAL 208 PERSONS-

PREPARED BY: THE COUNCIL BLUFFS
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

SOURCE: 1970 Census

INCOME BELOW POVERTY LEVEL

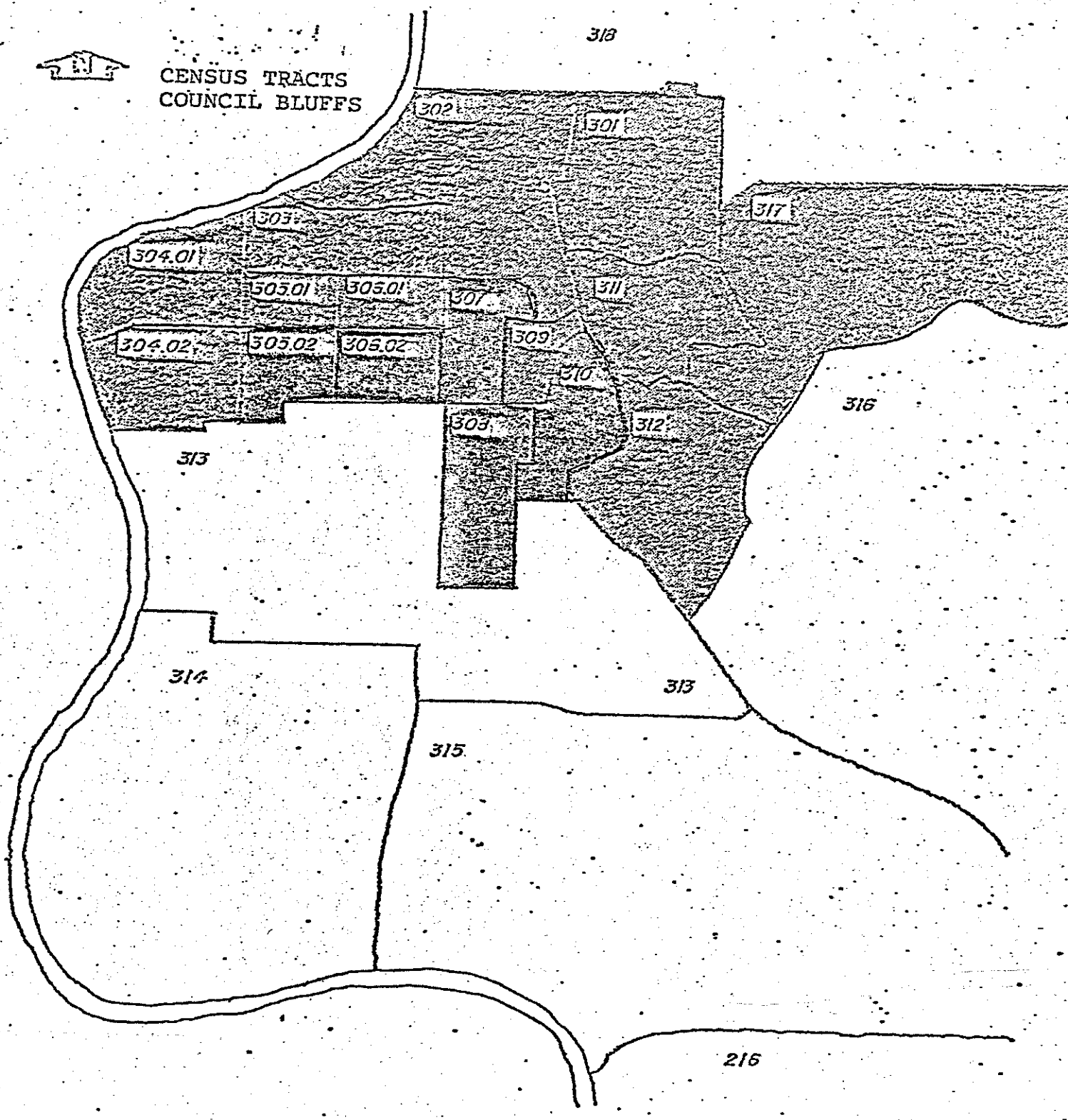
NUMBERS OF FAMILIES
BY CENSUS TRACT



SOURCE: 1970 CENSUS

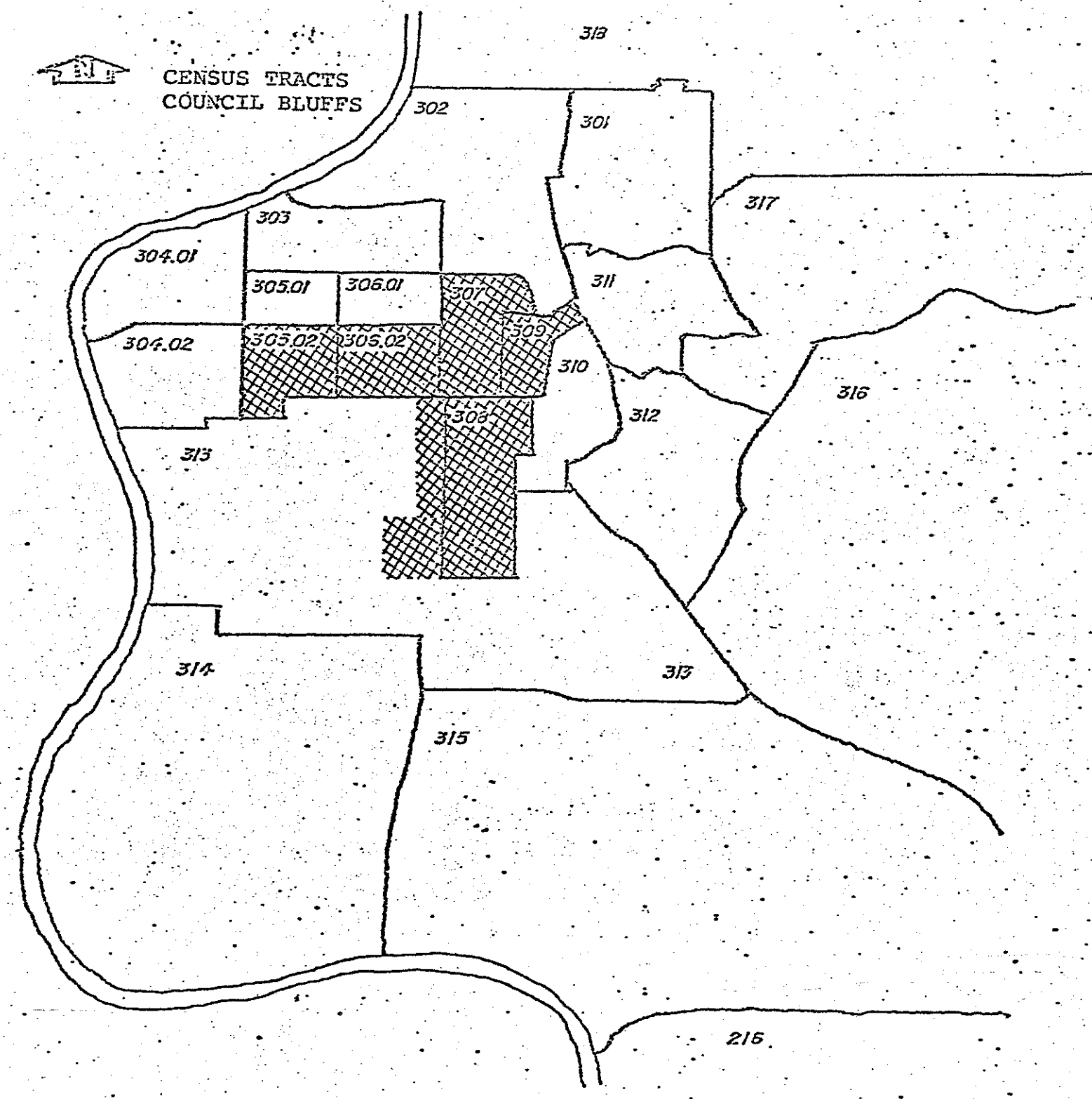
PREPARED BY: THE COUNCIL BLUFFS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DESIGNATED GENERAL
LOCATION FOR ASSISTED
HOUSING-NEW CONSTRUCTION



PREPARED BY: THE DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

DESIGNATED GENERAL LOCATION
FOR HOUSING REHABILITATION



PREPARED BY: THE DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

ASSURANCES

The applicant hereby assures and certifies with respect to the grant that:

(1) It possesses legal authority to apply for the grant, and to execute the proposed program.

(2) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.

(3) It has complied with all the requirements of OMB Circular No. A-95 as modified by Sections 570.300(c) (for entitlement applicants) or 570.400(d) (for discretionary applicants) and that either

(i) any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or

(ii) the required procedures have been followed and no comments or recommendations have been received.

(4) Prior to submission of its application, the applicant has:

(i) provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;

(ii) held at least two public hearings to obtain the views of citizens on community development and housing needs; and

(iii) provided citizens an adequate opportunity to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and otherwise to participate in the development of the application.

(5) Its chief executive officer or other officer of applicant approved by HUD:

(i) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to the applicant's proposed program pursuant to 24 CFR 570.603; and

(ii) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

(6) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low or moderate income families or aid in the prevention or elimination of slums or blight. Where all or part of the community development program activities are designed to meet other community development needs having a particular urgency, such needs are specifically described in the application under the Community Development Plan Summary.

(7) It will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program.

(8) It will administer and enforce the labor standards requirements set forth in Section 570.605 and HUD regulations issued to implement such requirements.

(9) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.

(10) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.

(11) It will comply with:

(i) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the regulations issued pursuant thereto (24 CFR Part I), which provides that no person in the United States shall on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

(ii) Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services within the applicant's jurisdiction.

(iii) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Title I funds.

(iv) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.

(v) Executive Order 11246, and all regulations issued pursuant thereto (24 CFR Part 130), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally - assisted contracts. Such contractors and subcontractors shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.

(vi) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

(12) It will:

(i) In acquiring real property in connection with the community development block grant program, be guided to the greatest extent practicable under State law, by the real property acquisition policies set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and the provisions of Section 302 thereof:

(ii) Pay or reimburse property owners for necessary expenses as specified in Section 303 and 304 of the Act; and

(iii) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations (24 CFR Part 42).

(13) It will:

(i) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and applicable HUD regulations (24 CFR Part 42), to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;

(ii) Provide relocation assistance programs offering the services described in Section 205 of the Act to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;

(iii) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c) (3) of the Act, and that such housing will be available in the same range of choices to all such displaced persons regardless of their race, color, religion, national origin, sex, or source of income;

(iv) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and

(v) Carry out the relocation process in such a manner as to provide such displaced persons with uniform and consistent services, including any services required to insure that the relocation process does not result in different or separate treatment to such displaced persons on account of their race, color, religion, national origin, sex, or source of income.

(14) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

(15) It will comply with the provisions of the Hatch Act which limit the political activity of employees.

(16) It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.

ENERGY STATEMENT

Council Bluffs, Iowa

ENERGY STATEMENT

At the time of the "701" application, the development of an energy policy statement within the Comprehensive Plan was envisioned. Energy conservation was a consideration in the development of the Comprehensive Plan. However, a separate policy statement has not been included in the text because of extensive energy-related activities currently taking place in Council Bluffs.

In view of the current national emphasis on energy conservation, the City of Council Bluffs is in the process of preparing a comprehensive energy plan for the city. Mr. James Iden has been appointed by the City Manager to oversee the city's conservation efforts. Mr. Leo Wilensky, director of Planning and Community Development, is working on energy-related aspects as related to the activities of this department. When completed the city's comprehensive energy plan will be used in conjunction with the Comprehensive Land Use Plan.

July, 1977

SUMMARY OF EXISTING PLANS

Council Bluffs, Iowa

SUMMARY REVIEW OF THE EXISTING
CITY OF COUNCIL BLUFFS COMPREHENSIVE PLAN,
ITS GOALS AND OBJECTIVES

INTRODUCTION

During the period 1968-1971, the consulting firm of Howard, Needles, Tammen and Bergendoff (Howard-Needles) of Kansas City, Missouri, prepared the Comprehensive Regional and Urban Area Plan for the Council Bluffs Metropolitan Area Planning Commission. This plan examined the entire area of Pottawattamie County; however, the following summary is concerned only with the City of Council Bluffs and the immediate vicinity surrounding the City. The Howard-Needles study consists of four volumes: Population and Economic Trends and Forecasts, Land Use Plan, Open Space and Recreation Plan, and the Urban Area Transportation Plan - 1985. In addition, a summary report was developed to reflect the four larger documents. The Howard-Needles plan is a massive planning document with heavy emphasis on background data, concepts of planning theory, and generalized goals and objectives.

The plan contains nine general goals as follows: (1) to solve the problems common to Council Bluffs; (2) to improve the use of land; (3) to provide for a diversity of living environment; (4) to develop a wide range of community facilities; (5) to establish a viable transportation network; (6) to provide a guide to development of social, economic, and cultural programs; (7) to provide a framework for problem solving; (8) to conserve and protect abundant natural resources; and (9) to preserve, protect, and enhance the soical, economic, cultural and aesthetic values of the metropolitan area.

The Howard-Needles study identified nineteen neighborhood planning areas within the City of Council Bluffs. The plan identifies specific problems and develops recommendations to mitigate these problems. Topography in Council Bluffs is critical to the planning process and is inflicted with numerous problems. A large portion of the City is located in a flood plain and, as a result, poor drainage exists in the following areas: West Manawa, Indian Creek, River Industrial Park, Mosquito Creek, the CBD and Twin City areas. Twin City also suffers from a high water table. The plan recommended that existing creek channels be retained in a natural state and upstream storage or control be provided. The Plan also recommended that the Mosquito Creek area be designated as a conservation zone. Another topographic problem is the presence of steep slopes (slopes of 10% or greater) in the bluffs which are vulnerable to flash flooding. It is recommended in the plan that areas with a 10-20% slope (such as around Lewis and Clark) be used for low density housing. Areas with slopes in excess of 20% are largely unbuildable and should be maintained as permanent open spaces.

Undeveloped land, particularly in the Lewis Central area, is adaptable to various land uses. Future development of this area should be considered as the community need and demand increases.

The Land Use Plan identified in zoning as a major problem in Council Bluffs. The plan indicated that changes in the zoning ordinance could include higher standards of development, the reduction of strip commercial zoning on principal thoroughfares, the deletion of isolated commercial areas in residential neighborhoods, and a smaller area zoned for industry. The plan indicated that future study and revisions to the existing zoning ordinance would be done at a later date. A comprehensive zoning map amendment took place in March 1972, but few,

if any, of the recommendations in the Howard-Needles plan were followed.

The water and sewage systems in Council Bluffs were identified as two major problems. The existence of combination sewers for both sanitary waste and storm water are a threat to the health of the community. Also, roofs, yards, and other extraneous drains allow storm water to enter into the sanitary sewer system.

The plan identifies areas to be developed for certain types of residential units. It was estimated that there was a need for 5,885 dwelling units by 1985. To accommodate this future need, the plan suggests that multi-family dwelling units be built in the following areas: the south and west sections of the CBD, along Bennett and Woodbury Avenues, bordering State Highway 92 north of Lake Manawa and in the Longfellow and Petersen neighborhoods near the Interstate 29 and 80 interchanges, and along West Broadway--to replace many marginal commercial usages.

With regard to commercial development, the plan stated that the CBD should be the focal point of this activity. Other low intensity commercial establishments could be located in neighborhoods. Highway-oriented establishments should develop near major interchanges of Interstate 29 and 80, at the intersection of U. S. Highway 275 with State Highway 192, and at the intersection of State Highways 375 and 92. Two other major shopping centers proposed by the plan are located along Bennett Avenue and relocated Highway 6 at I-80. The west central part of Council Bluffs is already zoned for industrial use. In addition to this, two other tracts of land were proposed to be designated as industrial reserve districts. These are: south of Interstate Highway 29/80 near 24th Street and the other northeast of Lake Manawa.

SUMMARY OF THE COUNCIL BLUFFS HOUSING STUDY - 1973

In 1973, the Council Bluffs Urban Planning Department prepared an analysis of community housing conditions titled "Council Bluffs Housing Study 1973". Included in the Housing Study was a chapter addressing land use controls and a chapter containing summary recommendations. The following is a summary review of those chapters.

The general goals of the study were to provide safe, decent housing for all residents of the community, to assure a choice in type, price, location and quality of houses, and to assure the financial capability of residents to obtain sufficient housing.

The study indicated that the last revision of the zoning ordinance was developed without the aid of a comprehensive plan. The zoning district map was also not comprehensively revised. As a result of this type of zoning revision, several adverse patterns of land use continue to exist. Some of these disruptive patterns are: continued development in a disadvantageous manner, unexpected and undesirable land uses, and greater probability that a comprehensive pattern can develop in the City. Overzoning (zoning to a use greater than exists on the property) has been a particularly bad side effect of the present Zoning Ordinance. In the 1972 revision, commercial and industrial land was given more territory than is actually needed. The amount of space for residential land, on the other hand, has been allocated a smaller percentage of land than it presently covers. This indicates that

there has been some overlapping of land zoned industrial or commercial into areas with predominantly residential character.

Nonconforming uses are also a problem in Council Bluffs. Four factors have generally contributed to the formation of nonconforming uses; the lack of effective enforcement of the Zoning Ordinance, the failure to detect and prosecute zoning violations. The failure to make use of occupancy permits to regulate changes, and the adoption of ordinances that allow for mixed uses. However, the study noted, the present city enforcement program was attempting to correct this situation.

Noncompatible uses of land is another problem common to Council Bluffs. This is due to the presence of a large network of railroads around the City and to the large amount of land allocated for industrial zoning. A possible solution to this problem is to develop buffers for such uses as open space and recreation. This is the least costly alternative and could be implemented without changes in existing land use patterns.

At the time of the study, the existing subdivision ordinance lacked specific requirements for sound development. Decision-making was then left to the Planning Commission. Strip developments had been developed just outside the City limits, which in the future will result in the City paying costly service extensions.

At this time, the City was in the process of reviewing a new subdivision ordinance. Four major questions were raised concerning the proposed ordinance:

(1) Are private water and septic tanks economical and adequate in the urban environment with increasing densities?

(2) Is it economically possible and practical to develop a subdivision with full improvements?

(3) Should subdivisions be considered without full improvements as long as areas of the City with improvements are not developed?

(4) Can the City afford to accept unimproved subdivisions?

Mobile Homes--Alternative Housing

In 1973, mobile homes were located in the less desirable areas of the City and in zoning districts incompatible with housing. Most mobile home parks lacked recreational areas and paved roads and they generally had high densities. The lack of an adequate number of mobile home sites was also a problem. No zoning districts were especially designated for mobile homes. They were not allowed in multi-family or higher classification districts except as conditional uses. Tenant rights have also suffered due to the shortage of space for mobile homes. However, the image of mobile homes is changing as more and more are being used as a permanent residence. The study identified mobile homes as a possible solution to the housing problem in Council Bluffs, although its potential in the future is impossible to predict.

The summary chapter dealt primarily with specific housing goals and objectives,

methods of implementing housing activities, and a projection of five-year housing needs.

For the purpose of the study, Council Bluffs was divided into four groups according to the ability of the area to provide good housing. Group I indicated the area with the least ability and Group IV represented the area with the best ability to provide good housing.

These groups consist of the following neighborhoods:

Group I:
Bayliss Park, Central Business District, Sunset Park, Tinley, River Industrial Park, Roosevelt Park, and Peterson Park

Group II:
Ray Meyer, Roberts Park, Cochran Park, DeForest, Manawa, North Union

Group III:
Franklin, Walnut Grove, Rue, Twin City, Fairmount Park, St. Peter, Cook Park, Prospect Park

Group IV:
Valley View, Bennett, Memorial Park, Iowa Western, Hoover, Indian Creek, Lewis & Clark

The study indicated that two programs (Urban Renewal and the HUD program dealing with code enforcement) have been actively working on rehabilitation and relocation. Of the two, Urban Renewal has been more successful in implementing its program. Although this program has dealt primarily with commercial relocations, all of the residents within the Phase I development area have been relocated. The Health Department's efforts to relocate residents had been hampered by the lack of funds needed to adequately carry out the program.

Code enforcement of building and land use codes was being administered very effectively according to the study.

Housing code enforcement had, up until the time of the study, been initiated on a complaint basis only. Existing financial limitations do not provide for rehabilitation, relocation or demolition as equal alternatives to residents in unsound units. Residents also need education programs to precede the code enforcement process.

Housing discrimination was also found to be a problem. Minorities are concentrated in three neighborhoods. This process has been encouraged to be the practice of realtors--replacing one minority family with another. The general economic condition of poor whites, the elderly, and minorities has made locating sound, safe housing a problem.

According to the study, up until 1973, there had been no attempt to coordinate the zoning and subdivision regulations in a Comprehensive Plan. Comprehensive amendments to the subdivision regulations should resolve many of the land use problems identified, as well as encourage greater density of development in newly opened areas. The Zoning Ordinance needs selective amendments to several portions of the text and a near total revision of the zoning map. The primary consideration should be given to protecting the residential character of the neighborhoods. The study recommended that an attempt should be made to simplify

the procedure for application of the planned unit developments. This would allow for an increase in housing units at a reduced cost for land preparation.

The study indicates an immediate remedy to the shortage in housing units could be through the use of mobile homes.

Historically, mobile homes have been related to the less desirable areas of the City. The present ordinance has done little to change this condition Mobile home parks could best be controlled if they were handled the same as conventional planned unit developments.

With regard to housing codes, the study recommended that the Uniform Housing Code be adopted. This would provide for rehabilitation, repair, or demolition of unsound units and assure responsive appeal procedures.

There is a great need for Federally assisted housing units. However, as late as 1973, the location of these units had been left to the discretion of the developer, not necessarily where they would meet the highest need.

The study noted that since it is estimated that close to 50% of the residents of Council Bluffs work outside of the corporate city limits, the potential for out migration exists, if further deterioration of the housing stock continues. Therefore, studies are needed to discover the relationship between the economic and industrial base of the City and the present housing conditions.

The Urban Renewal Program needs to be expanded from the CBD to the community at large with special emphasis on housing.

The Housing Authority could more effectively function under the control of the City Council.

The following recommendations were made by the study:

(1) Special neighborhood planning projects should be initiated in the Group II and III areas as soon as practical. These planning projects would allow residents to identify needs and establish priorities, encouraging neighborhood initiative with city technical assistance.

(2) Special capital improvement and code enforcement programs should be implemented in transitional areas in coordination with developers in providing new acceptable housing sites. In this way, the City would be confident that the new units would be placed in the areas that they would have the most positive impact.

(3) The Housing Authority should immediately begin procedures to build new units. Detailed survey and analysis of the community would provide the recommended minimum numbers.

(4) Land packaging mechanisms should be developed to provide reasonably large parcels of land for redevelopment. Initially, this should require the minimum of relocation, using existing vacant land. When new units are constructed, first priority for occupancy should be given to persons living in substandard units which in turn could be removed.

(5) Review of the current zoning map should be undertaken on a neighborhood by neighborhood approach with the intent of bringing the zoning into conformance with both existing use and the land use in the plan. Areas of major conflict should be looked at first. Highest priority should be given to protecting areas of established residential uses. Amendments to the Zoning Ordinance are needed to correct conflicting permitted uses that encourage mixing of non-compatible uses.

(6) Planned unit developments should be used as a conditional rather than special zone. As mentioned earlier, it should also be expanded to include mobile home parks.

(7) The following special planning program for the four groups of areas in the City are foreseen:

(a) Group I

Housing site selection studies are needed in this area. Vacant public areas should be evaluated as sites for housing or complementary open space. Intensive rehabilitation effort should take place in blocks with small numbers of substandard units to curb further deterioration. Green belt buffers should be established between warehouse and rail uses and the residential areas.

(b) Group II

Intensive rehabilitation is needed to counteract excessive deterioration and to help maintain areas of concentrated sound structures. Vacant land should be packaged for new development, especially for low and moderate income families. Neighborhood plans should be drawn up with maximum participation from the residents.

(c) Group III

The general plan objective for this area is to conserve the existing housing stock, prevent deterioration and encourage new development. This could be done through selective rehabilitation, and regular code inspection. New developments should provide for a socio-economic mix of residents.

(d) Group IV

This area contains large sections of reserve land. These should be protected from encroachment of adverse development. New development, however, is encouraged as it is needed. Selected code enforcement of existing units should take place also.

SUMMARY OF THE OPEN SPACE AND RECREATION PLAN - 1974

The basic intent of the Open Space and Recreation Plan for the City of Council Bluffs is to provide an integrated system of adequate recreational facilities and sufficient open spaces to meet present and future community needs.

The general objective of the plan are:

1. To indicate future needs of the city for land and facilities in recreational development.

2. To establish an open space and recreation policy that provides an overall structure for the future development of the city, insures high quality in the living environment, and provides a well-rounded recreation program properly distributed in relation to future population growth.

3. To guide a balanced development of open space and recreation as related to man and nature.

4. To relate the total open space and recreation program to Federal and state aid programs and to develop an outline of capital programs for the next five to twenty years.

RECREATION AND OPEN SPACE

Recreation areas should not be pieces of wasteland, but should be of adequate size and should provide a good environment for human activity to take place.

OPEN SPACE AND THE CITY

It is anticipated that in the next two decades, population growth will be contained primarily within the present city limits. For this reason, community facilities and amenities would initially be developed in the areas south of Interstate 29 and 80 and later in the areas east of the city limits. Some possible recreational facilities that could be developed are a botanical garden, a sports stadium, an auto racing track, a railroad museum, or a theme park.

POTENTIALS FOR DEVELOPMENT

Four areas in which Council Bluffs has resources for recreational development are locational, natural, human and cultural.

The locational resources of the city are its position as an entrance and exit point for the State of Iowa, and its potential to serve as a bird sanctuary because it lies in the migratory path of many different kinds of birds.

The natural resources are the unusual geological structure of the land, the varied landscape, the diverse wildlife, and many bodies of water.

The major human resource is the large combined populations of Pottawattamie County and Omaha. This large population could provide enough support to develop major recreational facilities.

Finally, the cultural resources available are the large number of historic sites, trails, and expedition routes plus the fact that Council Bluffs lies on Route 7 of the Tourism and Travel Route.

APPRAISAL OF SUPPLY

Generally, there is a great shortage of recreation space in Council Bluffs. A total of 553 acres of land is needed for new parks and expansion of exist parks to fill current demand. The following is a listing of the existing facilities by category.

Regional Parks:

Lake Manawa is the only single park in Council Bluffs to be considered a regional park. In the recent past, however, residential development has teken place. This development needs to be curbed because it is having an adverse effect on the recreational and environmental values of the area.

Merging of adjoining parks is a possibility in order to create more regional parks. This is feasible with Lewis and Clark/Big Lake Park, Friendship Park/Dodge Park/Dodge Park Golf Course/ Westwood Golf Course.

Central Parks:

Bayliss Park currently serves as a central park. Fairmount Park is ideally sutied to be developed as one.

Community Parks:

Council Bluffs consists of four communities. Each of these communities should have access to a community park. In three of these areas, parks already exist that could serve this function if expanded. The fourth, in the northeast section of the city, lacks any adequate park facility. An effort should be made to provide space for this use.

Neighborhood Parks:

Five neighborhoods are in need of neighborhood parks. Seven neighborhood parks need expansion.

TYPES OF FACILITIES NEEDED

The greatest need for recreational facilities is in the area of active recreational space. Ten baseball / twenty softball diamonds, twenty-two tennis courts, and many more swimming pools are needed. In the area of passive recreational space, there is an adequate amount of space. In the service area, parking and restrooms are needed in more than half the parks. Bahnsen Park should have picnic facilities and three parks need park drives.

BASIS FOR PLANNING

The three phases of planning recreational facilities are:

(1) Establish planning standards and criteria

(2) Determine present and future recreational demands for the planning area
(3) Decide net needs for open space and facilities

The Iowa Conservation Commission studied the recreational participation characteristics. Their conclusions are: 50 percent of all participants in outdoor recreation engage in passive activities; 30 percent in active recreation; 4 percent in backwoods activities; and the remaining 16 percent in water-oriented activities. Other findings were that bicycling, motorcycling, and golf would all increase and that there is a very strong interest in horseback riding.

MODELS AND GUIDES

Models and guides as developed in this chapter are especially meant to suit the general conditions prevailing in Council Bluffs.

The service area of a park is intended to serve all age groups. It should be located in between the active and the semi-active or passive recreation sections. These service areas may be in either a linear manner completely segregating the two sections, or a compact form only partially separating them.

The reception zone should be near the entrance. Next to it in the active recreation sector should preferably be the adult recreation sector as it is a major traffic generator in the form of competitive field sports. The children's sector should be far from the reception section in order to provide safety from automobiles. The Senior Citizen sector should be located adjacent to the parking area or reception sector to assure minimum walking for older people. The family sector should be close to the children's sector; the focal sector in the mid-section of the park. Ammenities should be located in the far end of the park or near the reception zone. The transition zone consists of the landscaped area in between the service and recreatic areas of the park.

DEVELOPMENT PLANS

Each of the four communities should be served by a community center, primarily comprised of a community park, recreation center and swimming pool, a high school, and a shopping center. It is proposed that each of these community centers be physically linked with the regional parks and natural areas around Council Bluffs by means of green stripes. In addition, linear parks passing through the areas may be developed, replacing the abandoned railroads along the Mosquito and Indian Creeks.

All of the Missouri River front, except the designated parks lying between the river and the levee, is proposed to be conserved as open space.

The six cemeteries, which form major open spaces in the mid-section of the city, should be preserved for environmental reasons.

Sufficient widths along the existing and proposed scenic drives are proposed to be conserved as open spaces with special provision to preserve scenic views.

Sufficient areas around the historic sites of General Dodge House, Golden Spike Monument, Black Angel Monument, County "Squirrel Cage" Jail, Horse Watering

Trough and other sites are proposed to be developed as landscaped open spaces to preserve and enhance the identity and significance of these sites for recreational and cultural purposes.

The location of recreational trails is proposed below:

Scenic Drive Trails - along riverfront parkway, and Skyline Drive be extended to link up with U. S. Highway 375.

Motorcycle Trails - south of Highway 275 and in the northwest corner of the planning area.

Bicycle Trails - both sides of Mosquito and Indian Creeks.

Horseback Riding Trails - in the bluffs in the northern section of the City.

Hiking Trails - in Fairmount, Lewis and Clark and Big Lake Parks.

Sports Complex - at the intersection of Interstate 480 and riverfront.

Aquarium - north of Interstate Highway 29 in the riverfront area.

Amphitheater - in the Lake Manawa area.

Automobile Museum and Racetrack - southwest of the intersection of Interstate Highway 29 and 80 with U. S. Highway 192.

Botanical Garden - west of Indian Creek.

Equestrian Park - north of Council Bluffs.

Outdoor Theaters - four need to be developed; one of them being developed.

Shooting Range - near Smith area.

COMPARATIVE PLANNING PROCESSES:

Council Bluffs, Iowa

Sioux City, Iowa

Lincoln, Nebraska

COMPARISON OF THE PLANNING PROCESS

IN COUNCIL BLUFFS AND

OTHER CITIES

In the first phase of the planning process, information regarding comprehensive planning in cities with characteristics similar to Council Bluffs was solicited. However, very few cities responded to this request. Of those cities which did provide information, Lincoln, Nebraska, and Sioux City, Iowa, seemed to provide the best basis for comparison.

In this report, the planning process in the three cities will be outlined. Then, the methods used in the three cities will be compared.

Sioux City General Plan

Sioux City has a set of policy statements contained within their city plan. These policy statements were approved by the Planning Commission in November of 1975 and adopted by the City Council in December of 1975. Previous to adoption, public hearings were held and citizen's concerns were documented.

The following steps were followed during the process of developing the plan: historical trends were examined, existing land use was documented, and alternative solutions were explored. From this process evolved the policy statements contained in the general plan.

Listed below are the twelve areas covered by the policy statements:

- Coordination
- Economic Development
- Housing
- Redevelopment
- In-fill
- Open Space and Recreation
- Public Facilities
- Flood Protection
- Transportation
- Commercial
- Industry
- Environment

Lincoln/Lancaster Goals and Policy Statements

A set of goals and policy statements were developed to facilitate the planning process for the Lincoln City/Lancaster County Planning Agency. These policy statements were adopted by the Lancaster County Board and Lincoln City Council in May of 1973. Previous to adoption, the document was reviewed by the Goals and Policies

Committee, the Planning Commission, and citizens in public hearings.

The general format of the goals and policy section is as follows: A general goal is stated. This is supplemented by a series of specific sub-goals. Next, the policies that relate to the goals are delineated.

This plan is very extensive in its coverage of topics. Twelve diverse areas have been addressed. The twelve areas are:

Housing
Economic Development and Employment
Commercial Services and Facilities
Transportation
Community Services and Facilities
Parks and Recreation
Educational Facilities
Energy
Environment
Urban Development
Implementation
Citizen Participation

Council Bluffs 1969 Land Use Plan

From 1966 to 1969, Howard, Needles, Tammen, and Bergendoff conducted a land use study of Council Bluffs and Pottawattamie County. This plan was developed with the guidance of the Council Bluffs Metropolitan Area Planning Commission, a committee of local residents. The City Council adopted the plan in March of 1969.

This document contained a section on goals and objectives which serve as policy statements. The goals and objectives were developed for five land use categories:

Housing
Commercial
Industrial
Open Space
Transportation

This concludes the summary of the planning process in the three cities. Next, an analysis of similarities and contrast will be made.

COMPARISONS AND CONTRASTS

All three cities have utilized the same basic procedures of development and adoption of their plans. However, there are a few differences in the methods each city has incorporated.

One example of these differences is the geographic scope of the

plan. Both Council Bluffs and Lincoln/Lancaster are county-wide plans. The Sioux City plan, on the other hand, discusses only the incorporated city. Another variation among the plans is the range of topics selected. The Council Bluffs and Sioux City plans study only land use, whereas the Lincoln/Lancaster plan has included a wider range of topics such as human services and energy conservation.

There are two aspects in which the plans are comparable. The format of the policy statements are very similar. Also, the same review and adoption procedures were utilized by all of the cities.