

COMMUNITY DEVELOPMENT DEPARTMENT

2024 Mid-Year Report

All figures through June 30, 2024

Significant 2024 Events:

Planning

1. Creation of Mayor's Taskforce on Housing Development Policy to address housing challenges facing our community and create vibrant, livable neighborhoods for all residents across the income spectrum.
2. Final plat approval of Southpoint Commerce Park Plat No. 4 consisting of 117.379 acres. The plat consists of new lots for industrial development and outlots for stormwater facilities, a future trailhead, trail, and Appleton Conservancy Park.
3. Final plat approval of Clearwater Creek plat resulting in the creation of 14 residential lots.
4. Facilitated rezoning to allow additional residential developments consisting of approximately 12 acres, which includes mixed use, single family, and multifamily.
5. Zoning amendment to Mobile Service Structures to align with Wisconsin State Statutes and to ease administration.
6. In collaboration with Outagamie County, Town of Grand Chute, ECWRPC, Pillars, and other agencies, created a coalition to re-envision West College Avenue, known as "A New Avenue" (Mall Drive to Richmond Street).
7. SmithGroup was awarded the consulting services for the Comprehensive Plan Update and subarea planning.

Community & Economic Development

8. In concert with the City Attorney's office, negotiated a new development agreement for the reimagined US Venture project, in alignment with the College North Neighborhood Plan.
9. Partnered with DPW-Engineering to design, permit & construct infrastructure for Southpoint Commerce Park expansion.
10. Collaboratively funded Health Department's Resource Navigator position with CDBG funding, strengthening collaboration with APD's Community Resources Unit in having the position embedded with their department.

11. In collaboration with the Finance Department, created strategy and implemented final process to obligate remaining American Rescue Plan Act (ARPA) funding.
12. In partnership with Valley Transit and Parks & Recreation, facilitated process to identify and negotiate a joint development agreement for the Valley Transit Mixed Use Development Project.
13. The 2023 Consolidated Annual Performance and Evaluation Report (CAPER) and 2024 Annual Action Plan were prepared and submitted to the federal Housing and Urban Development Department (HUD).
14. Prepared an update to the City's CDBG Consolidated Plan 2025-2029.
15. Staff continues to promote competitive grant funds available to registered neighborhoods through The Neighborhood Grant Program (TNGP). Grants were awarded to one neighborhood for two projects in 2024 – Historic Central Neighborhood (block parties, Columbus Elementary playground renovation). The Neighborhood Leadership Academy, supported through ARPA funding, kicked off in 2024.
16. At mid-year, the Homeowner Rehabilitation Loan Program solicited one round of applications and began initiation of construction projects. The program is projected to rehabilitate 20 owner-occupied housing units by year-end and invest nearly \$400,000 in home improvement loans.

Geographic Information System (GIS)

17. Upgrade Enterprise GIS to latest software release, this includes desktop software, mobile applications and websites.
18. Migrated users from depreciated ArcMap Desktop software to a web based environment.
19. Released updated Property Info webpage.

Assessing

20. Successfully completed nearly 2,000 interior inspections above our typical workload of sales, new construction and permits. We are now back on-track to attempt an inspection on each property at least once in a ten-year period.

Inspections

21. Implemented new Code Compliance Inspector position. Coordinated complexity of various commercial construction projects in and around City Center (Library Project; Fox Commons, WE Energies Vault, Merge/Urbane, RISE Apartments).

2024 Mid-Year Budget/Actual Comparison:

Community Development Budget/Actual Comparison
for the period ending June 30, 2024

	Current YTD Actual	Current Year Amended Budget	% of Budget Expended
Administration	\$276,210	\$623,455	44.3%
Planning	\$131,287	\$284,151	46.2%
Marketing & Business Services	\$58,325	\$140,584	41.5%
New & Redevelopment Projects	\$55,218	\$142,520	38.7%
Assessing	\$260,811	\$543,211	48.0%
Inspections (Administration)	\$111,574	\$258,586	43.1%
Inspections	\$541,675	\$1,034,017	52.4%
Total:	\$1,435,100	\$3,026,524	44.9%

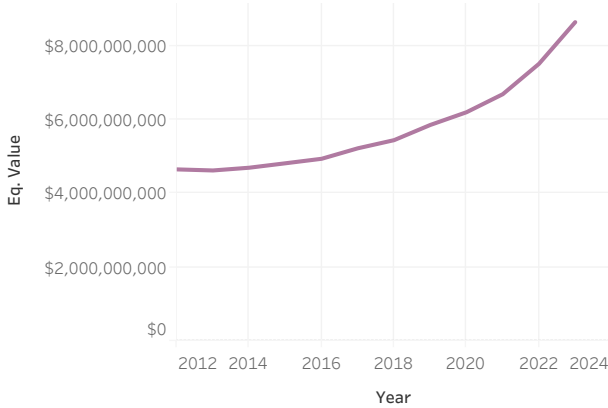
Department Dashboards on the Following Pages:

Community Development

The Community Development Department proactively fosters a healthy economy and a strong, welcoming community. Throughout the year, we will continue creation, execution and implementation of the City's Economic Development Strategic Plan, primary goals and key strategies that will result in development within targeted districts of the City and enhance the business climate and vibrancy of the community.

All 2024 numbers are reflective through June 30, 2024.

Equalized Value Growth

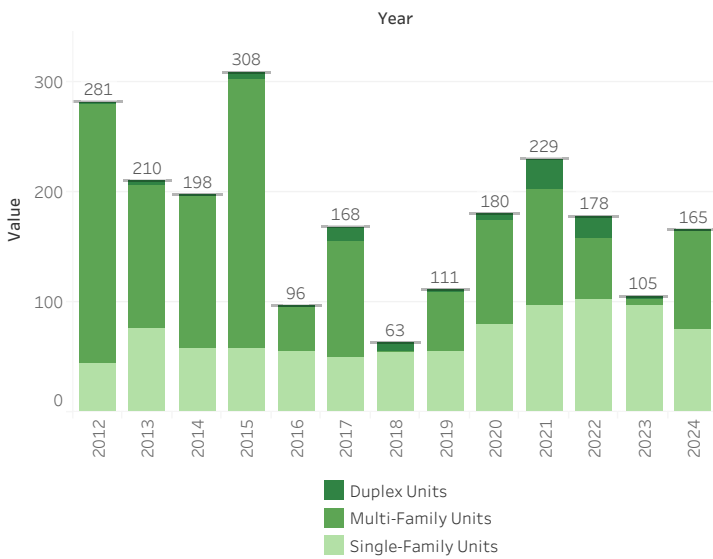


Average Value of New Single Family Homes*

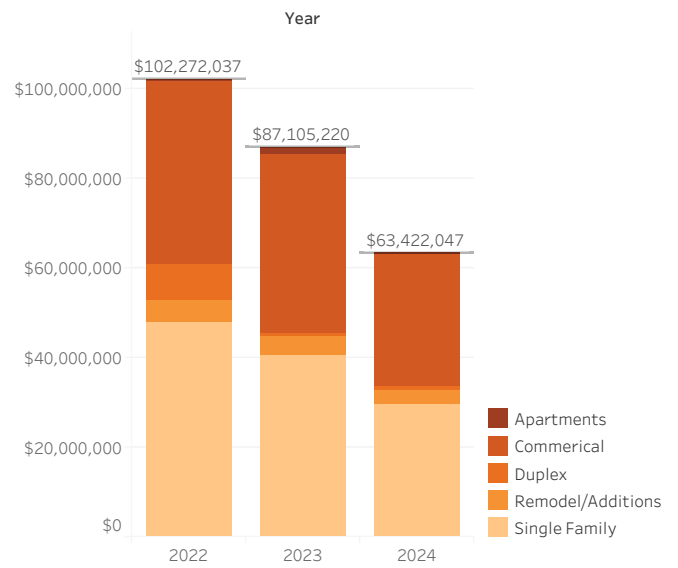
Year 2012 to 2024



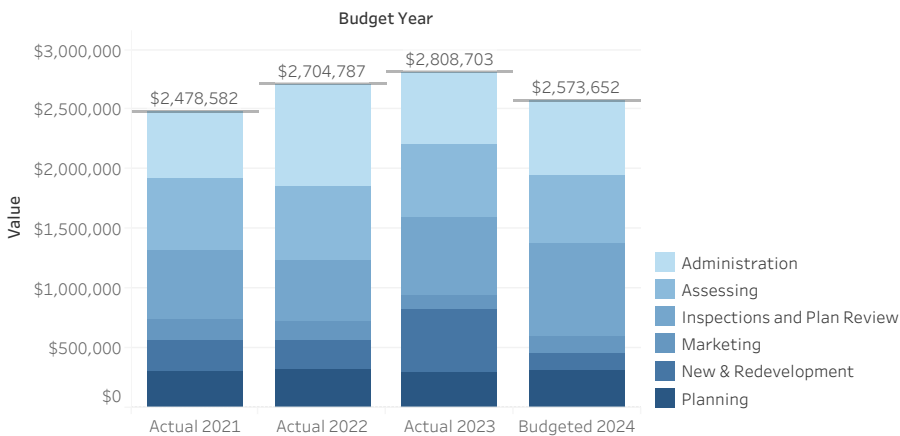
City of Appleton New Housing Units



City Permit Value

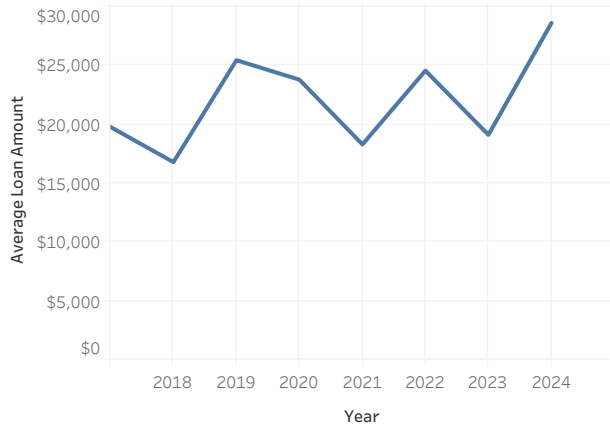


Department Budget Summary

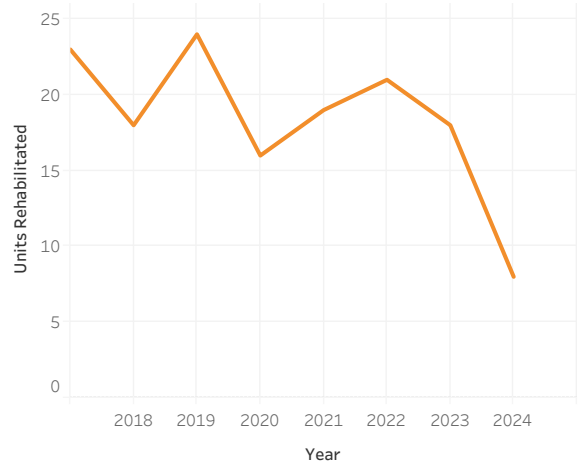


Community Development Cont.

Homeowner Rehabilitation Loan Program - Average Loan Amount



Housing Units Rehabilitated



Year
2012 to 2024

Inspection Permits

