

**2023
HOUSINGIOWA
CONFERENCE**

**Inaugural Iowa Thriving
Communities
Showcase**

Cedar Rapids: A Resilient & Thriving Community





WELCOME
to *Charles City*



North Cedar Terrace Apartments

Union House Apartments

Wisconsin St. Apartments

Court Street Apartments

North Grand Apartments

Ellis Drive Apartments

South Cedar Terrace Apartments

Proposed LIHTC Development

Net Zero Housing Development

Proposed WFHTC Development

Lantern Park Apartments

Morningside Apartments

Allied Housing Development

Rent-Targeted Housing
Market-Rate Housing

Cedar Crest Apartments

Google

Sleep Inn & Suites



pure prairie farms
zoetis
cambrex
floyd county medical
center

500+

new jobs

by december 2024.

coming 2024:



\$173 million
23
24 *capital investment*

Creston

Dubuque



Iowa Thriving Communities:

Jefferson, IA

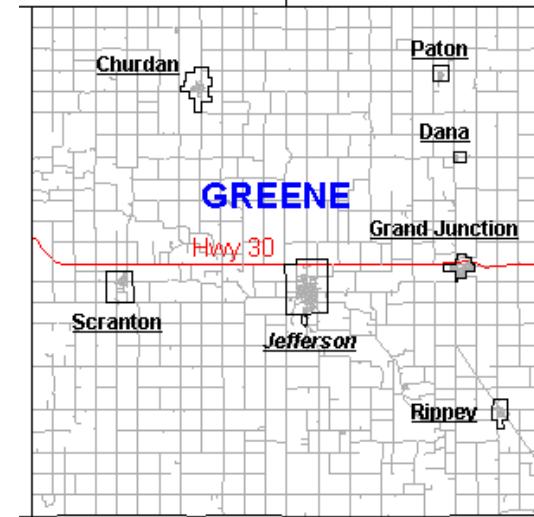
WHTC+LHTC Available

September 6, 2023



2023

About Jefferson



Jefferson Awards & Recognitions



- Main Street Community (since 2012)
 - Main Street Iowa Development Awards
 - \$10,000,000 Downtown Investment Benchmark
 - Numerous project awards
 - Great American Main Street Award – National Semifinalist
- Iowa Great Place
- Iowa Technology Community of the Year – 2020
- Smart Rural Community (NTCA – The Rural Broadband Association)
- Iowa Tourism Awards
 - Best Rural Attraction – Bell Tower
 - Outstanding Tourism Business – RVP 1875
 - Outstanding Retail Experience – Deal's Orchard

- Iowa Prison Industries, Homes for Iowa – first homes built
- Home Base Iowa – First County
- IEDA Downtown Loan Guarantee – First statewide recipient
- CDBG Upper Story Housing Grant – First statewide recipient



Public-Private Collaboration

Public-private partnerships

- Strong history of utilizing partnerships to enable success.
- City engagement examples:
 - 10-year full tax abatement for multifamily housing developments.
 - Low cost / free in-fill lots
 - Forgivable loans for downtown rehabilitations
- Grow Greene County Gaming Corporation provides financial support via Wild Rose Casino gaming revenue
- Close collaboration between key organizations including but not limited to:
 - City
 - County
 - Nonprofit economic development organization
 - Schools
 - Local leaders.



Investment In Jefferson

Priorities Completed

✓ Wild Rose Casino	\$40,000,000
✓ School facilities in Jefferson	\$30,000,000
✓ Hospital expansion	\$22,500,000
✓ Jefferson downtown improvements	\$11,000,000
✓ Grocery Store	\$7,000,000
✓ Rental Housing Completed	\$6,000,000
✓ Iowa Central Career Academy	\$5,000,000
✓ City Single Family Housing Permits (3 yrs)	\$4,800,000
✓ <u>Childcare Facility</u>	<u>\$2,400,000</u>

GRAND TOTAL \$128,700,000



ALL ACCOMPLISHED IN A TOWN OF JUST 4,136 PEOPLE OVER 10 YEARS

Next Up: HOUSING

Jefferson: Growth Potential



Major Employer Cooperation

Jefferson Housing

EXISTING NEED

- 30% of Greene County workforce lives outside the county, the highest rate in Iowa at the time of this survey
- 70% of those living outside of Greene County indicated they would be willing to move to Greene County

GROWING NEED

- Hundreds of new positions are forecast to be added across the many major employers in Jefferson



Major Employer Cooperation

Jefferson Employers Committed to Housing

- A \$1,000 relocation incentive (\$2,000 for veterans) is available to be used for housing costs
- Major local employers have introduced a sign-on bonus to be used for housing costs.
- New Way + County Board of Supervisors have committed funding for new housing.
- Bauer Built Manufacturing is building temporary housing for their employees.



An Affiliate of  UnityPoint Health



NEW WAY[®]



Ongoing Initiatives

Multicultural Community Resource Advocate and Center

- GCDC recently received a Rural Business Development Grant from USDA to support a new role – a \$150,000 project.
- Position will serve incoming and existing families to build community, promote diversity, and lead growth through coordination of services and opportunities.
- The MCRA will build relationships with community partners to connect those in need with housing, education, employment, financial capability, and physical and mental health.



Ongoing Initiatives

144-CHI

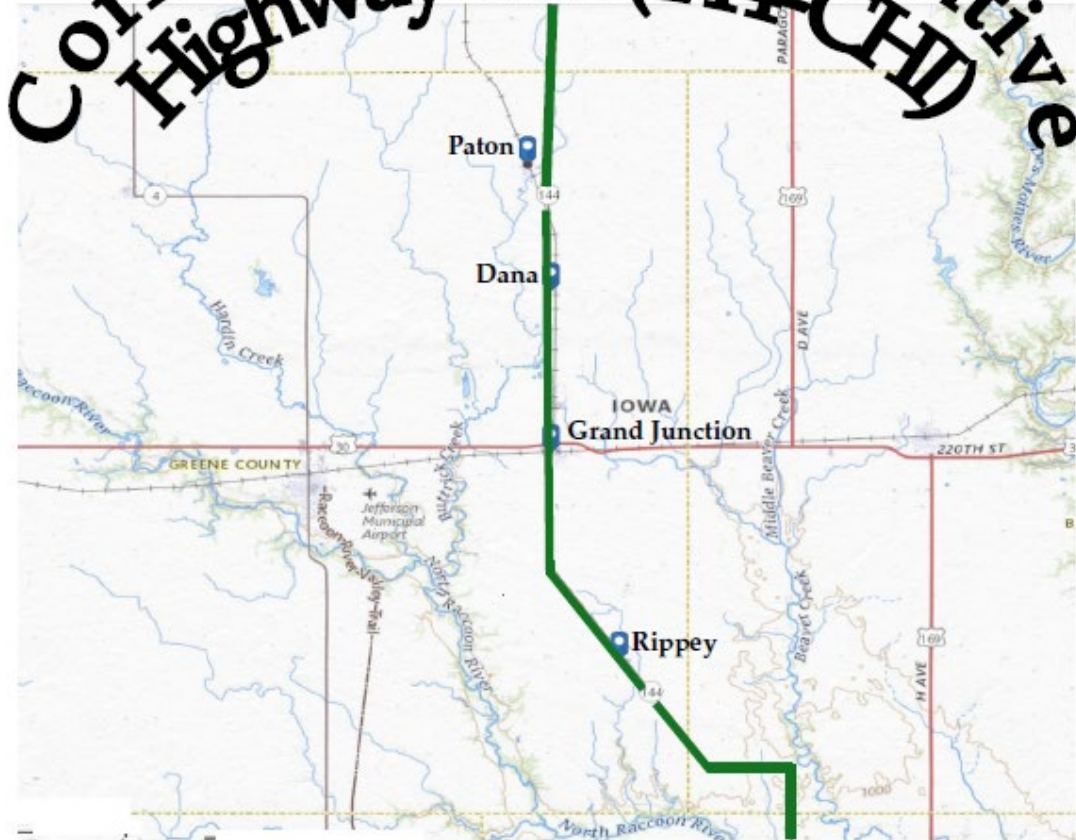
- Jefferson employers supporting housing around town
 - Peoples Bank, Home State Bank, GCDC
- Mission: Improving, Clearing, and Building housing



HOME STATE BANK
YOUR BANK FOR LIFE



Corridor Housing Initiative Highway 144 (144-CHI)



Rippey, Grand Junction, Dana, Paton
Improving The Availability Of Housing In Our Region

Ongoing Initiatives

JEFFERSON WANTS YOU!

- Jefferson Wants You Incentive Fund & Recruitment Initiative
 - Rural Return Grant helped create a new initiative & website to attract people re-locating to Jefferson
<http://www.experiencejeffersoniowa.com/>
 - Remote workers are offered a free one-year membership to Gravitate Coworking in downtown Jefferson.



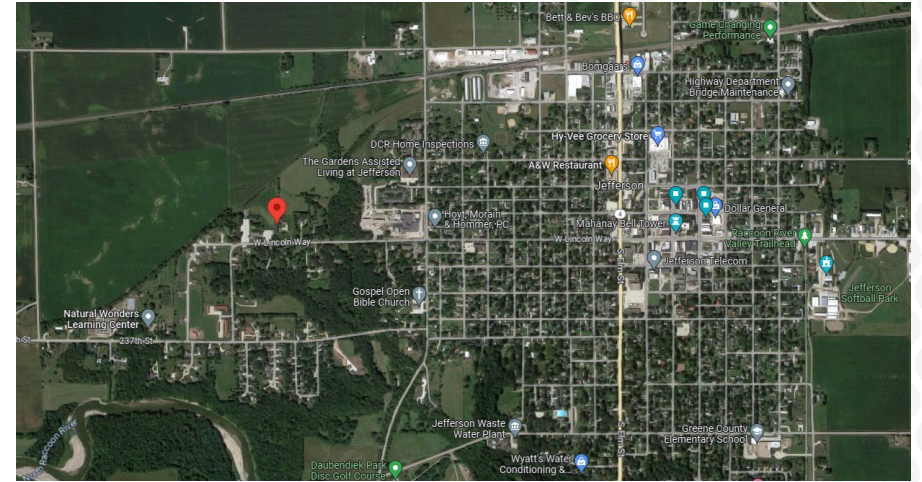
Jefferson Matters:
A Main Street & Chamber Community



Prospective Housing Development

Greene County Medical Center Development

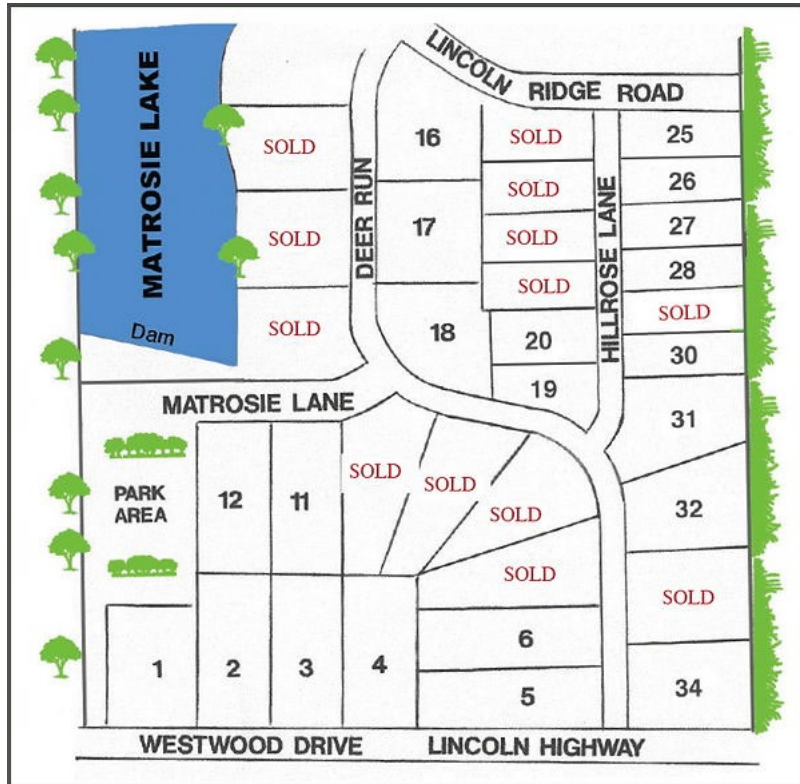
- 11 acres
- 20 – 25 single family homes



Prospective Housing Development

Existing Development Lots

- Readily available
- 1/3 Acre, 1/2 Acre, 1 Acre



Conclusion: Jefferson is Ready!

- Jefferson serves as a model for rural revitalization in the state of Iowa.
 - Jefferson has established a model for successful public/private partnerships that can be utilized for future project.
 - The unique manufacturing presence in Greene County creates the need – and opportunity – to quickly fill new housing units.
 - Jefferson has invested in the amenities required for a thriving community, including schools, daycare, and arts/culture. The priority is now housing.
 - Jefferson is a thriving community ready to take the next step, and we are looking for our next partner to make that possible!
-





Thank you

Knoxville

*Sprint Car Capital
of the World*

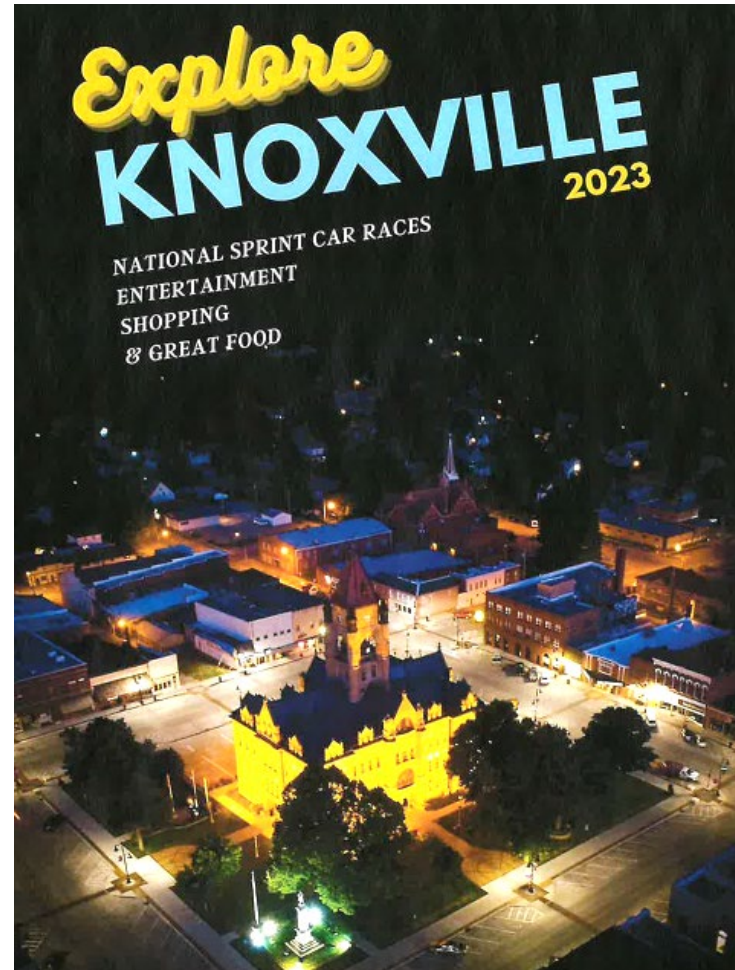


*Des Moines Skydiving Club's
New Home*



Knoxville – Fast Facts

- Founded in 1845
- A 40-minute drive from Des Moines
- Home to 7,600 People
- Marion County Seat, which has 33,000 People
- A Manufacturing Center



Knoxville – Fast Facts

- Home to Red Rock Lake, Iowa's largest lake



Knoxville – Fast Facts

Knoxville CSD has built:

- A new high school
- A new middle school

And is planning to build

- A new elementary school in the Veterans District



Knoxville – Fast Facts

Knoxville has:

- A critical care hospital which is undergoing a \$21 M expansion

The Hospital offers:

- An 10% annual bonus for employees who choose to live in Knoxville



Knoxville – Fast Facts

Knoxville has a large manufacturing base, with companies such as

- Weiler,
- 3 M, and
- Hormel

Employing over 1,500 people

More people commute to work in Knoxville than leave to work in other communities.



Fast Facts - Knoxville

- Downtown Knoxville is undergoing a major facelift
- Expanded Carnegie Library, Renovated Court House, Reopened/Renovated Cinema
- 33 building renovations (of various sizes) over the last 2 years, with more to come
- Additional streetscape improvements next year



Knoxville – Moving Forward

- In 2009, the Knoxville VA closed, resulting in a loss of 400 jobs
- Knoxville has since rebounded, replacing those lost jobs and growing in population.
- Population would have increased even more except for a shortage of developable land.



Knoxville – Moving Forward

- Housing Needs Assessment completed in 2023
- Conservatively estimates growth at 1,000 people & 500 housing units over the next 20 years
- More new housing will be needed, however, to replace older homes and account for an aging population



Knoxville Housing Needs Assessment

Knoxville – Moving Forward

- The loss of the VA provides Knoxville an opportunity to develop new housing
- Marion County bought the 152-acre site for a \$1 and then spent \$11 M tearing down the 700,000 SF facility.



The New Veterans District

- The County hired Confluence to prepare a Master Plan
- The City agreed to market the land and has spent \$5M developing the first subdivision



The New Veterans District

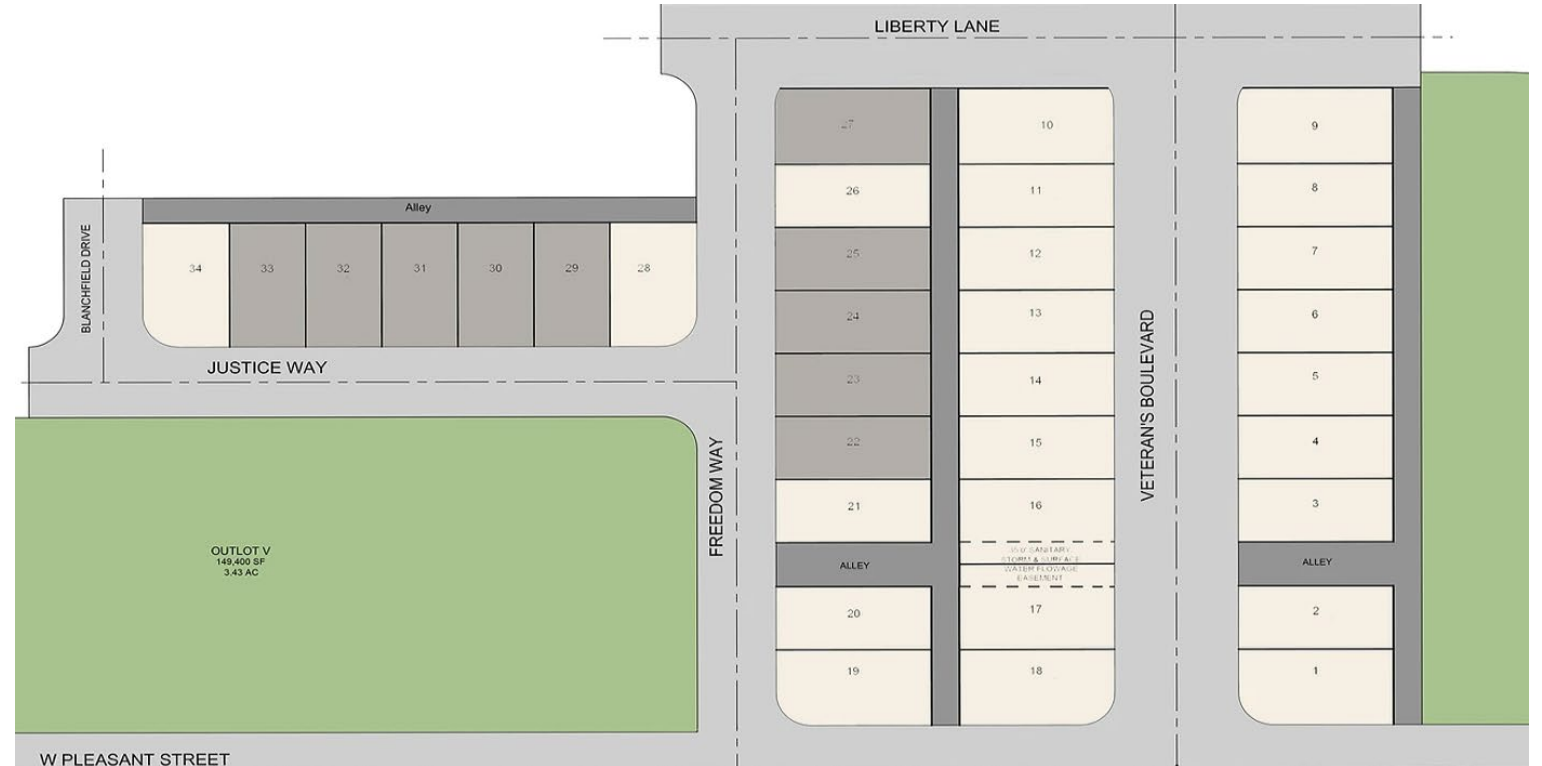
Phase 1 has:

- **34 lots**
- **PUD Zoning** to accommodate a mix of SF, duplex, and row house development
- **A 3-acre park** with splashpad
- **A new trail** connecting Vets Park to Knoxville Raceway, the Marion County Campground, & our main trail system



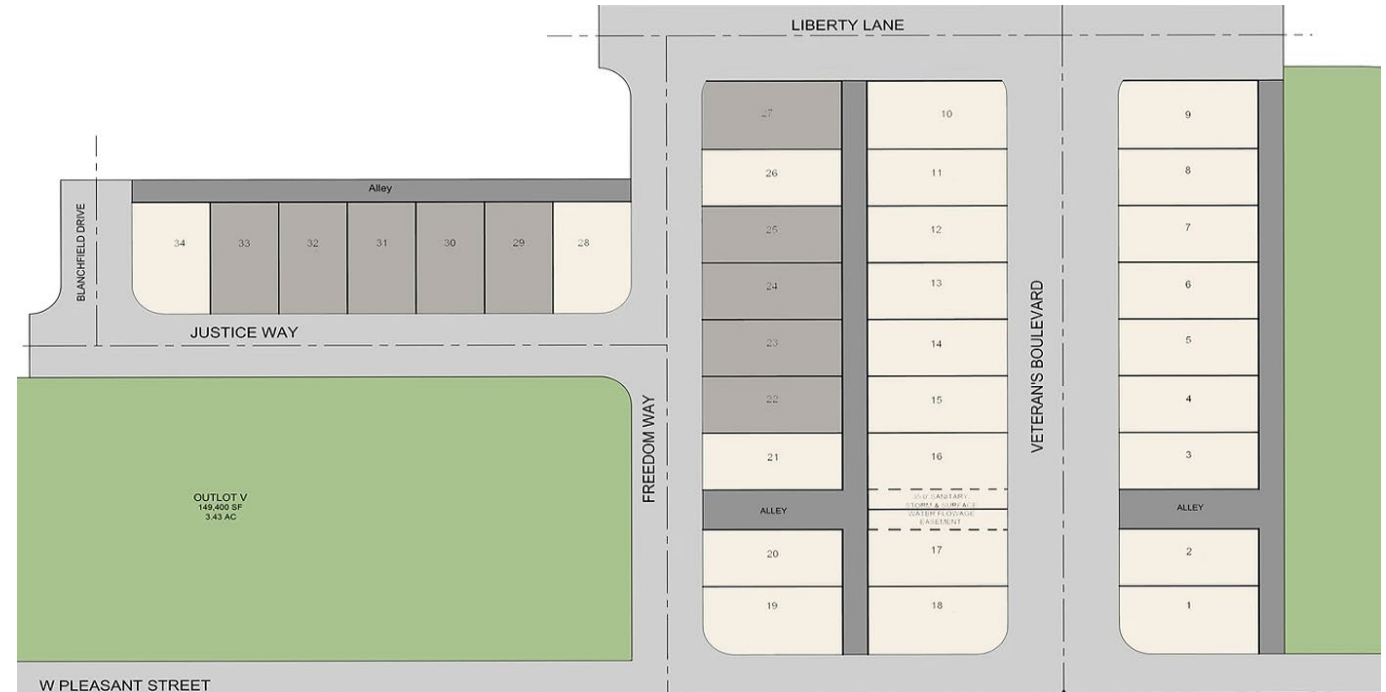
The New Veterans District

- Lots range from 50' to 60' in width
- Garages & Driveways are accessed by paved lanes in back
- This year, prices range from \$27K to \$31K per lot
- \$5K discounts to builders purchasing 4 or more lots



The New Veterans District

- Lot sales began in May
- Construction begins this month
- 10 lots have been sold
- 9 were bought by two builders
- 5 lots are for WFH
- 24 lots remain for sale
- Get 'em 'cause they're going fast!



Planning for Phase 2

- In addition to the 34 lots in Phase 1, we have a **6-acre MR site for sale** on the south side of Pleasant Street
- We're also beginning to plan for **Phase 2**
- We'd like to find a **private land developer** to work with
- But if we have to, the City will develop more lots to ensure that a steady stream continues to enter the marketplace



Knoxville is Open For Business!

Glenn Lyons

Economic Development Director

City of Knoxville

515-782-1723

glenn@571polson.com

For more info:

www.veteransdistrict.com



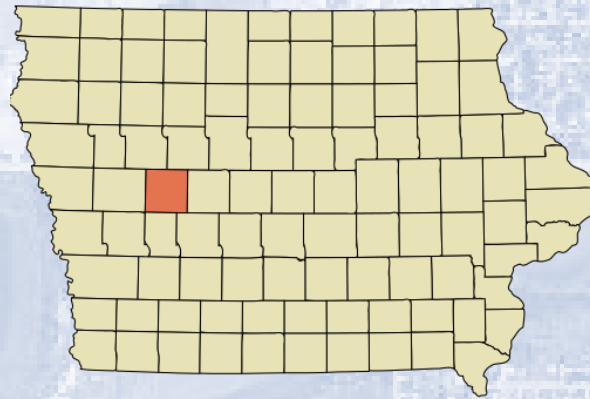
Sundance Realty

641-842-7214

info@sundancerealtyiowa.com



THRIVING COMMUNITIES



Dawn Meyer, City Administrator

THRIVING



Manning
IT'S REFRESHING!

WORKFORCE

MERCYONE				
May-2023				
Affiliate Name	MercyOne Goal	Desired Trend	Manning Regional Healthcare Center	Mercy One
Location			Manning	
Region			Central IA	
Full Time/Part Time Turnover Rate	14.0%	↓	10.4%	15.0%
Overall Turnover Rate	14.0%	↓	9.4%	19.3%
PRN Turnover Rate	30.0%	↓	6.0%	38.2%
Voluntary Turnover Rate	14.0%	↓	7.2%	14.7%

Now Hiring

ASSEMBLY TEAM MEMBERS

Apply at puck.com



At Puck, we are an assembly team, not an assembly line. We build each project from start to finish, problem solve and work together on each piece of equipment.

Join our team in Manning, IA

- » On the job training
- » Tools and toolbox provided
- » Four-day work week

Salary and Benefits

- » \$18-\$25
- » Health Insurance/Vision/Dental starting at less than \$2.00/month
- » Optional overtime available

Employment Center

Current job openings are listed below.

Assistant Director of Nursing
 Status: Open
 Closing Date/Time: Open Until Filled
 Accura HealthCare of Manning is now accepting applications for a rewarding career or looking for a bonus!! * 46-bed skilled nursing facility =

Child Care Center Teacher
 Status: Open
 Closing Date/Time: Open Until Filled
 Are you looking for a rewarding career or looking for a bonus!! Manning Child Care Center will be holding interviews

Dietary Cook/Aide
 Status: Open
 Closing Date/Time: Open Until Filled
 This position is responsible for the preparation and service of food in the Emergency Room Center.

Electronic Health Records Analyst
 Status: Open
 Closing Date/Time: Open Until Filled
 In close collaboration with the department supervisor, responsible for providing coordination, planning and implementation of the EHR system.

Full Time Medical Laboratory Technician
 Status: Open
 Closing Date/Time: Open Until Filled
 The Medical Laboratory Technician is responsible for performing laboratory tests and reporting results to the physician.

Maintenance Tech (MRHC)
 Status: Open
 Closing Date/Time: Open Until Filled
 Will help to maintain the facilities and equipment at the hospital.

Material Handler
 Status: Open
 Closing Date/Time: Open Until Filled
 Ag Processing Inc in Manning, IA is currently seeking a Material Handler for the loading/unloading of bulk materials, rail and truck shipment of products. Starting pay \$24.95 per hour.

MDS (Minimum Data Set) Coordinator
 Status: Open
 Closing Date/Time: Open Until Filled
 Accura HealthCare of Manning, a 46-bed hospital, is seeking a detail-oriented, highly collaborative, patient-focused healthcare professional!

Medi/Surg & Emergency Room Supervisor
 Status: Open
 Closing Date/Time: Open Until Filled
 The Emergency Room Supervisor is responsible for the supervision and coordination of the Emergency Room staff.

Police Officer
 Status: Open
 Closing Date/Time: Open Until Filled
 The City of Manning is seeking a full time police officer. ILEA certification preferred, but not required. Will train.

Recovery Center Counselor Tech
 Status: Open
 Closing Date/Time: Open Until Filled
 The Recovery Center Counselor Tech is responsible for providing support and assistance to patients and families.

Registered Nurse
 Status: Open
 Closing Date/Time: Open Until Filled
 Join a team that cares as a Registered Nurse in the Emergency Room.

School Bus Drivers & Custodian
 Status: Open
 Closing Date/Time: Open Until Filled
 The IKM-Manning CSD is Now Hiring for School Bus Drivers (3), Substitutes (2) and Custodian (1) at \$22.71 per hour. Go to school website to complete application. Contact: 515-253-1234

Vet Clinic PT Chore Person
 Status: Open
 Closing Date/Time: Open Until Filled
 Veterinary Associates of Manning is looking for someone to help with the daily chores at the Manning Veterinary Clinic. Provide care for cats and dogs, Laundry, and light cleaning. Must be 16 years old or older.

Puck Custom Enterprises seizing growth opportunities

Like-minded workforce spurs production

Business at Puck Custom Enterprises (PCE) is good – very good. As equipment orders flood in, the company is challenged to keep up. Office walls have come down. Space designed for eight has been reconfigured on the main floor to accommodate the 20+ office staff.

"We put this addition on a little over a year ago, and it was perfect then, but we didn't look far enough forward," stated Jeremy Puck, PCE general manager. "The hardest part of a fast-growing business is reacting to opportunities. We decided that growing is in our best interest. So when opportunities showed up in a strong way last year, we pulled the trigger on another building and added more people."

That building is finished and is being used for more storage of finished goods. It includes an indoor wash bay area to clean and detail equipment.

"That's very important to us," he said. "We want to hire the right people when the right people show up. I think the real secret to the success of our company has been the culture. It's all like-minded



The PCE campus three miles south of Manning continues to expand as business grows.

PCE currently employs 60-plus people, and that number continues to climb. Jeremy looks for help across the business but said they also look for the "right fit."

Talk with Jeremy Puck about the PCE business and one phrase is repeated throughout the conversation "It's our people." The Puck family grabs no glory when it comes to company growth; company success. They value their employees and the culture that keeps everything surging forward at their manufacturing plant south of Manning.

big eggs, but we have similar values. We're just a bunch of normal people that work the same way very good talent and have a great staff. Everybody that works here is driven and motivated. As long as they




Manning
IT'S REFRESHING!

PLANNING AND ASSESSMENT

**Rural Housing Readiness Action Plan
Manning - 2020**

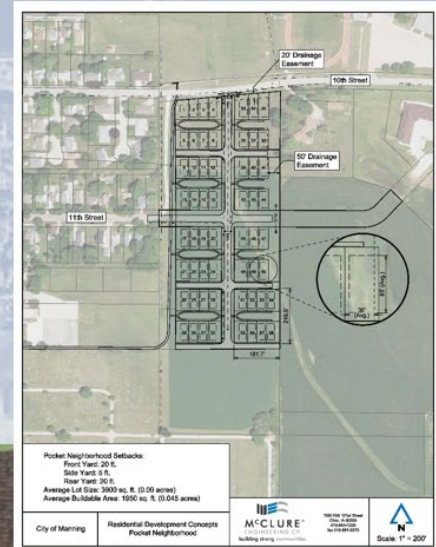
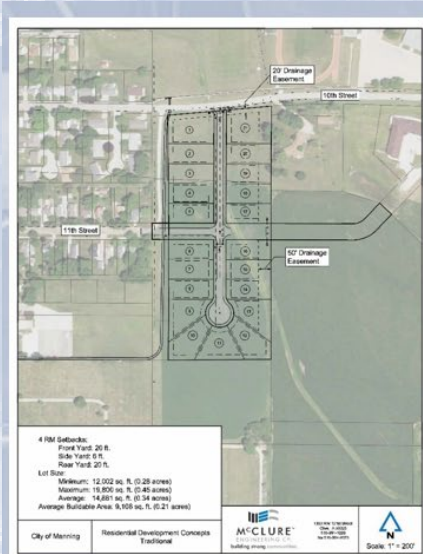
In partnership with



IOWA
economic development

IOWA STATE UNIVERSITY
Extension and Outreach
Community and Economic Development

www.extension.iastate.edu/communities





STRATEGIC LEADERSHIP AND PARTNERSHIPS

- *Region XII Council of Governments
- *Housing Trust Fund
- *Carroll County Growth Partnership
- *Main Street Manning & Main Street Iowa
- *Other Communities
- *Employers
- *Land owners

- *IKM-Manning School
- *Historic Preservation Commission
- *USDA
- *Iowa Area Development Group
- *Origin Homes



FINANCIAL SUPPORT (past 5 years)

\$2 million: Downpayment, Rehabs,
Downtown Housing

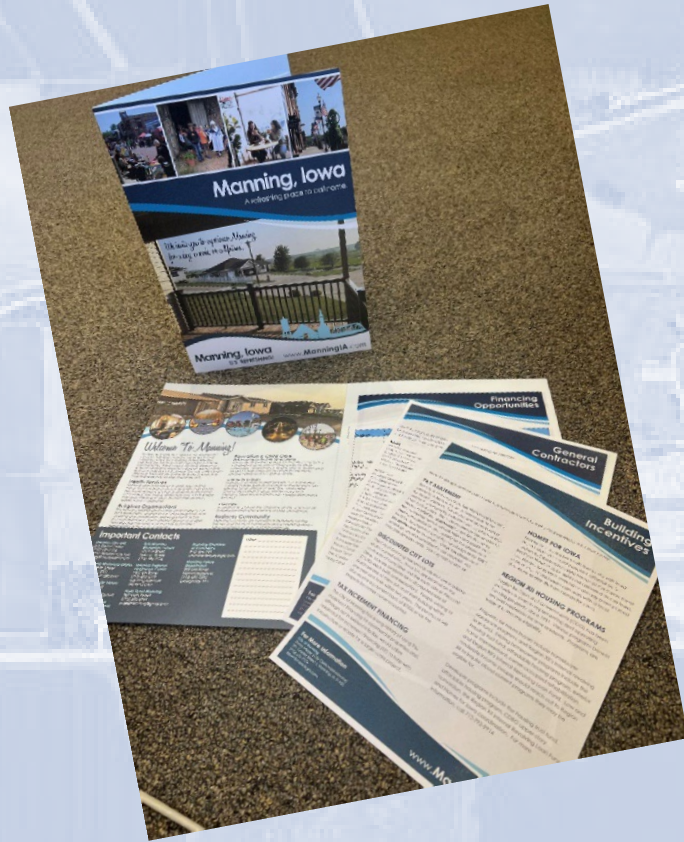
\$883,000: TIF

100% Tax Abatement

Nuisance Abatement

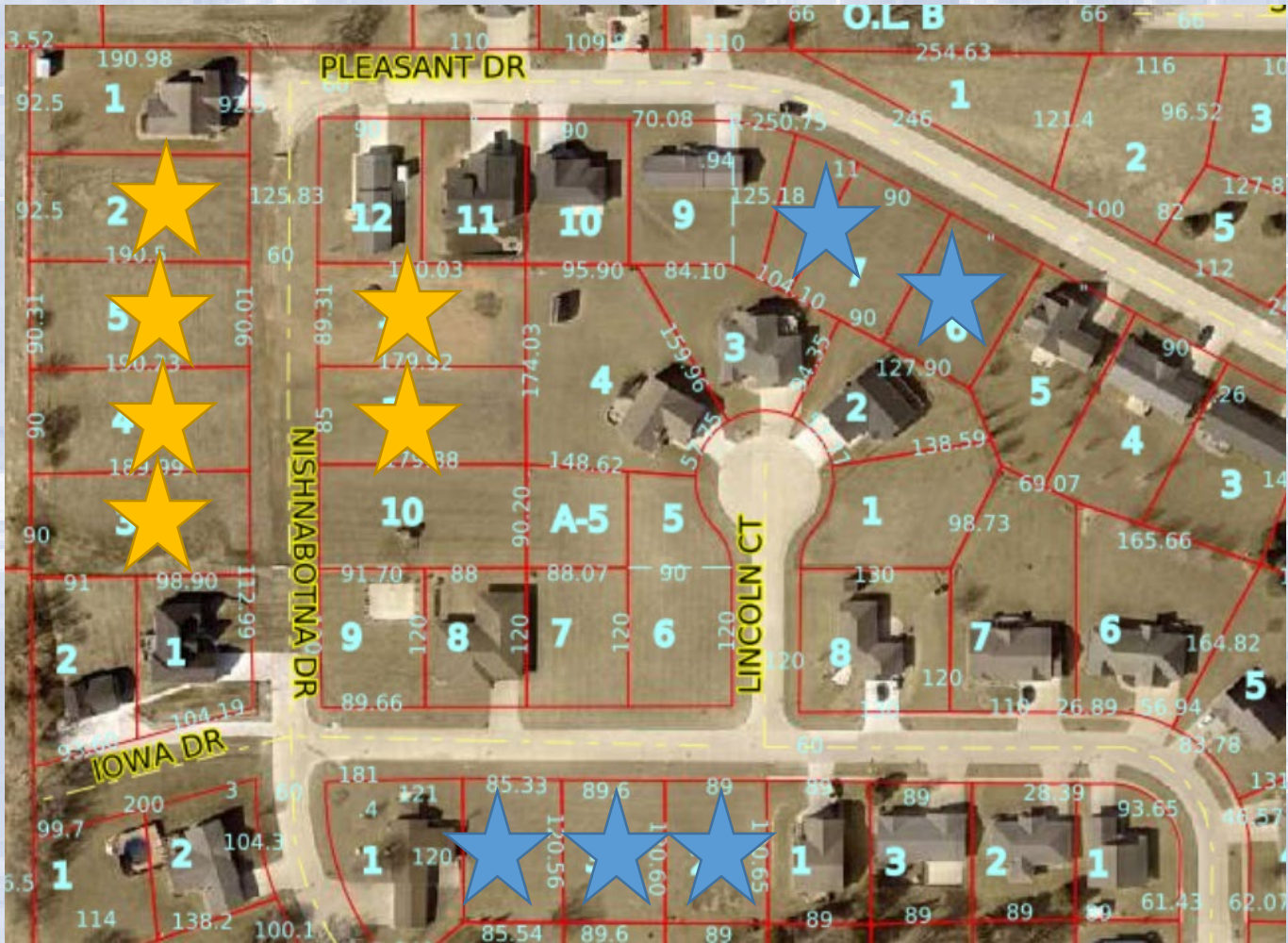
\$250,000: Rasmussen Subdivision

\$1.2 million+: New Subdivisions



NEIGHBORHOOD OPPORTUNITIES

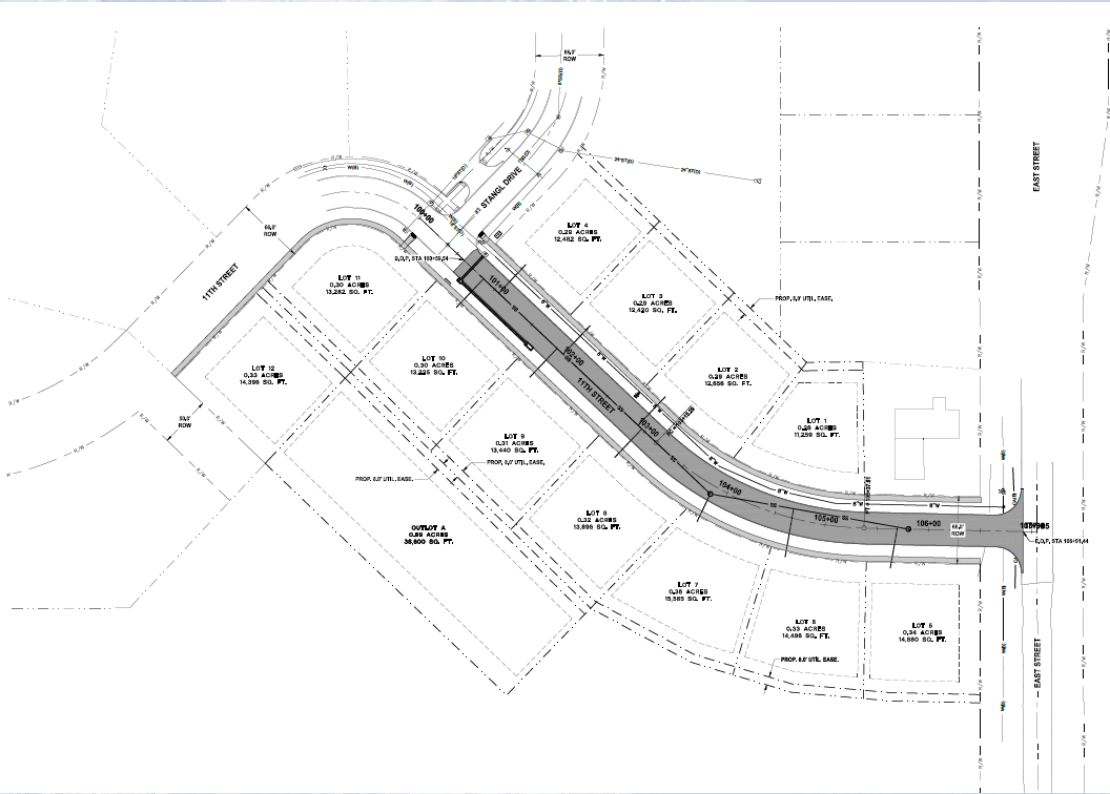
Rasmussen Subdivision



Manning
IT'S REFRESHING!

NEIGHBORHOOD OPPORTUNITIES

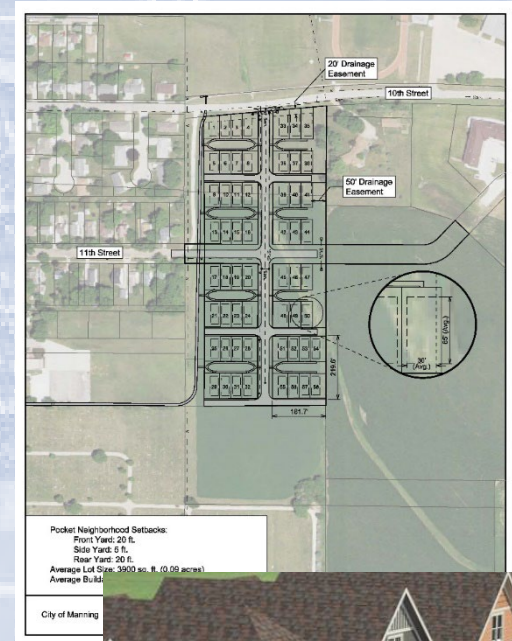
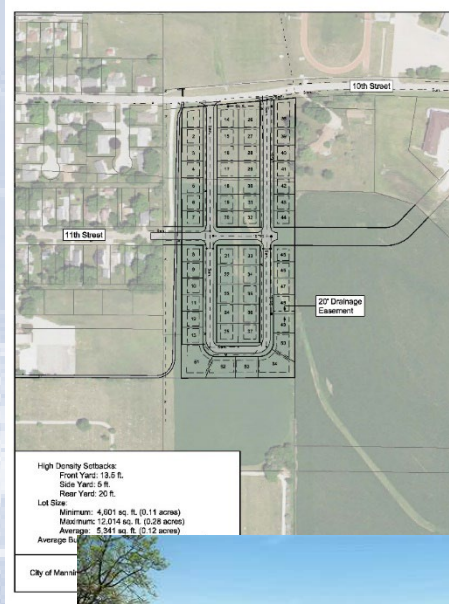
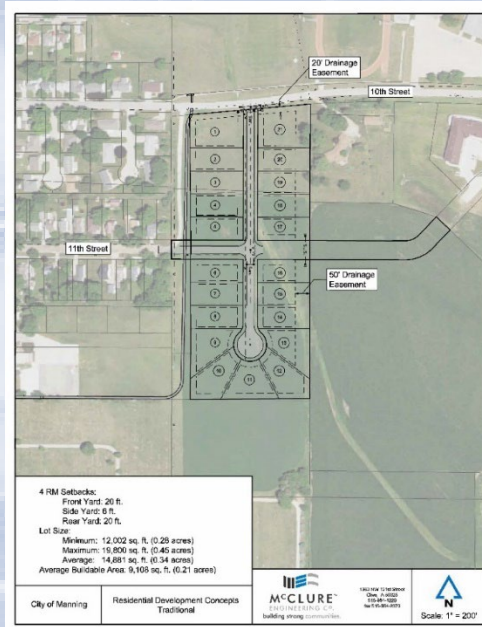
Stadium View & Stangl Subdivisions



Manning
IT'S REFRESHING!

NEIGHBORHOOD

Stadium View Subdivision



<https://youtu.be/WHqS7yUz19Y>



Manning
IT'S REFRESHING!

WHY NOT MANNING?



Dawn Meyer, City Administrator

dawn@manningia.com

712-655-2176

www.manningia.com



Muscatine



IOWA THRIVING COMMUNITIES

Housing Iowa Conference

Oskaloosa Presentation - 2023

Presented by:

Shawn Christ

Development Services Director



HOUSING NEED

2023 Analysis



- Median income less than State of Iowa
- Housing unit shortage at nearly all income levels (1,000 units)
- Higher income households choosing below their price point
- Largest gap for household incomes \$75k to \$150k

Figure 3.4: Housing Development Program - Current Income Scenario

	2020-2025	2026-2030	2020-2030
Total Need (55% Own/45% Rent)	155-175	160-180	315-355
Total Owner Occupied	85-96	88-99	173-195
Affordable Low: <\$125,000	Accommodate in existing stock		
Affordable Moderate: \$125K-\$225K Subsidy or gap financing required	28-32	29-33	57-65
Moderate Market: \$225K-\$300K	25-29	26-29	51-58
Market: \$300K-\$450K	20-22	20-23	40-45
High Market: Over \$450K	12-14	12-14	24-28
Total Renter Occupied	70-79	72-81	142-160
Low: Less than \$500	Accommodate in existing stock, student housing, or federally income-restricted units		
Affordable: \$500-\$1,000 Subsidy required for lower end rents	24-27	25-28	49-55
Market: \$1,000-\$1,500	24-27	25-28	49-55
High Market: \$1,500+	22-25	23-25	45-50

Source: RDG Planning & Design



THRIVING COMMUNITY

Musco Expansion

Musco Lighting has finalized plans for a 74,000 square-foot office renovation and expansion and a new 13,000 square-foot facility shop at its downtown Oskaloosa campus. It will provide space for continued growth and allow global team members and customers to come together to learn, connect, and collaborate. Expansion to include:

- 74,000 SF office expansion and renovation
- 150,000 SF 3-level parking garage
- Skywalk



Marje Subdivision

- Committed to housing
- Helped form trust fund
- Created own subdivision for workforce



THRIVING COMMUNITY

High Quality Jobs Award – Clow Expansion

The High Quality Jobs (HQJ) program provides qualifying businesses assistance to off-set some of the costs incurred to locate, expand or modernize an Iowa facility. This flexible program includes loans, forgivable loans, tax credits, exemptions and/or refunds. The Iowa Economic Development Authority offers this program to promote growth in businesses, which employ Iowans in jobs defined as high-quality by state statute.

HQJP JOB OBLIGATIONS		Employment Base	Jobs To Be Created	Total Job Obligations
Project Completion Date:	February 28, 2026			
Maintenance Period Completion Date:	February 28, 2028			
Total employment at project location		486	-	430
Average wage of total employment at project location		\$28.00		
Qualifying Laborshed Wage threshold requirement (per hr)		\$24.55 (120%)		
Number of jobs at or above qualifying wage		294	-	294
Average Wage of jobs at or above qualifying wage		\$31.16		

Notes re: Job Obligations



THRIVING COMMUNITY

Mahaska Health Expansion

- Awarded Center of Excellence by Governor Kim Reynolds and Iowa Department of Public Health & Human Services.
- Completion of a 20-year growth assessment and master plan.
- Become first Iowa Critical Access Hospital with four Centers of Excellence
- Invest in and expand current location.
- More maternity care, cardiology, general surgery, and oncology care.
- Increase clinic space, obstetrics, and family practice space.
- Establish a regional cancer center for southeast Iowa.
- Increase visibility and access to parking



mahaskahealth



THRIVING COMMUNITY

Innovation Park – Certified Site

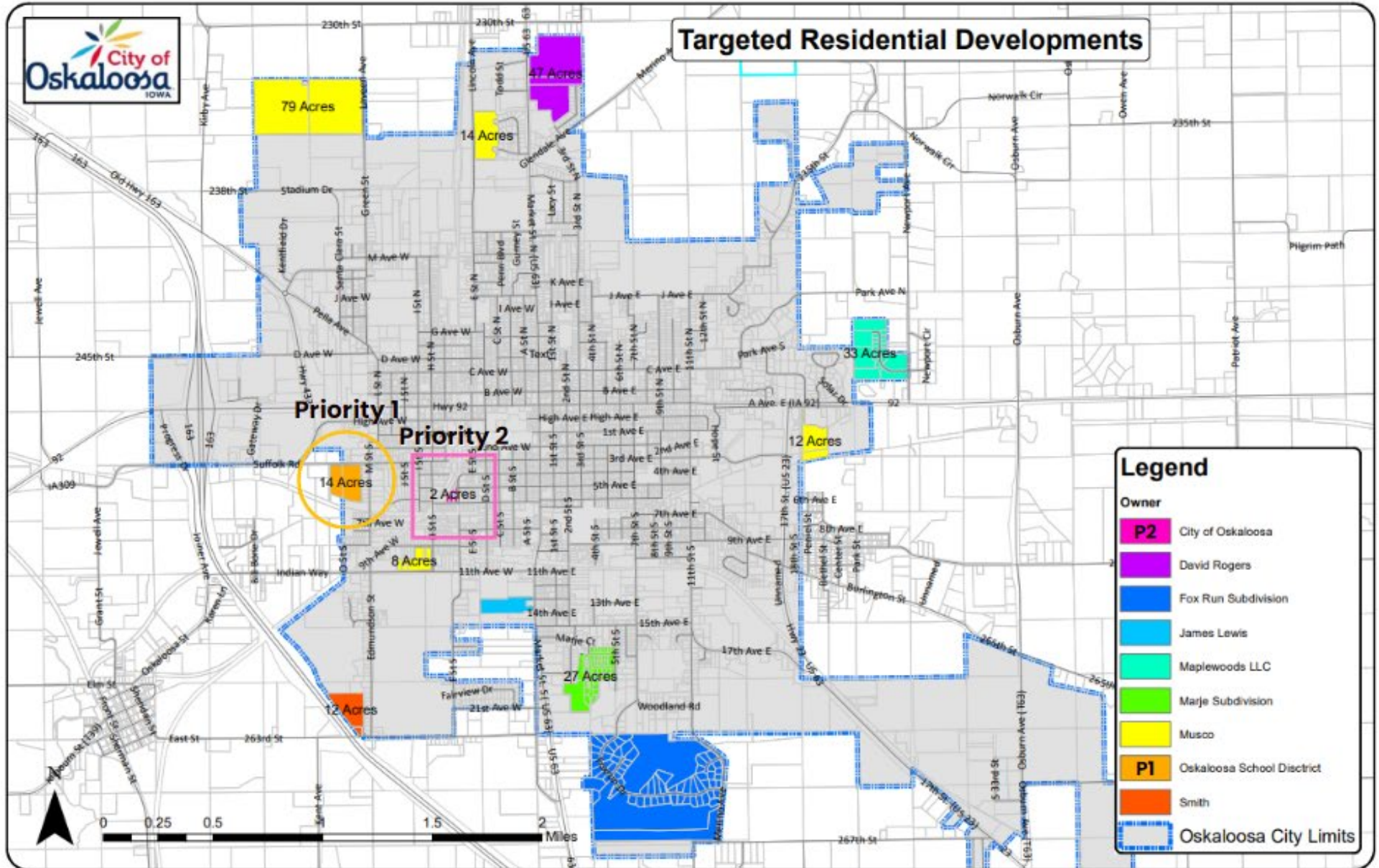
The site covers 490 acres located along Highway 23, involving six lots and five landowners. The site is marketed as an ideal site for industrial, distribution, manufacturing and warehousing purposes. Features include competitive land pricing, rail service by Union Pacific, interstate access, multigig fiber to the premise through the Mahaska Communications Group, low interest loans and an electric rate that is 33% below the national average.



Iowa currently has 24 certified sites located across the state. Of these, the new Oskaloosa Innovation Park is the fifth largest in the state.



TARGETED HOUSING SITES



FINANCIAL SUPPORT

Local Financial Assistance

Low Income
Housing
Tax Credit

Workforce
Housing
Tax Credit

The City of Oskaloosa recognizes the need to devote financial resources to encourage and support housing in our community. The following assistance is currently available.

1. Reduce fees and in-kind contributions

2. TIF and/or tax abatement

3. Land acquisition and disposition

4. Local and regional housing trust funds with assistance programs

Housing Trust Fund

The national award winning Oskaloosa Housing Trust Fund (OHTF) was established by the City Council in November of 2000. The OHTF offers several programs to address various housing issues within the City of Oskaloosa. Financial assistance programs of the OHTF include:

1. Down payment and closing cost assistance for first-time homebuyers

2. Demolition of dilapidated housing structures with incentive to rebuild

3. Downtown upper story housing improvements



PLANNING AND ASSESSMENT

Rental Housing Inspections

In an effort to ensure the provision of safe and sanitary rental housing for its residents, the City of Oskaloosa adopted a Rental Housing Inspection Program. As of 2023, there are approximately 1,674 registered rental units in Oskaloosa.

Residential rental properties are required to fill out a registration form.



Properties must pass inspection.



Rental properties must renew registration once their certificate expires.



During fiscal year 2023, Oskaloosa rentals had a 91% pass rate on the first inspection and a 100% pass rate on the second inspection.



PLANNING AND ASSESSMENT

Vacant Building Inspections

The city estimates that there are 100-200 vacant buildings in Oskaloosa.

In an effort to ensure the safety and quality of Oskaloosa neighborhoods, the City has adopted a new Vacant Buildings Registration Program. The program will encourage:



1. Conservation rather than demolition

2. Greater use and occupancy of buildings

3. Reinvestment and enhancement of neighborhoods

4. Additional housing capacity by use of existing structures

5. Improved safety by inspecting/securing buildings and reducing illicit activity



THRIVING COMMUNITY

Oskaloosa Community School District

In 2003, the Oskaloosa Community School District created a construction trades program where high school students may receive hands-on experience with remodeling and building homes.

- School district is one of Oskaloosa's largest landowners, and has identified surplus property which is available for new housing.
- In 2023, applied to annex a 15-acre tract of land to be marketed to housing developers.
- Trade program assists with workforce development.

Since 2003, an estimated 20 homes have been built by the construction trades students in Oskaloosa.

“
We give students a good working knowledge of construction which in turn makes them more employable.
– IHCC Construction Tech Instructor
”



Thank you.

Iowa Thriving Communities

Housing Iowa Conference

Oskaloosa, IA

Presented by:



Shawn Christ

Development Services Director





"Housing
Is
The
Start"

**Everything
Starts
With
A
Plan
And
Partnerships**

- **Comprehensive Plan**
- **Rural Housing Assessment Report**
- **AARP Survey Results**
- **Local Support**
- **Stanton Community Development Plan**
- **Advisory Council**

Awards and Designations



Stanton, Iowa
Committed to welcoming friends
– both new and old.



Stanton Child Resource Center

*We invite you to experience Stanton
for a day, a week or a lifetime!*



Designations

- » Iowa Great Place
- » Wellmark Healthy Hometown
- » AARP Age-Friendly Designation (1 of 7 in Iowa)



Stanton Technology Park



Location

- » On Highway 34; easy highway access
- » 40 miles to I-29 and I-80
- » 1hr to Omaha/Council Bluffs
- » 22-acre park; Shovel-ready
- » Sites can be developed in whole or subdivided to meet developer's needs.
- » All utilities are on-site
- » Negotiable lot prices

*All lots will have access to the fiber broadband services provided by FMTC – Stanton.

Stanton: A Thriving Community



Location

- » Opening in 2024
- » Holds 120 children
- » Ages 6 weeks-12 Years
- » Open 6am-6pm
- » Stanton Technology Park Anchor Institution

Stanton Child Resource Center located in the Charles E. Lakin Foundation Resource Center Facility

Stanton: A Thriving Community



- Agreement with City of Stanton to Fund Community Development Director Position
- Research and Engineering of 3D Printed Homes
- New Housing Incentives
- Partnered with Rural Housing 360
- Employee Housing Incentive
- Part of Housing Pilot Program through Iowa Area Development Group
- Partnered with New Market Foundation to Build Spec Home
- Partnered with McClure Engineering to Identify Key Areas for Housing



- 25 new homes have been built within the last 60 months in the district
- 75 additional new homes have been built within the last 20 years in the district approximately
- 152 homes have been built in the Stanton district within 30 years

Residential Building Benefits

Come and join us in Stanton!

Residential Construction Building Benefits:

- No charge for a building permit
- No charge for water services to the stop box
- No charge to have sewer main available for hookup
- No charge for material or labor to bring the electric service to the meter
- No charge for electricity during construction
- Electrical rebates through City of Stanton
- 100% exemption on taxation up to \$75,000 on actual value added by eligible improvements. The exemption is for a period of five years.
- Farmers Mutual Telephone Company Gig-Certified Fiber (includes phone, Internet, and TV)
*\$1,000 in free services for any new structure built that requires new fiber optic connection

All this & More . . .

Amenities

- 3 City Parks with Playground and Greenbelt Walking/Bicycle Trail
- 5-Star Stanton Child Resource Center
- 5-Star Good Shepherd Christian Preschool
- Quality K-12 Stanton Community Schools with High Test Scores, Effective Teachers and Modern Technology

Stanton Viking Center

- Fitness Center
- Gymnasium & Walking Track
- Community Room with Kitchen
- FEMA Approved Tornado Shelter
- Stanton Public Library

Location

- Close Distance to Viking Lake State Park
- Close Distance to Montgomery County Memorial Hospital
- 50 miles to Metro Council Bluffs & Omaha Area

Residential/Commercial

- Low Tax Rates & Low Cost of Living
- Family-Friendly
- Building Lots for Sale
- Business-Friendly

Swedish Heritage

- Swedish Water Tower
- Swedish Cup & Saucer
- Swedish Heritage & Cultural Center

Learn more at

www.stantoniowa.com



Tarkio Terrace Additions (WHTC)

Lots Available


**TARKIO
TERRACE**
ADDITIONS

CONTACT
Mark Focht 712-621-7448

- Lot sizes vary from 9,000ft to over 27,000ft with a large green space down by the Tarkio Creek
- Potential for walkout basements
- Great view of the north side of Stanton
- Close Proximity To 3 mile Paved Walking Trail

FOCHT AMENITIES

Utilities available include:

- Water
- Sewer
- Electric
- Fiber optic available through Farmers Mutual Telephone Company

Close to:

- Stanton Community Schools (K-12)
- Viking Lake
- Close Proximity to Council Bluffs/Omaha Metro

Embrace Swedish Heritage:

- Swedish Water Tower & Coffee Cup
- Swedish Heritage & Cultural Center

Local Centers:

- 5-Star Stanton Child Resource Center
- Stanton Viking Center

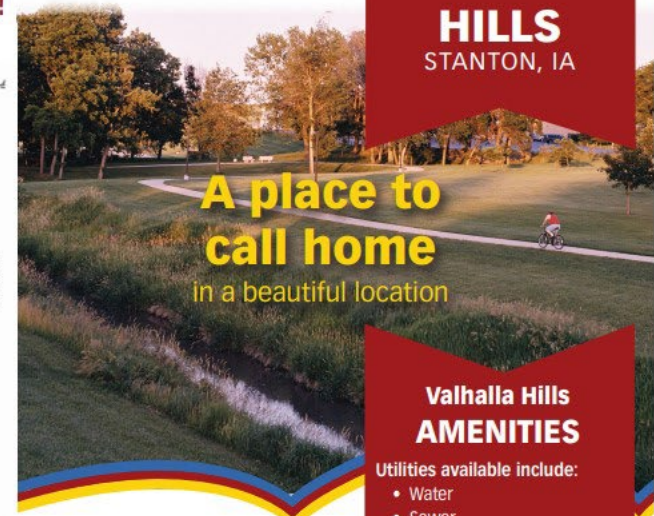
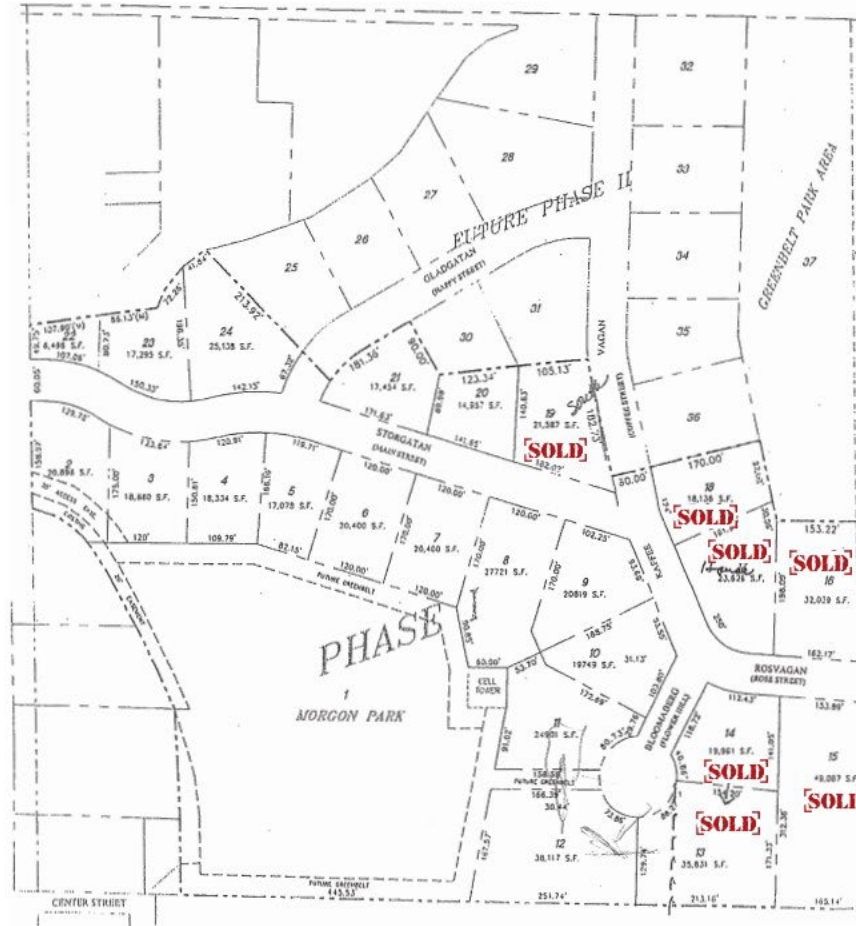


Stanton: A Thriving Community

Valhalla Hills (WHTC)

NOW SELLING PHASE 1 LOTS!

CHOOSE ANY BUILDER & BUILD YOUR DREAM HOME!



**A place to
call home**
in a beautiful location

**VALHALLA
HILLS**
STANTON, IA

Valhalla Hills AMENITIES

- Utilities available include:
- Water
 - Sewer
 - Electric
 - Fiber-optic available through Farmers Mutual Telephone Company

- Close to:
- Stanton Community Schools (K-12)
 - Viking Lake
 - Close Proximity to Council Bluffs/Omaha Metro

- Embrace Swedish Heritage:
- Swedish Water Tower & Coffee Cup
 - Swedish Heritage & Cultural Center

- Local Centers:
- 5-Star Stanton Child Resource Center
 - Stanton Viking Center

By the park is a 36-lot residential subdivision, located just south of Hwy 34. In beautiful Stanton, IA.

Check out all the latest activities on Facebook by "liking" Stanton Friends!

Prices on Back

CONTACT US
712-370-0088
712-621-2441



Stanton Recap

- **New Daycare in 2024**
- **New Technology Park Creating Jobs and Housing Demand**
- **FMTC Gig Certified and Smart Rural Community with 100% Fiber to the Home Network**
- **Residential Building Benefits Package Available**
- **Multiple Building Locations Available**

City of West Des Moines

Iowa Thriving Community

Housing is the Start





By the Numbers

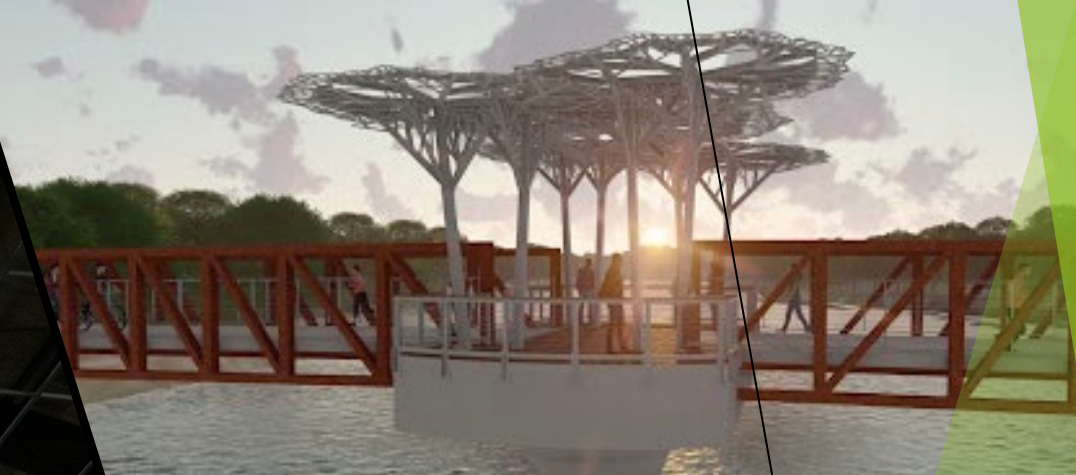
- ▶ 70,700 - Population
- ▶ 3,709 Businesses
- ▶ 64,398 Jobs
- ▶ 34,831 housing units - 19,333 of which are attached dwelling units (55%)
- ▶ 91% - Municipal Equity Index (MEI) Score
- ▶ 53.7% of West Des Moines residents have a bachelor's degree or higher
- ▶ City's assessed valuation in 2022 was over \$11 billion



- ▶ Iowa Small Business Community of the Year 2022 - Small Business administration
- ▶ Triple-A Bond Rating - Standard, Poor's, Moody's
- ▶ 2022 Technology Community of the Year - Technology Association of Iowa
- ▶ #1 Best Suburb for Young Professionals in Des Moines Area - Niche.com (2023)
- ▶ Top 50 Small Cities to Start a Business (#15) - Site Selection Magazine (2023)

Developments to Enhance Quality of Life

- ▶ The Grand Experience
- ▶ Top Golf
- ▶ Val Air Ballroom update
- ▶ Athene Pedestrian Bridge



West Des Moines Invites Housing for ALL Income Levels

Phenix Elementary Apartments,
Valley Station

Historic WDM Housing Fund

Attainable Housing Gap
Financing - Property Tax Rebate

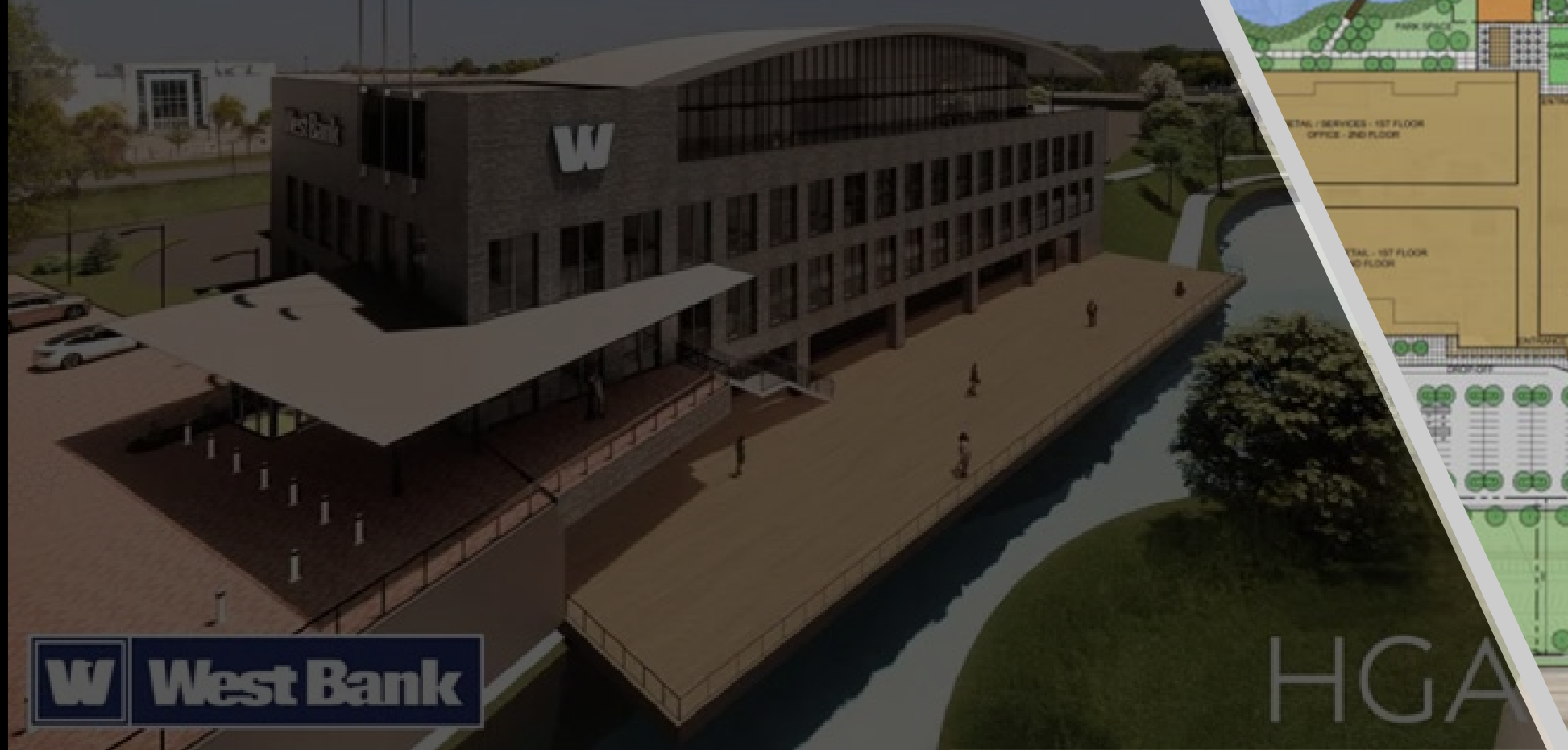
Owner-Occupied Rehabilitation
Programs

Support from City Leadership -
Housing is key to economic
development success

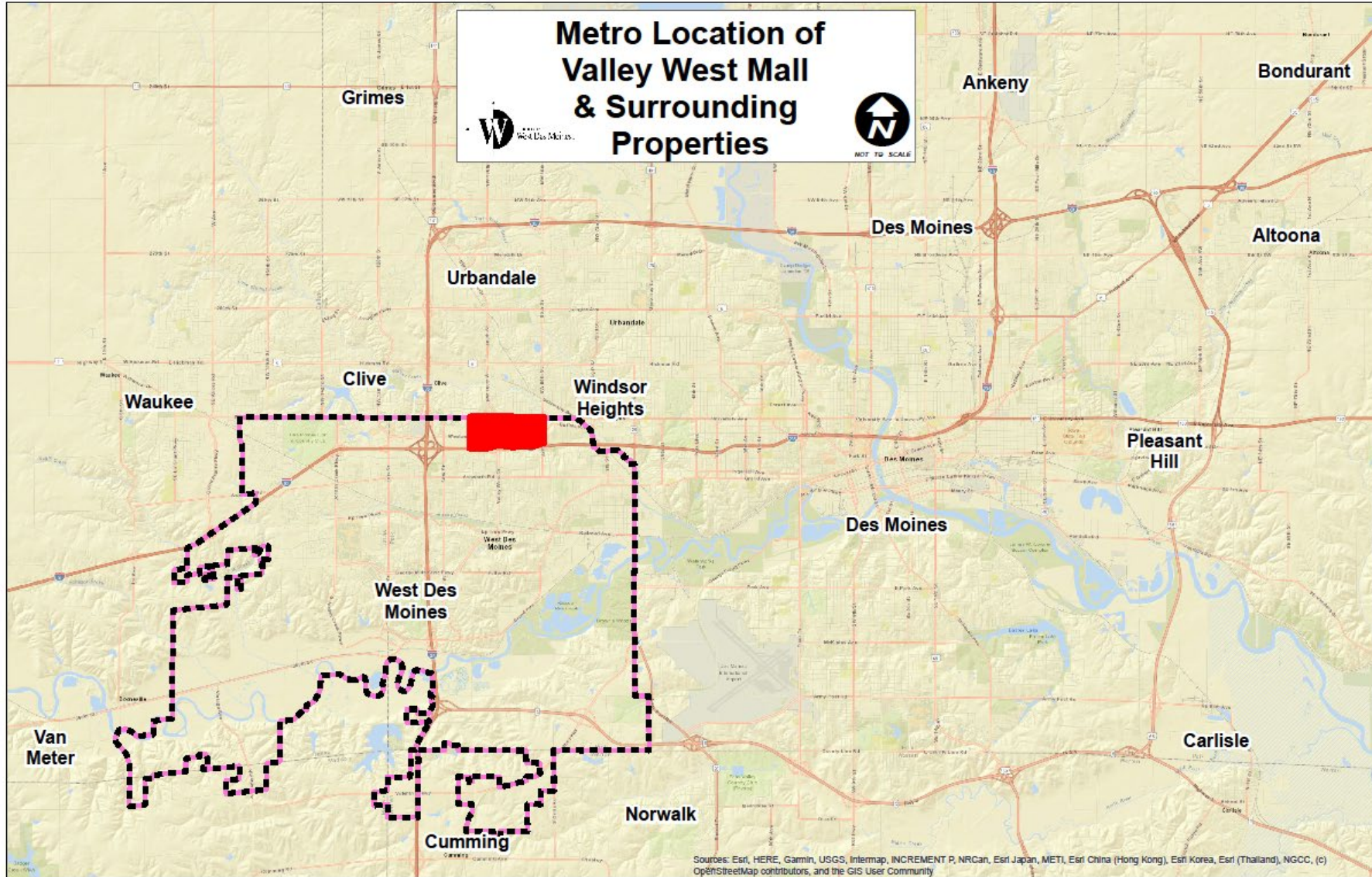


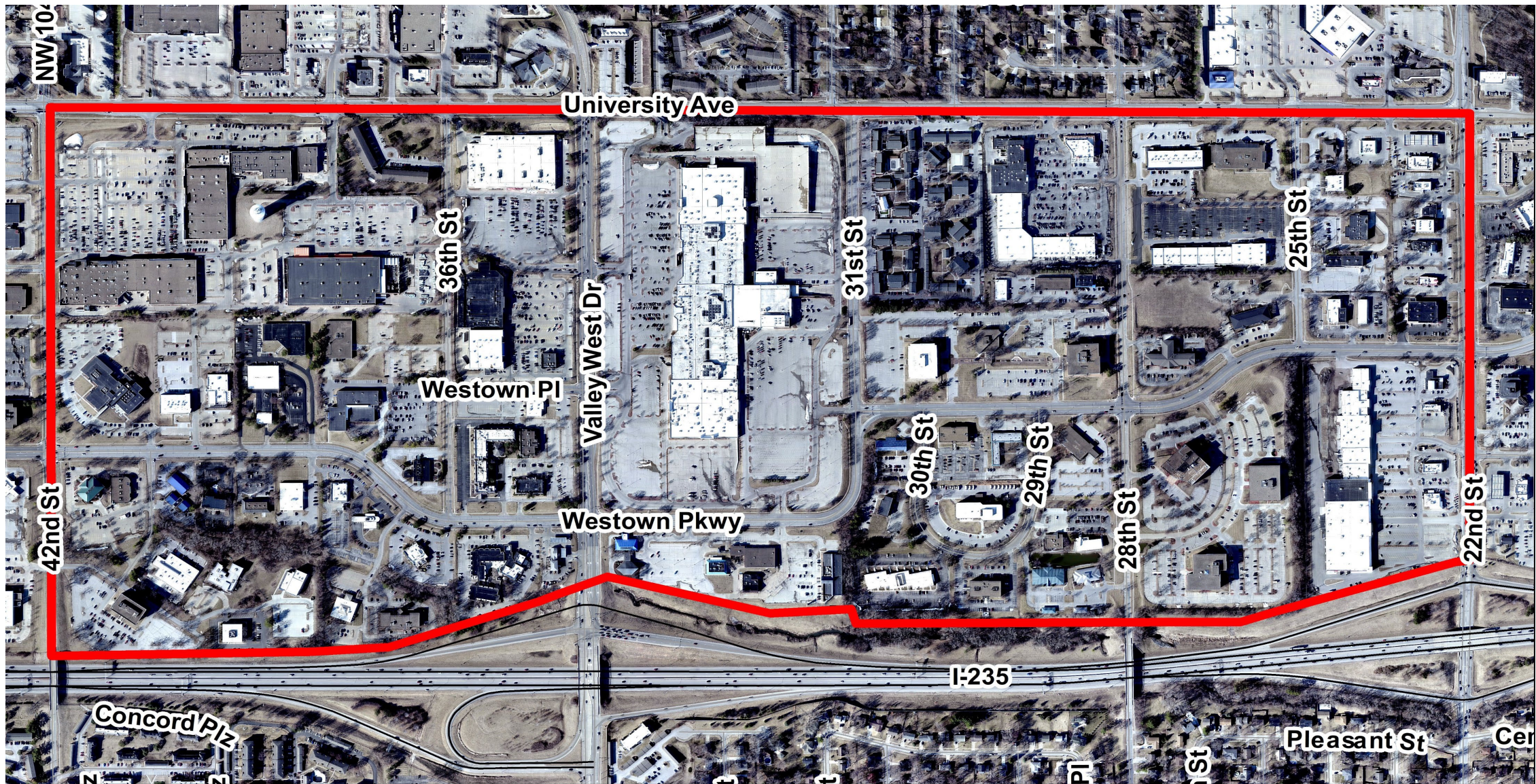
Iowa Thriving Communities Priority Site

Valley West Mall & Surrounding Properties



HGA





Incentives/Funding for West Des Moines' Iowa Thriving Community Priority Site

- ▶ 2 bonus points for Federal Housing Tax Credit Program
- ▶ Developer Specific Benefits - City Property Tax Rebate
- ▶ City Housing TIF
- ▶ City Community Development Block Grant (CDBG) Entitlement Funds
- ▶ Other Organization - Polk County Housing Trust Fund



An Iowa Thriving Community

Housing is the Start