



MAQUOKETA HOUSING ACTION PLAN

Acknowledgements

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Maquoketa Mayor and City Council

Tom Messerli, Mayor
Josh Collister, At Large
Brent Good, 3rd Ward
Dan Holm, 1st Ward
Kevin Kuhlman, At Large
Mark Lyon, 5th Ward
Dick Rickerl, 4th Ward
Cory Simonson, 2nd Ward

City of Maquoketa Staff

Josh Boldt, City Manager
Mallory Smith, Interim City Manager

Plan Steering Committee

Jake Bellings/Jeff Waller, Dutrac Credit Union
Gery Estern, Family Dollar
Sue Gossman, Business owner
Heather Hafner, Realtor
Chris Hoover, Maquoketa Community Schools
Ron Horan Jr, Resident, various committees
Bree Kilberg, Citizens State Bank
Erik Olep, Landlord
Stephanie Sagers, JCEA
Michelle Schnier, EIRHA
Kathy Seyfert, Fidelity Bank & Trust
Matt Tranel, Maquoketa State Bank

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Plan Prepared By

East Central Intergovernmental Association (ECIA)
7600 Commerce Park
Dubuque, Iowa 52002
www.ecia.org

ECIA Staff

Dan Fox
Holly McPherson
Caitlin Siemionko

Cover Page Photos:

Top Left – “New home under construction in Maquoketa” by ECIA

Top Right – “Homes on Country Club Drive” by ECIA

Bottom Left – “Homes on S. Prospect Street” by ECIA

Bottom Right – “Homeowner stands on her porch in the Bear River Cottages Neighborhood” by ECIA.

INTRODUCTION

Purpose

The purpose of this document is to develop an action plan that will help the City of Maquoketa implement the housing recommendations included in its comprehensive plan.

The City of Maquoketa 2040 Comprehensive Plan, adopted in 2019, maps out the city's vision for the future, and for Maquoketa, housing is a key part of that vision. According to the plan, "The City of Maquoketa will promote the creation and maintenance of an adequate supply of sound affordable housing by providing opportunities for new housing construction and encouraging investment in the City's existing housing stock and neighborhoods." Through this housing plan, the City of Maquoketa and the members of the community will identify ways to make their vision a reality.

The City of Maquoketa Housing Action Plan is divided into three sections.

- The plan begins with the Maquoketa Housing Market Analysis. This section uses data to help provide an understanding of the current housing market in Maquoketa.
- Section Two is entitled Strengths, Weaknesses, Opportunities, and Threats. The section uses a SWOT analysis format to provide an assessment of the current housing conditions in Maquoketa.
- The document concludes with the Action Plan section. The final section of the plan summarizes the community's housing related challenges and proposes a set of actions the community can implement to address each challenge.

Community Overview

Maquoketa is a community of about 6,000 people located in east central Iowa. The city is located along US Highway 61 about halfway between the Quad Cities (40 miles) and Dubuque (32 miles) and is 60 miles east of Cedar Rapids. Maquoketa is the county seat of Jackson County and is located on the Maquoketa River.

Maquoketa is rich in history and culture, is surrounded by scenic natural beauty, and is home to a strong arts community. The community's identity is

intertwined with these assets and is enhanced by the close-knit, small town feel.

The history of Maquoketa has been well preserved in a number of beautiful homes and structures. The city itself hosts nearly 40 sites listed on the National Register of Historic Places. In addition to the Maquoketa River, the community boasts many recreational facilities including Maquoketa Caves State Park, Prairie Creek Recreation Area, Hurstville Interpretive Center, and Horseshoe Pond County Park. Cultural facilities include the Maquoketa Art Experience, the Ohnward Fine Arts Center, and the Old City Hall Gallery.

Maquoketa is historically an agricultural town, but light industry and distribution facilities are also important to the regional economy. As the county seat, many workers are employed in administrative and healthcare jobs that serve the surrounding region.

Community History

Maquoketa has a rich history as the commercial and cultural center of the surrounding area. The area's first European settler, J.E. Goodenow, arrived in 1838 and established a village that he called Springfield. In 1850 a city was platted and recorded under the name Maquoketa. The City of Maquoketa was officially incorporated as a city by special act of the Iowa State Legislature in 1857.

Prior to European settlement the area was home to Sauk and Fox Native American tribes. The name of the city was derived from the native word "Makwok-eteg" which roughly translates to "there are bears."

Maquoketa was established as the county seat of Jackson County in 1873. Prior to that, the county seat was in Andrew. In the early days of the city, growth was spurred by the extension of railroads to Maquoketa in 1873. The city experienced generally steady population growth through 1970, when the population leveled off at about 6,000. The 2000 census population of 6,112 increased slightly to 6,141 in 2010 then slipped back to 6,128 in 2020.

Maquoketa Comprehensive Plan Housing Recommendations

Through this housing action plan, Maquoketa will continue its examination of housing issues and identify specific actions it can take to implement the recommendations and achieve the community vision established in *The City of Maquoketa 2040 Comprehensive Plan*. The comprehensive plan's housing recommendations are listed below.

General Housing Recommendations

- Encourage a diverse housing stock that serves people at all income levels and at all stages of life.
- Support the creation of new housing to support the community's desired population growth.
- Update Housing Needs Assessment on a regular basis.

Maintenance, Rehabilitation and Redevelopment

- Support redevelopment of existing vacant or downtown buildings.
- Develop an inventory of vacant and underutilized properties.
- Encourage rehabilitation of existing homes.
- Support community volunteer efforts to assist those in need with home maintenance tasks.

New Construction

- Identify areas for future housing development in the City's future land use maps.
- Encourage infill housing in Maquoketa's existing neighborhoods.
- Review existing development regulations and incorporate flexibility to reduce development costs and allow housing types that meet the current needs.

Rental Housing

- Support the development of quality, affordable rental housing.
- Support education and training efforts to improve relationships between tenants and landlords.
- Improve the quality of Maquoketa's rental housing stock through the City's rental permitting and inspection program.



"Aerial View of Maquoketa" by ECIA

MAQUOKETA HOUSING MARKET ANALYSIS

This section includes an analysis of the community and the Maquoketa housing market.

Population and Demographic Trends

Using information from the U.S. Census Bureau, this section examines recent trends in population and households in Maquoketa and the surrounding area. The original plan for this section was to use information from the 2020 Census to update the demographic analysis originally included in the *City of Maquoketa 2040 Comprehensive Plan*, but pandemic-related delays meant that only some of the 2020 Census results had been released at the time this plan was being drafted in 2022. As a result, some parts of this section have been updated to include 2020 census figures and some have not. Updates of the remaining sections will have to wait until the Census Bureau’s next 2020 data release that is currently scheduled for May 2023.

Current Population

According to Census counts, Maquoketa is the largest city in Jackson County by population. Table 1 lists the 2010 and 2020 Decennial Census population for each city in Jackson County. The table also includes percent change from 2010 to 2020.

Population Trends

Total population is the most important piece of demographic information for a city. A basic count of people helps city leaders understand the community’s needs for infrastructure and services. Throughout its history, Maquoketa has experienced extended periods of steady population growth, followed by long periods of little growth. Historical decennial census counts in Figure 1 reveal that Maquoketa is currently in a slow growth period. Maquoketa’s population has changed very little since its peak in 1980, decreasing slightly over the last forty years. Census Bureau’s 2020 count demonstrated a continuation of this trend with the city’s population slipping slightly from 6,139 to 6,128 over ten years.

TABLE 1. JACKSON COUNTY POPULATION

Area	2010 Census	2020 Census	Percent Change 2010 to 2020
Jackson County	19,848	19,485	-1.8%
Andrew	434	380	-12.4%
Baldwin	109	99	-9.2%
Bellevue	2,191	2,363	7.9%
La Motte	260	237	-8.8%
Maquoketa	6,139	6,128	-0.2%
Miles	445	408	-8.3%
Monmouth	153	129	-15.7%
Preston	1012	949	-6.2%
Sabula	576	506	-12.2%
St. Donatus	135	120	-11.1%
Spragueville	81	92	13.6%
Springbrook	144	143	-0.7%
Zwingle ¹	91	84	-7.7%

¹ The City of Zwingle is split between Jackson and Dubuque counties. The table includes the total population for the whole city.

Source: US Census Bureau, 2010 & 2020 Decennial Census

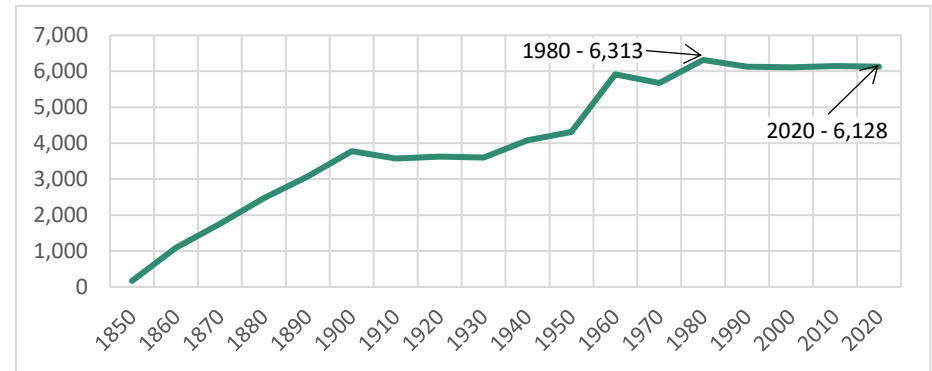


FIGURE 1. CITY OF MAQUOKETA HISTORICAL POPULATION

Source: US Census Bureau, 1850-2020 Decennial Census

Lack of population growth is not an issue that is unique to Maquoketa. Across Iowa and the Midwest small and medium sized cities are dealing with the challenges related to slow population growth or decline. In general, across the United States small town and rural populations are getting smaller while metropolitan area populations continue to grow larger.

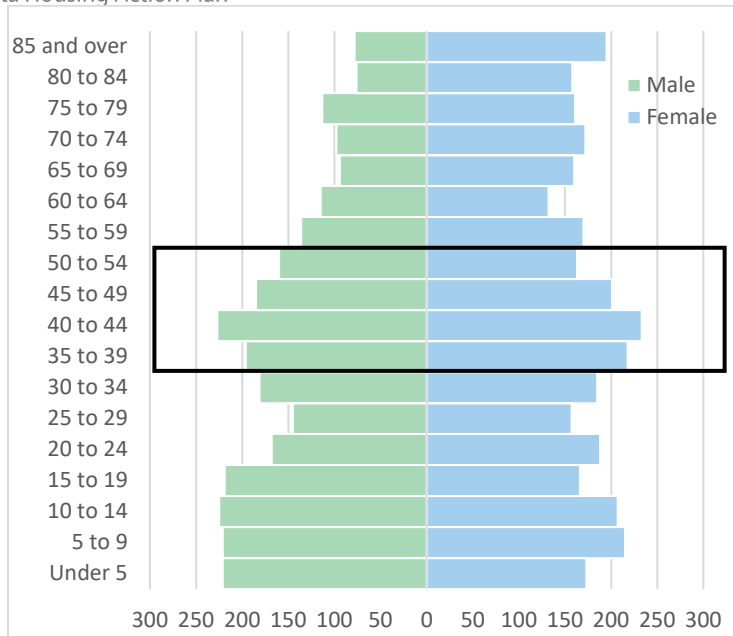


FIGURE 2. 2000 POPULATION BY 5-YEAR AGE GROUPS
 Source: US Census Bureau, 2000 Decennial Census

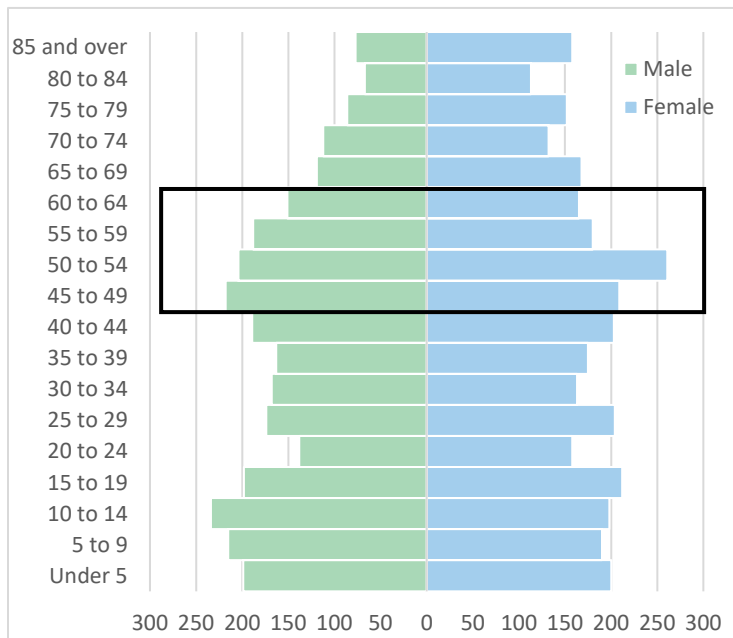


FIGURE 3. 2010 POPULATION BY 5-YEAR AGE GROUPS
 Source: US Census Bureau, 2010 Decennial Census

Having the ability to attract new residents and maintaining population is important for small communities. Population growth encourages economic growth by creating demand for housing and expanding the customer base for local businesses. Local employers also depend on the area’s population to fill their workforce. Population growth can also help the city financially. Increased economic activity ultimately leads to a larger tax base that allows the community to expand services while keeping tax rates low.

POPULATION AND AGE

Addressing population growth will be one of the most important issues for Maquoketa’s future and should be accounted for in all of its planning efforts, including housing plans. The first step to addressing population is understanding the underlying factors behind the current population trend.

Many of Maquoketa’s demographic trends in recent years have been driven by changes in the makeup of the city’s population, especially related to age. According to Census counts, Maquoketa’s population is getting older on average. In the 2000 Census, the median age in Maquoketa was 39.7. By 2010, the median age had increased to 41.0.

The increase of median age is due in part to longer lifespans, lower birth rates, and the aging of the Baby Boomer Generation. The term Baby Boom Generation refers to the demographic cohort that was born in the two decades following World War II (approximately 1946-1964). During this period, birth rates increased significantly across the United States resulting in an age cohort that is much larger than the generations before or after.

Breaking Maquoketa’s 2000 census population into five-year age groups in Figure 2, the Baby Boomers are represented by the large bump in the 35-54 year-old age groups. Moving forward ten years to the 2010 Census in Figure 3, the bump from the Baby Boomers has moved ahead and is now in the 45-64 age group.

When household information from the 2020 Census becomes available, the chart will again move forward ten years and the Baby Boomers will be 55-75 years old. As a result, the 55 and up age range is expected to be one of Maquoketa’s fastest growing population segments in the coming years.

POPULATION CHANGE

The aging trend impacts the city’s total population in several ways. First, having a large population cohort move into ages 65 and beyond will affect population change. Demographers break population change into three basic factors: births, deaths, and migration. Births and deaths are sometimes referred to as natural population change. With older populations, death rates tend to be higher and birth rates lower. Table 2 shows the number of Maquoketa births and deaths as reported by the Iowa Department of Public Health from 1999 to 2019. Maquoketa has had more deaths than births every year going back to 1999. With more deaths than births, Maquoketa has relied on the third factor of population change, migration, to maintain or grow its population.

Of the three population change factors, migration is the most difficult to measure. People move from place to place often and there is no official way to track who is coming and going. However, we can create an estimate of migration by comparing Census population counts with birth and death records.

In 2000, Maquoketa’s population was 6,112. Between 2000 and 2009 the city had 796 births and 1,065 deaths. If no migration had occurred, the City’s population would have decreased by 296 to 5,816. However, population did not fall during this time, it grew to 6,141. The difference between the 2020 population predicted by natural change and the 2010 population reported by the Census is assumed to be the result of migration. Based on this estimate, we can assume that between 2000 and 2010 325 more people moved in to Maquoketa than moved out. The chart in Figure 4 illustrates the migration estimate.

TABLE 2. MAQUOKETA BIRTHS AND DEATHS

Year	Births	Deaths	Net
2019	78	102	-24
2018	68	119	-51
2017	88	90	-2
2016	68	74	-6
2015	83	108	-25
2014	79	109	-30
2013	66	100	-34
2012	86	111	-25
2011	80	100	-20
2010	63	105	-42
2009	91	117	-26
2008	68	106	-38
2007	88	91	-3
2006	84	114	-30
2005	65	120	-55
2004	67	102	-35
2003	85	102	-17
2002	70	106	-36
2001	80	102	-22
2000	71	105	-34
1999	69	104	-35

Source: Source: Iowa Department of Public Health

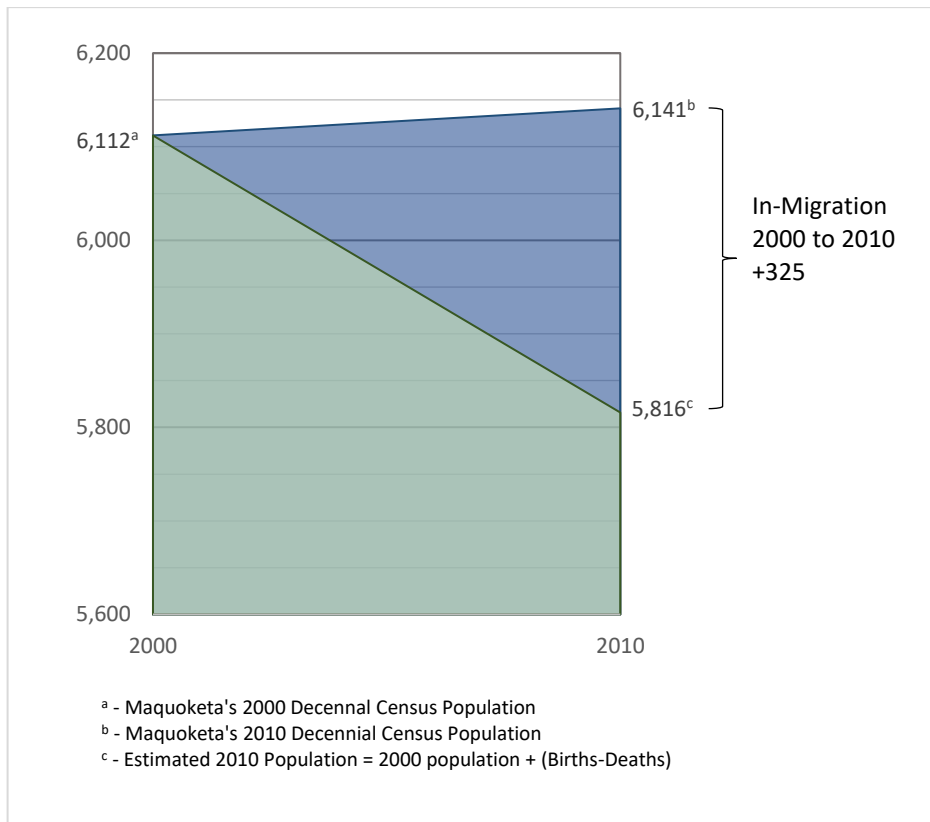


FIGURE 4. MAQUOKETA MIGRATION ESTIMATE 2000-2010

The take-away from the migration estimate is that Maquoketa depends heavily on migration for population growth. With negative natural population change, the city has needed people to move into the community to make up the difference. Looking ahead, the trend of negative natural population change will likely accelerate. By 2040, the youngest Baby Boomers will be 75 and the oldest will be 95. As this large group continues to age, the community can expect to see more deaths than births and the community will need even more migration to maintain its population.

POPULATION IMPACTS ON HOUSING

The aging trend impacts household size, demand for housing, and available housing units. Older populations tend to live in smaller households. For many older people, children have grown up and moved out, and one or two person households are common. The city needs in-migration to compensate for

natural population decline, but smaller household size keeps most housing occupied. This means that there are not enough available housing units in the city to house enough newcomers to significantly grow the city's total population. Adding housing will be crucial to growing the city's population.

Households

To understand how population growth translates into housing demand, we need to know how the city's population is divided into households. Specifically, we need to know how many people live in each housing unit. A community's household growth rate can differ from its population growth rate because the number of people living in each household can change.

Figure 5 shows that the number households has grown in each census between 1970 and 2010. Figure 7 shows that in 1970, the average household in Maquoketa contained 2.70 people, but by 2010, the average had dropped to 2.24 people.

Since 1970 changes in the average number of people living in a household has affected housing demand in Maquoketa. Over the last forty years, the number of households in Maquoketa has grown faster than population, because on average, each household now contains fewer people than it did forty years ago. As a result, the community now needs more housing to house the same number of people.

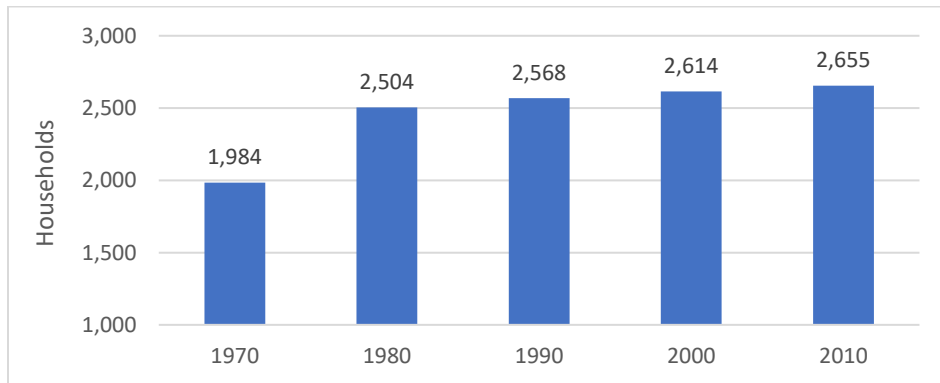


FIGURE 5. CITY OF MAQUOKETA HOUSEHOLDS

Source: US Census Bureau, 1970-2010 Decennial Census, IPUMS NHGIS, University of Minnesota, www.nhgis.org

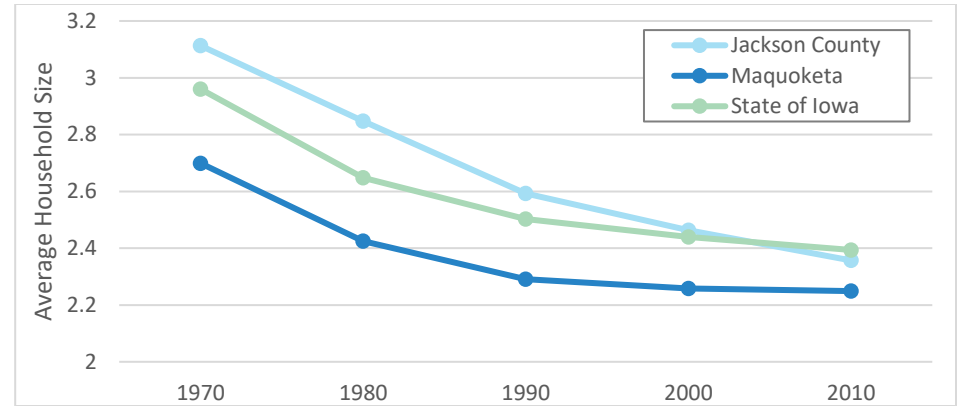


FIGURE 6. AVERAGE HOUSEHOLD SIZE

Source: US Census Bureau, 1970-2010 Decennial Census, IPUMS NHGIS, University of Minnesota, www.nhgis.org

Population & Household Growth Targets

The City of Maquoketa 2040 Comprehensive Plan set a population growth target of 630 people by 2040. Assuming the current average household size of 2.24 people per household holds steady, the city would need to add 272 housing units, or approximately an average of 13.6 units per year, to meet its 2040 growth target.

Year	2020	2030	2040
Total Population	6,010	6,325	6,640
% Population in Households	97%	97%	97%
Estimated Persons Per Household	2.24	2.24	2.24
Total Households	2,599	2,735	2,871
New Households	-	136	136

If the city built new housing at a density of 2.3 units per acre, which is similar to the density of the City's recent single-family housing subdivisions, it would need approximately 118 acres to meet the population target. If the community builds housing at a multi-family density of 6 units per acre, it would need approximately 45 acres to meet the target.

According to Census estimates, the current tenure split for Maquoketa's housing units is approximately 70 percent owner-occupied and 30 percent renter-occupied. If this split was to hold for future new units, it would work out to be approximately 190 owner-occupied units and 82 renter-occupied units.

Demographics and Housing Demand

One of Maquoketa's comprehensive plan goals was to "Encourage a diverse housing stock that serves people at all income levels and at all stages of life." In practice this means that seniors, children, and everyone in between should be able to find housing to fit their needs, making it possible for a person to live their entire life in the community.

In recent years Maquoketa's population growth has stagnated and new housing construction has been limited. In addition, regardless of their age or demographic group, when it comes to housing most people are looking for the same basic things such as good construction quality, affordable cost, and good location. Generally speaking, the community needs additional housing units, for all age groups and at all price points. That said, the demographic analysis does point to a few key population segments that Maquoketa should consider when making plans for future housing development.

SENIOR CITIZENS

The demographic analysis indicates Maquoketa should anticipate a future need for additional senior housing, with the most future population growth happening in the age 65 and up age group. This will likely result in increased demand for housing types ranging from accessible apartment and condominium units that require less maintenance, to assisted living and skilled nursing facilities.

30 TO 49 YEAR-OLDS

While seniors will be the fastest growing group, building senior housing alone will not allow the community to meet its population growth goals. Maquoketa will also need to provide attractive housing options for younger populations that will fill the jobs vacated by retiring seniors. One important demographic will be people aged 30-49 with children. Research conducted by the University of Minnesota has indicated that this population segment is the most interested in moving to a small town. The research found that while many small communities experience a "brain drain" of people in their 20s, they experience a "brain gain" of people in their 30s and 40s looking for better quality of life, cheaper housing, and smaller school class sizes.¹ People in this age range are

typically looking to buy single-family units with outdoor space and proximity to child care and schools.

YOUNG PROFESSIONALS

People in their 20s are less likely than people in their 30s and 40s to move to a smaller community like Maquoketa, but there will be a need for housing this age group that is driven by job opportunities. Many local employers have openings for entry level workers that are typically filled by people in their 20s. People in this age range typically do not typically need a large amount of space; they do not have families yet and they have not acquired as many positions. They are also typically looking to rent and would rather not buy a home.

The Maquoketa School District is an example of an employer that regularly recruits people under 30 to fill teaching positions. The School District reports that newly hired teachers will typically rent in other communities like Dubuque that have a larger supply of good quality apartment rental units. Living elsewhere makes building long-term connections to the community more challenging and can lead to employee retention difficulties for the School District as many of these teachers look for different jobs with a shorter commute.

¹ See Smith, Kelly.

Economic Conditions

Employment has a large effect on housing demand. If an area is growing and adding jobs, it will be an attractive place to live. If an area is losing jobs, people may move elsewhere to find work. At the household level, regular employment provides the income stability needed to get a mortgage and buy a house.

Employment

Over the past 20 years Jackson County has experienced some fluctuation in total employment, but overall, the area has seen positive employment growth since the end of the 2008 recession. The total number of jobs peaked at 11,230 in July 2002, fell to 9,930 in February 2010, and had grown to 10,970 in July 2019. The Covid-19 pandemic had a severe impact on employment in Jackson County. Total employment fell to 9,630 in April 2020. As of April 2021, the county had regained some of the jobs lost. Figure 8 illustrates the trend in total employment since 2000.

Unemployment

Prior to the pandemic recession, unemployment in Jackson County had been steadily trending downward. Jackson County's rate peaked at 9.8 percent in February and March of 2009, then began a gradual decline to a low of 1.9 percent in October of 2018. The unemployment rate shot up to 11.3 percent in April 2020 as the pandemic began to affect the economies across the world. Figure 7 charts the Jackson County unemployment rate.

As of the writing of this report, conditions have improved since the start of the pandemic, but we should expect that the pandemic and the related recession will have some long-term impacts on the local economy and housing market. At this point, however, it is difficult to forecast what those impacts will be. Jackson County has recovered some of the jobs lost in the first half of 2020, but it currently has about 1,000 fewer jobs than it did in the summer of 2019.

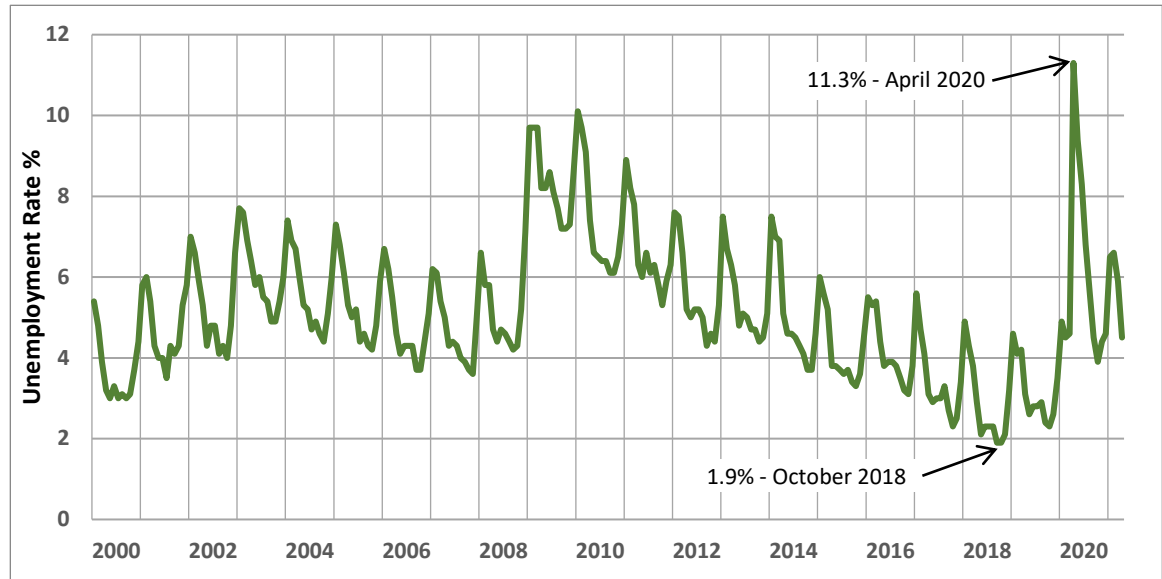


FIGURE 7. JACKSON COUNTY UNEMPLOYMENT RATE, NOT SEASONALLY ADJUSTED

Source: Iowa Workforce Development, May 2021

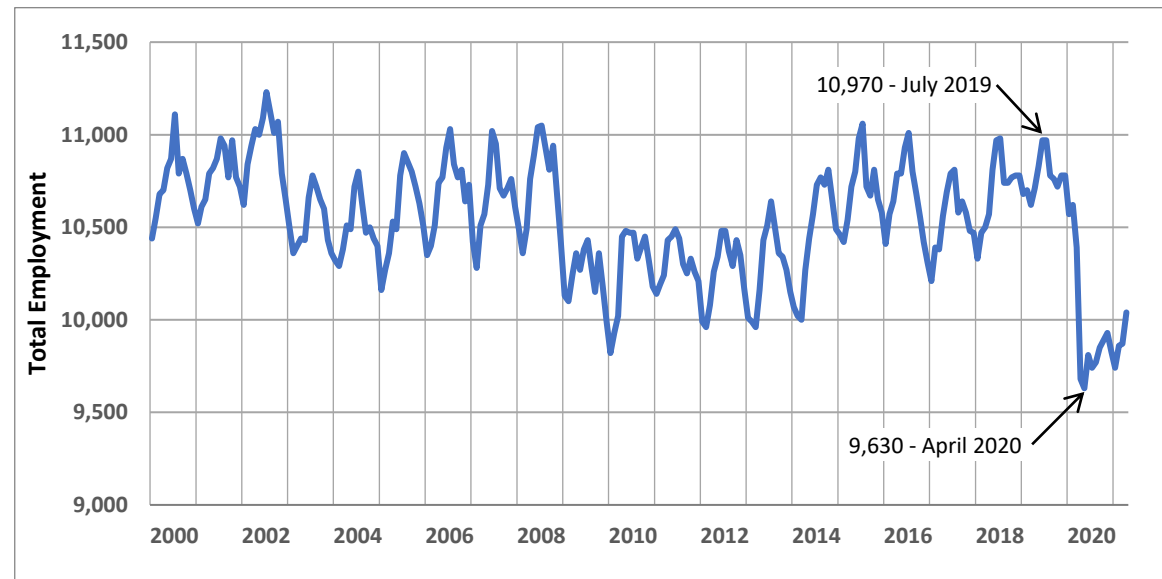


FIGURE 8. JACKSON COUNTY EMPLOYMENT, NOT SEASONALLY ADJUSTED

Source: Iowa Workforce Development, May 2021

Commuting

People choose where to live based on a complex series of factors that are unique to each individual or family. However, it is likely that the location of work and transportation to work are important factors for many people. Understanding regional commuting patterns will help Maquoketa map out its future housing strategy and guide the City’s future housing policy decisions. Figure 9 illustrates the flow of workers into and out of Maquoketa.

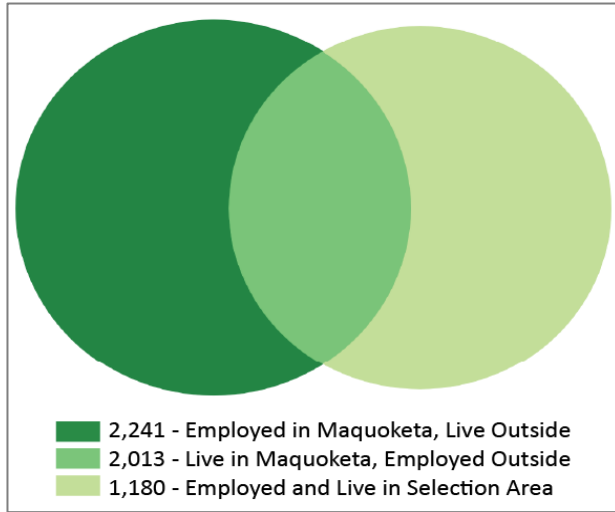


FIGURE 9. 2019 MAQUOKETA WORKER FLOW ESTIMATES
 Source: US Census Bureau, OnTheMap. 2019.

Income

According to the Census Bureau’s American Community Survey (ACS), median household income in the City of Maquoketa for the 2015-2019 survey period was \$44,610. Maquoketa’s median household income was below the Jackson County median of \$55,967 and the statewide median of \$60,523. Figure 9 shows Maquoketa’s income distribution compared with Jackson County’s distribution in Figure 10.

Poverty

In addition to lower median household income, Maquoketa also has a higher percentage of residents living in poverty. The 2015-2019 ACS found that over 24 percent of Maquoketa residents were living below the poverty line. This is higher than the national, state, and county poverty rates shown in Table 3. For households living in poverty, access to necessities like food, health care and safe and affordable housing is a constant challenge and people living in poverty may be more likely to experience homelessness.

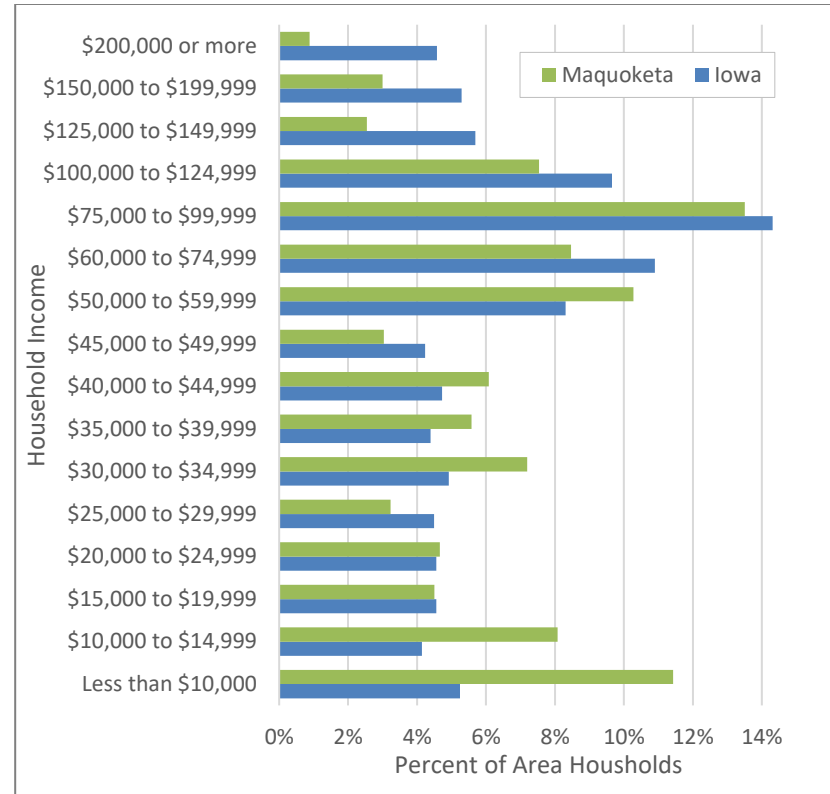


FIGURE 10. HOUSEHOLD INCOME
 Source: U.S. Census Bureau, ACS Estimates 2015-2019

TABLE 3. POVERTY RATE

Area	Poverty Rate
United States	13.4%
State of Iowa	11.5%
Jackson County	13.1%
Maquoketa	24.6%

Source: U.S. Census Bureau, ACS Estimates 2015-2019

Housing Conditions

Housing Tenure

Housing tenure describes the arrangements under which a household occupies a housing unit. The two most common tenure types are owner occupied and renter occupied. In Maquoketa, 30 percent of occupied units are renter occupied and 70 percent are owner occupied. The renter occupied percentage is higher than some area cities but is similar to the statewide average. Figure 11 charts the percentage of renter and owner-occupied housing units for Maquoketa the State of Iowa, Jackson County, and a collection of peer cities.

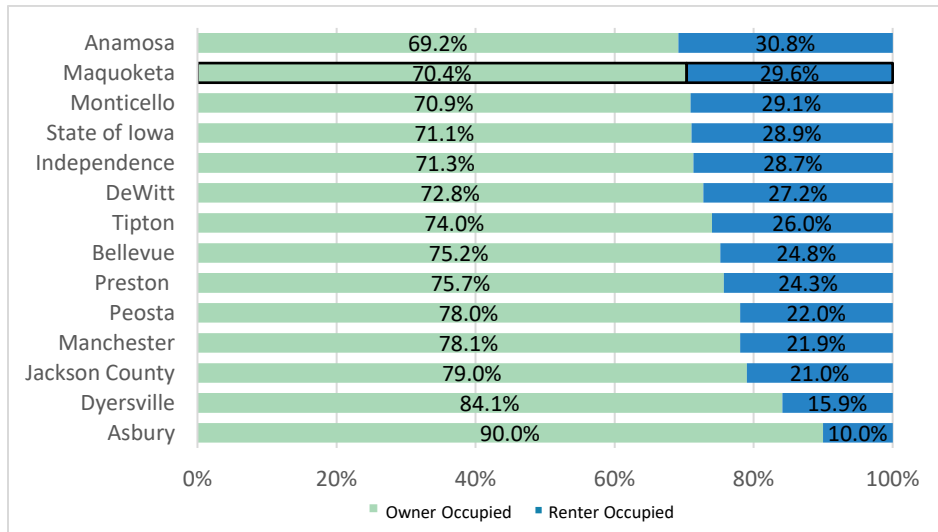


FIGURE 11. HOUSING UNIT TENURE

Source: US Census Bureau, ACS Estimates 2015-2019

Age of Housing Stock

Age is a useful indicator of the overall condition of the housing stock in a community. Median year-built figures from the Census can give a rough idea of housing condition, but it is also important to remember that an older building is not necessarily in worse condition than a new building. The median age of a housing unit structure in Maquoketa is 1968. Maquoketa’s median housing age is similar to cities like Anamosa and Manchester that have a mix of older and newer housing units, while cities like Asbury and Peosta have a greater proportion of newer housing units. Table 4 shows the median year structure

built for housing units in the City of Maquoketa, Jackson County, the State of Iowa, and the comparison cities.

The year built data indicate that older homes make up a good portion of Maquoketa’s housing stock. Figure 12 shows the estimated year built for housing in Maquoketa. According to these numbers, about 27 percent of the housing units in Maquoketa are pre-1940 construction.

TABLE 4. MEDIAN YEAR STRUCTURE BUILT

Area	Median Year
Asbury	2003
Peosta	2002
United States	1978
Dyersville	1971
DeWitt	1970
Iowa	1969
Anamosa	1969
Maquoketa	1968
Jackson County	1967
Manchester	1966
Independence	1962
Preston	1959
Monticello	1958
Tipton	1958
Bellevue	1952

Source: US Census Bureau, ACS Estimates 2015-2019

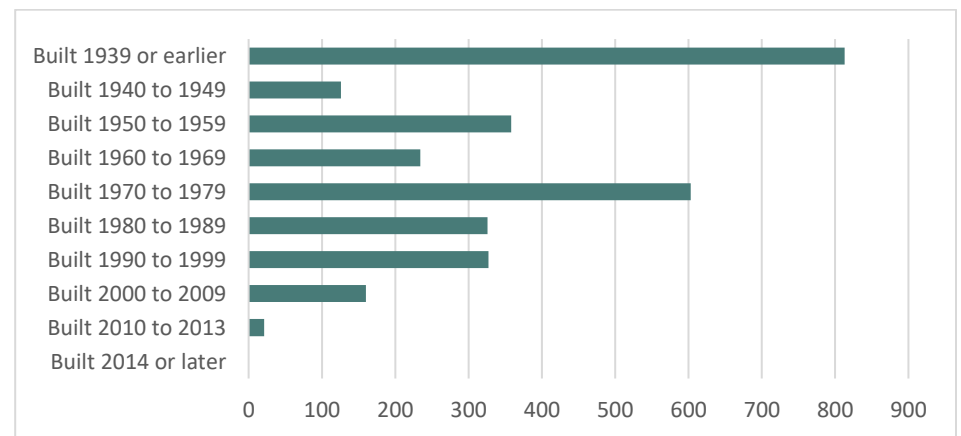


FIGURE 12. MAQUOKETA YEAR STRUCTURE BUILT

Source: US Census Bureau, ACS Estimates 2015-2019

Rental Housing Conditions

The City of Maquoketa began requiring registration and inspection of rental housing units in 2018. Through the rental inspection program, the City collects basic data on the community’s rental units. As of February 2022, the City’s rental unit database included 1,025 registered rental units. The City assumes that some unregistered housing units exist within the community, and estimates that the actual number of rental units in Maquoketa may be about ten percent higher than the officially reported total.

The City of Maquoketa’s rental unit database also includes information on the age of the community’s rental housing units. According to the City’s 2020 *Rental Housing Report*, a total of 923 rental units were registered with the City at that time. These units were owned by 175 unique owners and were spread across 441 properties. The report estimated that rental units make up 36 percent of the city’s total housing supply.

The report found that many of Maquoketa’s rental properties are located in older structures. More than sixty-two percent of rental properties were constructed before 1950 and thirty percent were built before 1900. Overall, the city’s renter-occupied structures are older than the rest of its housing stock. Average age of rental structures is 94 years old. The median age of all housing structures in Maquoketa is 53 years. See Table 4 on the previous page for the median age of all housing units and see Table 5 for the rental property age information from the 2020 report.

Older housing structures can have structural issues that require special attention. Over time even well-built structures can deteriorate quickly without regular maintenance. Older buildings can also contain toxic materials like lead paint and asbestos. With such a high proportion of older rental units, Maquoketa will need to work with rental property owners and managers to ensure that the city’s rental properties meet health and safety standards.



While older buildings can present some challenges, they can also provide excellent opportunities for housing. The Taubman Block Building on Maquoketa’s Main Street was completely renovated in 2020. The building now houses a brewery and retail shops of the ground floor and two apartments on the top floor.

TABLE 5. AGE OF RENTAL PROPERTIES

Year Built	Number of Properties
Pre 1900	131 (30%)
1900-1949	140 (32%)
1950-2013	170 (38%)

Property Age Statistics	
Oldest (1860)	159 Years Old
Newest (2013)	6 Years Old
Average	94 Years old

Based on the analysis of 441 parcels.

Source: City of Maquoketa, 2020.

Financial Conditions

This section describes the current financial conditions of housing in Maquoketa.

Home Values

According 2019 ACS data, the median value of owner-occupied units is \$90,700. This falls below county and state averages and the comparison cities. Table 6 contains median housing value comparisons. Figure 13 includes a distribution of owner-occupied housing values in the city. Fifty percent of units fall between \$68,500 and \$142,800.

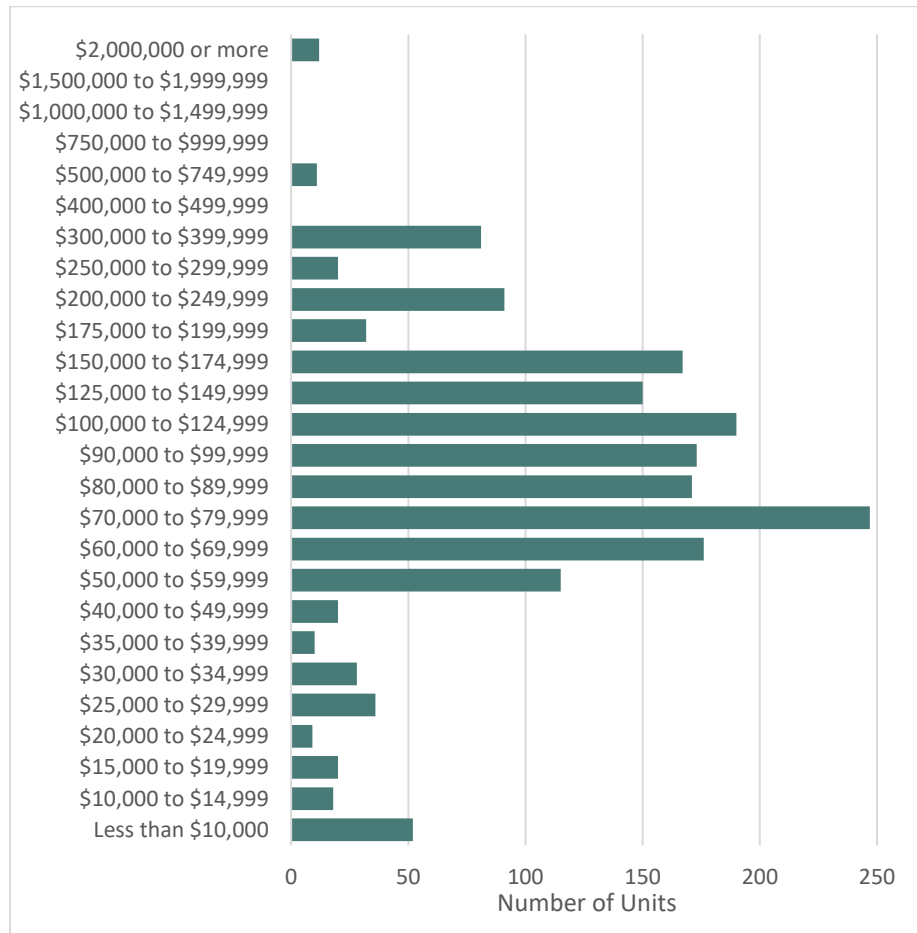


FIGURE 13. VALUE OF OWNER-OCCUPIED HOUSING UNITS

Source: US Census Bureau, ACS Estimates 2015-2019

TABLE 6. MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS

Area	Median Value
Asbury	\$255,500
Peosta	\$231,600
Dyersville	\$159,200
Bellevue	\$156,500
Iowa	\$147,800
DeWitt	\$146,000
Independence	\$133,100
Jackson County	\$128,200
Tipton	\$126,600
Monticello	\$120,400
Preston	\$115,100
Manchester	\$110,400
Anamosa	\$103,400
Maquoketa	\$90,700

Source: U.S. Census Bureau, ACS Estimates 2015-2019

According to Realtor.com, median list price of homes in Maquoketa was \$142,900 in April 2021, down -4.7% year-over-year, but up from \$109,900 in February 2021. The median listing price per square foot was \$79.

TABLE 7. MEDIAN LISTING PRICES APRIL 2021.

Area	Median Listing Price	Median Listing Price/SqFt
Maquoketa	\$142,900	\$79
Clinton County	\$95,000	\$74
Cedar County	\$149,900	\$99
Dubuque County	\$199,900	\$111
Jackson County	\$149,900	\$91
Jones County	\$149,500	\$92
Bellevue	\$216,000	\$145

Source: Realtor.com, Accessed June 3, 2021.

Rent

Table 7 includes Census values for contract rent and gross rent. Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. Gross rent is the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter or paid for the renter by someone else. Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. Lower rents may be a function of excess supply of units, older rental housing stock, or poor-quality rental units. In many cases, lower rents are a result of a combination of these factors.

The U.S. Department of Housing and Urban Development (HUD) calculates 50th Percentile Rent values for rental units in a community. HUD uses the 50th Percentile Rent values to determine eligibility for some housing programs, but they can also be a useful estimate of how much a unit might rent for in a specific market. HUD calculates 50th Percentile Rents at the county level. 50th percentile represents what the median standard unit would rent for in the Jackson County market. 50th percentile rents are a gross rent estimate. Table 9 shows the 50th Percentile Rent by number of bedrooms for Jackson County.

Housing Affordability

The Project Team estimated housing affordability for different price ranges of owner-occupied housing units based on current household income data from the U.S. Census Bureau. The federal government uses 30% of household income as a rule of thumb for housing affordability. A household that spends 30% or less of its income on housing costs has affordable housing, where a household that spends more than 30% does not. According to the Census Bureau, housing costs include mortgage payments, insurance, taxes, and utilities including electricity, water, sewer, and gas.

Using the 30% rule of thumb to link household income to its housing price can be helpful, but using 30% alone can overestimate the demand for more expensive housing units. This can happen because many households that could afford spending 30% of their income on housing choose to spend less. Each household develops its housing budget based on several factors. Income is

TABLE 8. MEDIAN RENT

Area	Median Gross Rent	Median Contract Rent
Anamosa	\$598	\$504
Asbury	\$766	\$680
Bellevue	\$655	\$519
DeWitt	\$808	\$542
Dyersville	\$733	\$607
Independence	\$746	\$556
State of Iowa	\$789	\$438
Jackson County	\$624	\$639
Manchester	\$576	\$453
Maquoketa	\$600	\$462
Monticello	\$613	\$439
Peosta	\$560	\$475
Preston	\$584	-
Tipton	\$606	\$530

Source: U.S. Census Bureau, ACS Estimates 2015-2019

TABLE 9. HUD 50TH PERCENTILE RENT ESTIMATES FY 2021

County	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Cedar	\$603	\$631	\$831	\$1,045	\$1,127
Clinton	\$585	\$653	\$851	\$1,062	\$1,154
Dubuque	\$567	\$653	\$860	\$1,136	\$1,468
Jackson	\$519	\$564	\$715	\$1,023	\$1,123
Jo Daviess	\$503	\$561	\$739	\$919	\$1,131
Carroll	\$547	\$596	\$722	\$898	\$979
Scott	549	665	832	\$1,111	\$1,255

Source: US Department of Housing and Urban Development. <https://www.huduser.gov/portal/datasets/50per.html>

TABLE 10. HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME FOR HOUSING UNITS WITH A MORTGAGE IN MAQUOKETA

Household Income	Number of Households	% HH Income spent on housing		
		Less than 20%	20% to 29%	30% or more
Less than \$20,000	60	0%	0%	100%
\$20,000 to \$34,999	70	0%	51%	49%
\$35,000 to \$49,999	112	12%	32%	56%
\$50,000 to \$74,999	212	66%	34%	0%
\$75,000 or more	439	93%	7%	0%

Source: U.S. Census Bureau, ACS Estimates 2015-2019

Note: monthly owner costs are the sum of payments for mortgages or similar debts on the property, real estate taxes; insurance on the property, utilities, and fuels. It also includes, where appropriate, the monthly condominium fees and mobile home costs.

the primary factor, but other factors including credit score, job stability, and number of children all affect housing decisions. In addition, market forces also play an important role. If the local housing market has an abundant supply of units, households will be able to acquire housing at a lower price than they could in a market with tight supply.

Table 10 shows housing costs as a percentage of household income for housing units with a mortgage in Maquoketa. The darker colored cells in the table indicate a higher percentage of households. The data indicates that many lower income households with a mortgage spend 30% or more of their income on housing. Then, as income increases, the percentage of income spent on housing goes down. 100% of households making less than \$20,000 spend 30% or more of their income on housing. For households making more than \$75,000 or more 0% spend 30% or more while 93% spend 20% or less of their income on housing. The income divide indicates that most households would prefer to spend 20% of their income on housing if they can.

New Construction Rental Unit Comps

ECIA conducted a comparative market analysis to help estimate the rent potential for new construction rental units in Maquoketa. The City of Maquoketa has a limited supply of newly constructed rental units, so information was also

collected on units in other eastern Iowa communities. The information presented in Table 11 provides an idea of how much a similar unit might rent for in Maquoketa. Based on the analysis, two and three bedroom apartments could expect to rent for anywhere between \$750 and \$1,064 per month depending on size and amenities. See Appendix C for more details on rental unit comps.



124 S. Main Apts. By Maquoketa Sentinel Press



Dreamsville Apartments, Dyersville



Taubman Block Apartments, Maquoketa



Rush Mills Condos, Independence

TABLE 11. AREA RENTAL UNIT COMPS

Property Name	City	Bed	Bath	Sq Ft	Rent/month	Amenities included	Options
124 S Main St. Apts.	Maquoketa	1	1		\$800-\$900		
Taubman Block Apts.	Maquoketa	2	1	900-980	\$800-\$875	Garbage, water/sewer, off-street parking, in-unit laundry	
Dreamsville Apts.	Dyersville	1	1	681	\$725	Garbage, off-street parking	Washer Dryer Rental - \$45, Attached Garage Rental \$50, Detached Garage Rental - \$50
Dreamsville Apts.	Dyersville	1	1	988	\$750	Garbage, off-street parking	Washer Dryer Rental - \$45, Attached Garage Rental \$50, Detached Garage Rental - \$50
Dreamsville Apts.	Dyersville	2	1	947	\$775	Garbage, off-street parking	Washer Dryer Rental - \$45, Attached Garage Rental \$50, Detached Garage Rental - \$50
Dreamsville Apts.	Dyersville	2	1	750	\$750	Garbage, off-street parking	Washer Dryer Rental - \$45, Attached Garage Rental \$50, Detached Garage Rental - \$50
Dreamsville Apts.	Dyersville	3	1	1,066	\$825	Garbage, off-street parking	Washer Dryer Rental - \$45, Attached Garage Rental \$50, Detached Garage Rental - \$50
The Gardens Apts.	Farley	2	1	845	\$725	Garbage, off-street parking	Washer Dryer Rental - \$45, Garage Rental \$45
The Gardens Apts.	Farley	3	2	1,064	\$800	Garbage, off-street parking	Washer Dryer Rental - \$45, Garage Rental \$45
The Gardens Apts.	Farley	2	1	845	\$1,075	Furnished, garbage, off-street parking	Washer Dryer Rental - \$45, Garage Rental \$45
Commerce Park Place Apts.	Dubuque	1	1	680	\$750	Garbage, off-street parking	Washer Dryer Rental - \$45, Garage Rental \$50
Commerce Park Place Apts.	Dubuque	2	1	850	\$825	Garbage, off-street parking	Washer Dryer Rental - \$45, Garage Rental \$50
Commerce Park Place Apts.	Dubuque	2	1	1,030	\$875	Garbage, off-street parking	Washer Dryer Rental - \$45, Garage Rental \$50
Commerce Park Place Apts.	Dubuque	2	2	900	\$875	Garbage, off-street parking	Washer Dryer Rental - \$45, Garage Rental \$50
Commerce Park Place Apts.	Dubuque	2	2	1,064	\$900	Garbage, off-street parking	Washer Dryer Rental - \$45, Garage Rental \$50
Rush Mills Condos	Independence	2	2	1,054	\$1,100	Garbage, off-street parking, gym membership.	Pets under 40 lbs - \$50

Source: ECIA collected information from property managers in June 2021.

Housing Supply and Demand

This section uses a collection of indicators to help understand housing supply and demand in Maquoketa. In some cases, the indicators have been adapted from the State of Iowa’s “Distressed Workforce Housing Community Designation.” The Iowa Economic Development Authority (IEDA) determines the distressed workforce housing status of a community based in part on “whether or not the community has a severe housing shortage relative to demand, low vacancy rates, or rising housing costs combined with low unemployment.”

Home Sales

Multiple Listing Service statistics for average residential sale prices in Maquoketa for 2018-2020 are showing in Table 12.

TABLE 12. MAQUOKETA HOME SALES DATA

Year	Number of Listings	Average Days on Market	Median Price	Average Price
2018	69	78	\$90,000	\$123,243
2019	53	58	\$118,750	\$142,810
2020	64	135	\$133,500	\$141,115

Source: East Central Iowa Association of Realtors MLS Database.

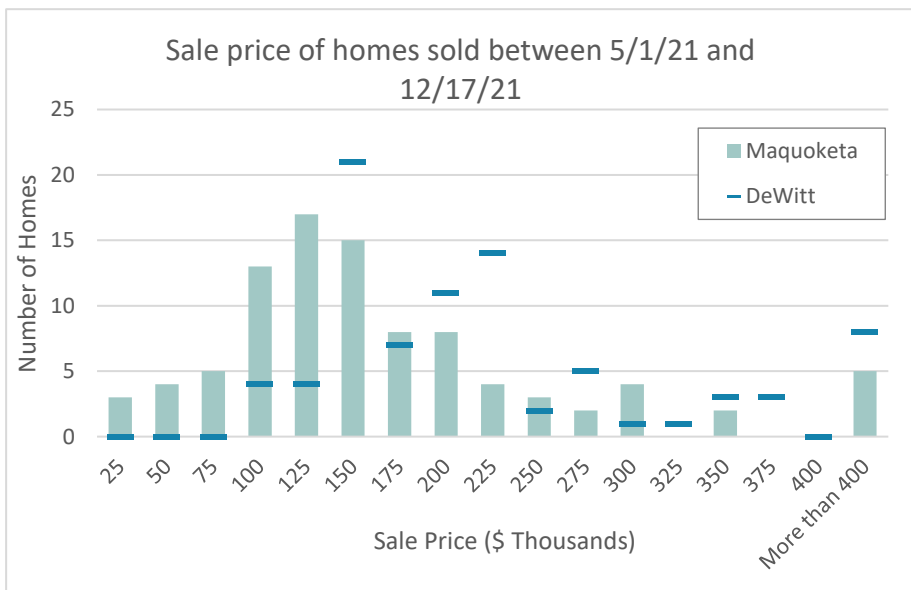


FIGURE 14. HOME SALE PRICES MAY TO DEC. 2021

Source: Zillow.com. Accessed on 2/9/2022.

While home prices have increased in recent months, prices in the market remain lower when compared to other nearby markets such as Dubuque and Bellevue. According to Realtor.com, the average monthly listing price in Maquoketa ranged between \$130,000 and \$149,000 for most of 2021. For comparison, the average listing price in Dubuque was between \$170,000 and \$190,000. In Bellevue, the average listing price started below \$170,000 in January 2021, but by February, the average had jumped to above \$200,000 and remained above that mark for the rest of the year. Average listing prices in DeWitt remained around \$200,000 from July to December of 2021. Overall, increasing prices in Maquoketa are an indicator of strong demand for housing, but nearby markets with higher prices will continue to be more attractive to housing developers.

For additional home sales information, ECIA pulled recent home sale prices from the real estate website Zillow. The list includes single-family homes sold in the Maquoketa market area between 5/1/2021 and 12/31/2021. Zillow’s Maquoketa market area includes Maquoketa and the surrounding area. Land-only sales are excluded. A total of 79 properties were sold during this period. The average sale price was \$161,000 and the median price was \$129,900. Figure 14 charts the distribution of home sale prices. Fifty percent of the homes sold were priced between \$89,000 and \$199,000.

For comparison, Figure 14 also includes the price information for homes sold in the nearby community of DeWitt during the same eight-month period. A total of 84 single family homes were sold into the DeWitt market area during the period. The average sale price was \$217,000 and the median price was \$195,000. When compared to the price distribution of recently sold homes in DeWitt, also shown in Figure 14, Maquoketa had significantly more homes sold in the \$100,000 to \$125,000 range and far fewer homes in the \$200,000 to \$250,000 range.

The comparison indicates that Maquoketa may have a relative surplus of homes in the \$100,000 to \$150,000 range and not enough available homes in the \$200,000 to \$250,000 range. This conclusion is reinforced by input provided by members of the community. The Project Steering Committee has heard from a number of frustrated home buyers looking in the \$200,000 to \$250,000 price range, who have struggled to find a home to buy. In some cases, homes are sold before being listed. This conclusion is also supported by

the home value data shown earlier in this report in Figure 13. The table shows a relatively small number of homes valued in the \$175,000 - \$250,000 range.

The evidence suggests that a two-pronged approach may be the best way to address low housing prices. Prong One would involve attempting to elevate the value of existing housing units on the low end of the market by encouraging home renovation. Prong Two would be to encourage construction of new homes, especially in the \$200,000 to \$250,000 price range. Combined, these two strategies could help bring up home prices in the Maquoketa market and make the community a more attractive investment for potential developers.

Days on the Market

The average number of days a housing unit is on the market is another indicator of demand for housing. The State of Iowa uses 90 days on the market (DOM) or less as an indicator of high demand for housing as part of the scoring criteria for its Distressed Workforce Housing Community Designation. In 2018 and 2019, Maquoketa’s average DOM values of 78 and 58 indicated high demand for housing.

In 2020 the average DOM value jumped up to 135, significantly higher than the previous two years. The pandemic could have caused this difference. Uncertainty in the early days of the pandemic may have caused some homes to sit on the market longer than they otherwise would have.

Vacancy

Vacant housing units are another indicator of demand for housing in an area. Low vacancy rates indicate higher demand for housing.

Each year the Iowa Finance Authority conducts a survey of rental property owners and managers throughout Iowa. From January to May of 2021, a total of nine Jackson County owners/managers representing 131 total units responded to the telephone survey. The 131 units included 26 single-family units and 105 apartment units. Of the 131 units, zero were vacant, which is indicative of a very tight rental housing market.² The survey results track with anecdotal information provided by members of the community who reported

that it was very difficult to find a rental unit in Maquoketa and across Jackson County in 2021.

A low rental vacancy rate can pose several challenges for a community. Low rental housing availability can create a challenge for new employers looking to recruit new workers. Newly hired employees will be less willing to stay with a company long term if they are unable to find suitable housing. The Maquoketa Community School District reported that many of their first- and second-year teachers who were unable to find places to rent in Maquoketa, will rent apartments in Dubuque and drive to Maquoketa for work. Subsequently, many of the teachers that live in Dubuque eventually leave the Maquoketa district for teaching jobs in Dubuque that are closer to home.

Residential Construction

Building permits for new residential units are the primary indicator for changes to Maquoketa’s housing supply. City of Maquoketa and Jackson County records show that between 2006 and 2021 a total of 53 new housing units were constructed in the city. Table 13 shows the number of new homes constructed by year.

TABLE 13. MAQUOKETA NEW HOUSING CONSTRUCTION

2006	2007	2008	2009	2010	2011	2012	2013
2	6	2	1	1	4	6	6
2014	2015	2016	2017	2018	2019	2020	2021
2	1	3	1	2	2	9	7

Source: City of Maquoketa and the Jackson County Assessor

The City of Maquoketa provided building permit data from 2020 and 2021. The city issued a total of 99 residential building permits in 2020. Of the 99 permits issued, 88 were classified as additions, four were for construction of new homes, and seven were classified as other. The permit value of the four new home construction permits was \$67,200, \$176,000, \$216,000, and, \$244,000. The total value for all 2020 residential building permits was \$946,000.

In 2021 the city issued 84 residential permits. The permits were classified as follows: 78 additions, 4 demolitions, 1 new home construction, and 1 other.

² “See Jackson County Profile”

The value of the new home construction permit was \$150,000 and the combined total value of all residential permits issued was \$518,000.

While new unit construction has added to Maquoketa's housing supply over the last fifteen years, new construction has not created enough housing to meet Maquoketa's population growth targets. In the 2019 Comprehensive Plan the community set its 2040 population target at 6,640. To reach that target population, the city will need to add an average of 13.6 housing units per year over twenty years. Over the sixteen years documented in Table 13, the city has averaged only 3.4 units per year.

The estimate of new units needed assumes that no existing units will need to be replaced, which is unlikely given the age of the city's current housing stock. Even with increased rehabilitation efforts, the community will lose some of its existing housing units over the next twenty years to lack of maintenance and deterioration over time, fire, and natural disasters.

Market Analysis Takeaways

The following summarizes some key trends that were identified through the market analysis.

- Shrinking household size and a growing number of households are creating strong demand for housing in Maquoketa.
- Based on the demographic analysis, Maquoketa should focus most on creating additional housing for seniors, 30- to 49-year-olds, and young professionals.
- When compared with communities that have grown quickly in recent years, Maquoketa's housing stock is older on average, but is similar to the statewide average. Maquoketa's rental housing units are typically located in older buildings.
- Housing in Maquoketa is affordable for middle- and upper-income ranges, but affordability can be a challenge for lower income households.
- Rental vacancy rates are very low. A recent survey found the community had a 0% rental vacancy rate.
- On average, housing prices in Maquoketa are lower when compared to surrounding markets. Lower prices can make the community a

more affordable place to live, but they can also discourage investment and construction of new housing units.

- Maquoketa home prices have increased in recent years. Median home sale prices increased from \$90,000 in 2018 to around \$130,000 in 2020/2021. However, average prices are still below average prices in nearby markets like Dubuque, Bellevue, and DeWitt.
- Home sale data and community input indicate a need for additional housing units at all price points with the most need in the \$200,000 to \$250,000 price range.
- To address low housing prices, the analysis suggests a two-pronged approach that encourages renovation of the existing housing stock and new housing construction, especially in the \$200,000 to 250,000 price range.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

The project team used a SWOT analysis framework to assess the current housing situation in the community. Through the SWOT process the community identifies its Strengths, Weaknesses, Opportunities, and Threats. Through the SWOT process the community develops an honest assessment of its current position before making plans for the future.

The following section summarizes the items identified through the SWOT analysis.

Strengths

Strengths are community characteristics that can give Maquoketa an advantage relative to other communities in the area of housing. Some of the strengths listed can be used to help Maquoketa on the demand side of the housing market. Demand side strengths help the city attract new residents; they give people reasons to choose Maquoketa as a place to live. Other strengths help on the supply side by helping the city create the new units needed to for people to buy or rent.

Amenities and Services

At the top of the list for community strengths are several items that relate to the community's ability to provide a wide range services and amenities while maintaining its small-town feel. Maquoketa's list of amenities includes both public managed facilities like parks, trails, K-12 schools and the public library, and private institutions like restaurants, shops, and performing arts venues. The city also serves as the county seat, a designation that brings with it a collection of government services. Private service providers like doctors, dentists, and pharmacies are also located in town.

Maquoketa's services and amenities provide convenience and improved quality of life for its current residents, and are important selling points for the community. These selling points can encourage potential residents to choose Maquoketa as the place they want to live. The provision of services gives Maquoketa an advantage over nearby "bedroom communities" that offer housing and not much else.

Location and Highway Access

Location and highway access are also key strengths for Maquoketa. The community is centrally located between two larger metropolitan areas: Dubuque and the Quad Cities. The city is also positioned on the four-lane US Highway 61, which makes travel to these larger communities safe and efficient. Maquoketa residents can quickly jump on the highway to commute out of town for work, shopping, airport access, or entertainment.

Location and transportation strengths give Maquoketa an advantage in attracting new transportation-based industries like manufacturing and warehousing while also allowing Maquoketa to capitalize on new job growth in areas like Dubuque and the Quad Cities. New Maquoketa residents do not necessarily need to work in Maquoketa, they can work in one of the larger cities, but choose Maquoketa as the place they want to make their home.

Community Investments

Maquoketa's recent investments in itself are also a source of strength for the community's housing efforts. The community has used its successful Main Street Streetscape Project and Downtown Incentive Programs to leverage grant funding and reinvigorate the downtown business district that is now attracting new investment in the form of residential and commercial development. Maquoketa's south side is also home to the newly constructed Jackson County Regional Health Center, a \$36 million dollar hospital that is stimulating new growth in the surrounding area. Currently, Maquoketa is in the process of completely reconstructing Platt Street, the community's major east-west thoroughfare. The project will improve community transportation and create opportunities for new development.

Recent successful projects demonstrate to potential housing developers that Maquoketa is a community that is willing to invest in its future.

Weaknesses

Maquoketa's weaknesses are the characteristics that give it a disadvantage relative to others. Weaknesses are the areas where Maquoketa needs to improve.

Condition the Existing Housing Stock and Community Infrastructure

The condition of Maquoketa’s existing housing stock and the condition of some of community infrastructure and facilities were identified as the city’s top weaknesses. Maquoketa’s housing stock is comprised of many older homes and buildings. Half of the city’s housing units were built prior to 1968³ and the average age of rental properties in the city was 94 years.⁴ The Steering Committee also noted the presence of some dilapidated building and areas of blight within the community. The community also has some vacant or underutilized commercial buildings.

Older buildings require ongoing maintenance to keep from falling into disrepair. Some older units with condition issues can be repaired while others may be too far gone and demolition is the only option. According to the city’s comprehensive plan, “Continued maintenance of existing housing stock will be vital to the community’s future. Even with accelerated new housing construction in the future, older units will still make up a considerable portion of the area’s housing stock for the foreseeable future. Most properties in the community are in good condition, but some older homes may not meet the needs and expectations of current buyers.”⁵

Maquoketa has made some progress to reduce the number of vacant, underutilized, or dilapidated buildings through projects such as the Downtown Façade Improvement project, 124 South Main Street, Taubman Block Building, and Mitchell-Maskrey Mill projects. These projects have helped improve the community’s appearance, revitalized vacant buildings, and have added new housing units.

The condition of some of the Maquoketa’s infrastructure and facilities was also was identified as a key weakness by the community. Like all cities, Maquoketa has areas where its streets, sidewalks, and parks are in great condition, and some areas where those items are in not-so-great condition. As with its buildings, the community has made major strides towards improving its infrastructure and facilities through recent projects such as the Downtown

Streetscape project, the Platt Street Redevelopment Project, and the Jackson County Regional Health Center project.

Moving forward, Maquoketa can build off of the momentum created by its recent successful projects and make strategic investments in its buildings, infrastructure, and facilities to continue to elevate their quality consistently across the community.

Community Opposition to Past Housing Projects

In the past, some proposed housing development projects have been met with opposition from members of the Maquoketa community. In some cases, projects did not move forward due to a lack of community support. Some members of the Steering Committee expressed concerns that these past events may discourage developers from bringing future projects to Maquoketa. Setting aside any specific issues with any one particular project, these past projects demonstrate the need for community engagement efforts that are focused on developing broad community support for any housing programs the community hopes to implement moving forward.

Opportunities

Land Available for New Growth

Vacant and agricultural land that is within and or immediately adjacent to Maquoketa’s existing city limits provides opportunities for future residential growth.

FUTURE LAND USE PLANS

The *City of Maquoketa 2040 Comprehensive Plan* includes a future land use map that serves as a guide the future growth and development of the city. The map identifies future growth areas for a variety of land use types including residential development. The map plots out 576 acres of single-family residential, 17 acres for multi-family residential development, and 130 acres for mixed commercial and residential development. While most of these acres are not available for immediate development, they do provide the city with ample space for long-term residential growth.

³ US Census Bureau, ACS, 2019.

⁴ City of Maquoketa

⁵ See Maquoketa Comprehensive Plan p. 53

CITY OWNED PROPERTY

The city-owned property on Western Avenue represents an immediate opportunity for housing development. The City of Maquoketa acquired the nine-acre property in 2017. The property is located within a residential area of the community, is zoned for future residential development, and is identified as a key future development area in the City's comprehensive plan.

INFILL LOTS

The City of Maquoketa has developed an inventory of vacant buildings and lots. The approximately forty properties included in the inventory are an opportunity for small-scale residential development. Depending on their condition, these properties could provide opportunities for rehabilitation or demolition and new construction.

Threats

Lack of Development Capacity

The community has identified the city's ability to attract developers to build in the community as a threat that could prevent it from achieving its housing goals. The city does have a number of developers that are active in the community, but these developers have not been able to build housing units at a pace that will satisfy the communities future growth targets. This is a common challenge for communities in Iowa, especially smaller towns and rural areas that are located outside the state's larger metropolitan areas.

While there are a number of possible causes, one of the significant challenges for developing new homes in Maquoketa, and in similarly sized Iowa communities, are lower home values relative so the state's larger, fast-growing metropolitan areas. Despite low inventories of homes for sale and rent in small towns, homes typically rent or sell for less in a smaller community than the same home located in a metropolitan market with higher property values.

Lower values can deter investment and potential developers. When newly constructed homes cannot be appraised for what it costs to construct, investors do not receive a return. The difference between what it costs to construct a home and the appraised value or sale price of the completed home is referred to as the financing gap. The problem has been exacerbated in recent months as rising inflation has resulted in higher material and infrastructure costs.

For rental projects the rent necessary to make the project cash-flow can be much higher than the average rent in the market. Lack of comparable rents can deter investors and make financing a project difficult. Lenders may still finance a project, but they might require a developer to raise more capital.

With lower home values, many builders and developers perceive more risk in small town development projects and have chosen to focus their efforts on larger metropolitan areas with expanding populations, growing housing demand, rising valuations, lower investment risk, and easier access to financing.

Despite these challenges, developing new housing in small towns and rural areas in Iowa is possible. In fact, several communities have achieved success by using a variety of housing development tools aimed at filling the financing gap. While these communities have each taken a unique approach, the common thread among them is that they have chosen to take a proactive approach that involves partners from across the community.

Building Costs and Inflation

A more recent threat to Maquoketa's future housing plans has been inflation. The Covid-19 pandemic and the resulting supply chain challenges and workforce shortages have resulted in dramatic increases in the prices of lumber, paint, appliances, and furniture. In addition to higher costs, material shortages and long delays have slowed down many construction projects. The pandemic has also created a workforce issue. Many builders report that they have had difficulty finding the workers needed to complete residential construction projects.

While issues of inflation, material costs, and labor shortage are usually the result of national and global economic trends that any community has little control over, there are things that cities can do to help ease the uncertainty and help move housing projects forward.

ACTION PLAN

The Action Plan section of the plan outlines a recommended set of actions that Maquoketa can take to address the housing related challenges faced by the Maquoketa community.

The Action Plan section is divided into two parts. Part One highlights important tools that the City has at its disposal to address housing issues. Part Two provides a list of recommended actions, describes each action, and provides additional details on how each action can be implemented.

Housing Tools

The following section briefly describes some of the tools Maquoketa can use to address the housing issues identified in this plan. Additional information on these tools can be found in Appendix A.

Tax Increment Financing

Tax Increment Financing (TIF) is a tool that cities can use to enhance a wide range of development efforts. TIF allows cities to issue bonds or borrow money to pay for infrastructure improvements in Urban Renewal Areas using future tax revenues. TIF provides a flexible source of funding for a wide variety of community projects that are designed to encourage economic growth and jobs.

Maquoketa has established a unified Urban Renewal Area that allows the City to use TIF to target property tax dollars to finance projects within the area. The City can use TIF to help encourage development projects. With the flexibility of TIF, Maquoketa can design incentive program that will specifically address its housing development goals.

TIF HOUSING PROJECTS

Maquoketa has used TIF to help complete a variety of development projects within the community, including two of the city's most recent housing developments: the Pocket Neighborhood Project and Western Avenue development project

The Pocket Neighborhood Project included the construction of ten low-and moderate-income single-family homes. The project used a variety of funding sources including TIF. The City of Maquoketa paid to install the water, sewer,

and streets that will serve the project and will use TIF revenue to repay a portion of the bonds.

In 2021, City approved a development with BSMT Investments LLC for the Western Avenue development project. The project will construct twenty-eight market-rate single family homes along Western Avenue. The developer will construct the infrastructure to serve the new subdivision and will be reimbursed through TIF over fifteen years. Approximately sixty percent of the TIF funds will be rebated with the other forty percent set aside for Low and Moderate Income (LMI) projects.



Pocket Neighborhood homes nearing completion in March 2022. The project was funded in part with Tax Increment Financing.

Urban Revitalization and Tax Abatement

The Iowa State Code (Chapter 404) authorizes cities to abate property taxes for qualified improvements to real estate that is located within designated Urban Revitalization Areas. Cities have the authority to establish the location(s) of its urban revitalization areas(s) and can determine which types of improvements activities qualify for abatement.

The City of Maquoketa has established an Urban Revitalization Area and property tax abatement program. The area covers the entire area within the city limits. The abatement incentive currently applies only to the construction of new single-family homes.

The community now has the opportunity to revisit its property tax abatement program and determine if the program still meets the needs of the community.

Based on the information presented in the market analysis portion of this plan, Maquoketa may want to consider expanding the activities eligible for abatement to include rehabilitation of existing residential units. This could help the community continue to elevate the quality of its existing housing stock and bring home values up. The community may also want consider expanding the eligibility beyond construction of new single-family homes to include the construction of new multi-family units. The assessment indicated a need for all types of housing including rental units and multi-family units.

Community Development Block Grant Programs

The Iowa Economic Development Authority (IEDA) administers the federal Community Development Block Grant (CDBG) program in all of Iowa's incorporated cities and counties, except those designated as HUD entitlement areas. Authorized under the Housing and Community Development Act, the main goal of the program is to "develop viable communities by providing decent housing and suitable living environments and expanding economic opportunities, principally for persons of low and moderate incomes." All projects must meet the National Objectives as defined by HUD.

Workforce Housing Tax Credit

This program provides tax benefits to developers to provide housing in Iowa communities, focusing especially on those projects using abandoned, empty, or dilapidated properties. The tax incentives include a refund of sales, service or use taxes paid during construction. Projects must meet one of four criteria: 1) Housing development located on a grayfield or brownfield site, 2) Repair or rehabilitation of dilapidated housing stock, 3) Upper story housing development 4) New construction in a greenfield (only communities or a project qualifying under the Small Cities set-aside).

The WHTC program rules define a Small City as any city located outside one of the eleven most populated counties in the state. This puts Maquoketa in the Small City category, permitting WHTC use on greenfield new construction projects.

Housing Actions

This section lists the recommended actions that the city can take to address its housing needs. The section describes each action generally and provides additional details on how each action can be implemented. In some cases, the plan provides examples of similar actions taken by other communities. Additional details on the examples provided in this section are provided in Appendix B.

The plan recommends the following actions:

1. Designate a community Housing Advisory Committee to tackle housing issues.
2. Engage the community to build support for housing projects.
3. Promote Maquoketa housing opportunities.
4. Elevate the quality of existing housing through rehabilitation and infill development.
5. Cultivate public-private partnerships to share the risk of new housing development with developers and bring development costs down.
6. Increase the supply of safe and affordable rental housing units.
7. Attract new and retain existing residents.

Action 1: Designate a Community Housing Advisory Committee to tackle housing issues

Implementing the recommendations outlined in this plan will require a coordinated, multi-year effort. The City of Maquoketa should take a leadership role in this implementation effort, but the City has limited staff time and resources and should not attempt to take on this challenge on its own.

A Housing Advisory Committee made up of interested and dedicated individuals will help keep housing at the forefront of the discussion and can track the community's progress toward its goals. The Commission could advise the City on housing-related issues, help the City oversee its housing programs, help the City identify housing needs, and craft policies and programs that will help the City address housing challenges.

The City has many examples of existing partnerships with the state and county, local businesses, nonprofit organizations, and development agencies. The Housing Advisory Committee could help the City strengthen existing

partnerships and establish new connections. Expanding and building on these partnerships will be key to the city's ability to address its housing issues.

The committee could be set up in a number of ways. The City could appoint an advisory commission that is part of the City organization. The commission would be established by city ordinance and the City Council would appoint commission members. The committee could be set up as a committee outside the City that is governed by a board of directors. Other communities in Iowa have set up not-for-profit organizations that oversee housing programs. See the Newton Housing Development Corporation⁶ for an example of a not-for-profit community housing organization.

EXAMPLE HOUSING COMMITTEE RESPONSIBILITIES

The list below provides some examples of what a Maquoketa housing committee could do.

- Advise the Mayor and City Council on policy decisions related to housing.
- Engage the community and ensure meaningful citizen input on the City's housing planning and implementation efforts.
- Identify community housing needs and report them to the Mayor and City Council.
- Monitor the City's housing-related activities and ensure that objectives are being met.
- Assist with the design and implementation of future City housing programs.
- Assist with City housing program administration.

Action 2: Engage the community to build support for housing projects

Some previously proposed housing development projects have been met with opposition from members of the Maquoketa community. Setting aside any specific issues with any one particular project, these past projects demonstrate the need for broad community support for any housing programs the community hopes to implement moving forward.

Any future housing plans should be based on established community priorities and should be developed through an open and transparent process. The City's

Housing Advisory Committee can take the lead in engaging members of the community and developing housing policies and programs that are focused on helping the community achieve established goals and objectives. The committee can meet regularly and discuss future actions in a proactive way and help make the case for these actions to the broader community.

Development of this action plan is a good first step in engaging the community. The plan will provide an agreed-upon set of actions that the community can take to address its housing challenges. The next steps in the engagement process will involve implementation of the plan's recommendations. Implementation should be conducted through an open and transparent process that provides opportunities for public input along the way.

The City of Maquoketa and the Community Housing Advisory Committee should take an active approach to engaging the community throughout the implementation of this plan to ensure that the programs and policies that are created have buy-in from the community.

Action 3: Publicize Maquoketa housing opportunities

If a potential resident or housing developer is considering Maquoketa as a place to live or a place to build, the first step in their research process will probably be simple internet search.

Currently, the top Google search results for "Maquoketa, Iowa Housing" are Realtor.com, Zillow.com, local real estate agencies, and a map of some apartment buildings. While these search results will provide some helpful information, it is clear that the city is missing out on the chance to showcase the housing opportunities available in Maquoketa.

The City's official website, maquoketaia.com, is visually appealing and contains good information. The website does contain information on housing-related programs, but it is buried on a page with all of the City's ordinances and policies. Finding information on the City's website is possible, but you have to know where to look and what you are looking for.

⁶ See "Newton Housing Development Corporation."

The basic point is: if housing is a top priority for the City of Maquoketa, it should be easy to find information on it through a quick internet search or through the City's official website?

Publishing housing information on the City of Maquoketa's existing website is an inexpensive way to promote the community to potential residents and property developers. Just the fact that a dedicated housing web page exists indicates that the community has made housing a top priority.

Initially, the housing page can be very simple, providing a list of local Realtors, rental properties, developers, builders, and contractors. The web page can also be an easy way to provide information about available development properties and the community's housing incentive programs. Over time, the City can work with its community partners to grow its housing information offerings into a full marketing strategy that could include a standalone housing website, social media, and paid media advertising to promote housing opportunities.

EXAMPLE COMMUNITY HOUSING WEBPAGES

Cities across Iowa are already using their websites to promote community housing opportunities. The links below provide examples of community housing information webpages.

Algona, Iowa

<https://www.ci.algona.ia.us/pview.aspx?id=27103&catid=642>

Elkader, Iowa

<https://elkader-iowa.com/residents/relocate-to-elkader/>

Forest City, Iowa

<https://www.forestcityia.com/community-info/housing-and-rentals/>

Gowrie, Iowa

<https://www.gowrie.org/economic-development>

Perry, Iowa

<https://www.perryia.org/tax-abatement.html>

Rock Valley, Iowa

<https://www.cityofrockvalley.com/our-community/housing>

Action 4: Elevate the quality of existing housing through rehabilitation and infill development.

Successful renovation projects like the 124 S. Main St. and the Taubman Block Building projects highlight the benefits of developing new housing opportunities through building rehabilitation. The city's existing supply of older single-family homes and commercial structures can be an excellent source of high-quality, affordable housing, but many of these existing structures will require some investment to protect the health and safety of future inhabitants and meet the needs of potential buyers.

Home sale data presented earlier in this plan indicates that Maquoketa has a surplus of housing units in the \$100,000 – \$175,000 price range and too few homes priced in the \$175,000 – \$250,000 range. The plan recommends a two-pronged approach to adding to the supply of units needed in this range, with new construction as the first option. The second method focuses on investing in existing, lower-value housing to address safety issues, improve quality, and increase value.

A key benefit of the housing renovation strategy is that it can be implemented at a small-scale, incrementally over a long period of time by individual property owners. Building a new subdivision or apartment building requires a large upfront investment and involves taking on a significant amount of risk. With a small-scale rehabilitation approach, housing development can be done one unit at a time, with the risk spread across many individual owners and developers.

In addition to elevating the quality and value of the city's existing housing stock, a housing renovation strategy can also help improve quality of life for home owners who cannot afford to make necessary updates, or for elderly residents who need to modify their homes to make them safe and livable.

Additional benefits of renovating existing homes include:

- Builds wealth for property owners. This is especially important for retired seniors who own their homes but are on fixed incomes.
- Limits home demolition, reducing the amount of material that goes into the landfill.
- Keeps utility costs down by utilizing existing street, water, and sewer infrastructure.

UTILIZE EXISTING HOUSING REHABILITATION PROGRAMS

Maquoketa can take advantage of existing regional and state programs to improve existing housing. The section below summarizes some of the programs currently available in Maquoketa.

LEAD AND HEALTHY HOMES PROGRAM - ECIA Lead and Healthy Homes program is currently available in Maquoketa and is an example of a rehab program that is targeted at reducing lead paint hazards. The program provides \$25,000 per home to reduce lead-based hazards in homes with young children that meet income guidelines. As of September 2021, lead abatement projects have been completed at nine properties in Maquoketa.

OLDER ADULTS HOME MODIFICATION GRANT PROGRAM - The goal of the program is to enable low-income elderly persons to remain in their homes through low-cost, low barrier, high impact home modifications that will reduce preventable injuries, improve general safety, increase accessibility, and improve their functional abilities in their home. This will enable older adults to remain in their homes, that is, to “age in place,” rather than move to nursing homes or other assisted care facilities. Applicants must be in an owner-occupied residence, be 62 years of age or older, and meet county income guidelines. Examples projects eligible under the program include but are not limited to: uneven surfaces inside and outside the home, grab bars, and easy open locks.

DEVELOP COMMUNITY HOUSING REHABILITATION PROGRAMS.

Where existing programs do not meet its needs, Maquoketa can develop its own collection of programs aimed at encouraging housing rehabilitation. Rehab incentive programs can be can be general or more targeted to specific priorities or areas of the community.

Programs could be modeled off of existing downtown incentive programs that Maquoketa has used to successfully rehabilitate downtown buildings. One such program is the Maquoketa Upper Story Renovation Grant. This City program assists owners with creating new housing units or renovate existing units on upper stories of commercial buildings in the downtown urban renewal district. The program has helped create new housing units in downtown

Maquoketa. A similar concept could be applied to the community’s residential neighborhoods.

Example Programs:

- City of Iowa City’s Owner-Occupied Housing Rehab program. The program provides 0% interest loans to homeowners that meet income guidelines.⁷
- If a property has been abandoned, a Purchase-Rehab-Resale program could be useful. In this model, houses are acquired and sold in a rehabilitated or “turnkey” state to owner-occupants. NeighborWorks of Northeast Nebraska has used this model to rehab over 140 homes in the city of Columbus, Nebraska.⁸
- In some cases, a structure may have deteriorated beyond repair. In these cases, programs that promote demolition and redevelopment may be the best option. The City of Maryville, Missouri’s Campus Town Redevelopment Program encourages demolition of sub-standard and dilapidated structures and construction of new buildings. The program assists property owners by eliminating tipping-fees for demolition debris of the existing structure and waiving permit fees for the construction of the new structure.⁹

Action 5: Cultivate public-private partnerships to share the risk of new housing development with developers and bring development costs down.

One of the significant challenges for developing new homes in Maquoketa, and similarly sized communities in Iowa, are lower home values relative to the state’s larger, faster-growing metropolitan areas. Despite low inventories of homes for sale and rent in Maquoketa and other small towns, homes typically rent or sell for less in a smaller community than the same home located in a metropolitan market with higher property values.

Lower values can deter investment and interest from potential developers. When newly constructed homes cannot be appraised for what it costs to construct, investors do not receive a return. The difference between what it costs to construct a home and the appraised value or sale price of the completed

⁷ See “Housing Rehab Flyer.”

⁸ See “Purchase Resell Rehab Program.”

⁹ See “Campus Town Redevelopment Incentive Program.”

home is referred to as the financing gap. The problem has been exacerbated in recent months as rising inflation has resulted in higher material and infrastructure costs.

For rental projects the rent necessary to make the project cash-flow can be much higher than the average rent in the market. Lack of comparable rents can deter investors and make financing a project difficult. Lenders may still finance a project, but they might require a developer to raise more capital.

With lower home values, many builders and developers perceive more risk in small town development projects and have chosen to focus their efforts on larger metropolitan areas with expanding populations, growing housing demand, rising valuations, lower investment risk, and easier access to financing.

Despite the challenges, developing new housing in small towns and rural areas in Iowa is possible. In fact, a number of communities have achieved success by using a variety of housing development tools aimed at filling the financing gap. While these communities have each taken a unique approach, the common thread among them is that they have chosen to take a proactive approach that involves partners from across the community.

Maquoketa has a variety of tools available to incentivize new housing construction and stabilize existing housing. These tools include locally funded incentive programs and state and federal funding programs. Funding programs locally allow the community to target the program to meet its specific housing needs. State and federal programs bring in outside money, but usually come with restrictions on how the money can be spent.

One of the benefits of using tools like TIF, Tax Abatement, or local funding to finance community housing programs is that they are flexible tools that a community can adapt to address its unique priorities. Establishing a set of priorities can help the community develop housing incentive programs that address its most critical needs. Appendix B provides additional information on the example programs.

The City of Maquoketa can use incentive programs to encourage property owners and developers to build more housing and to help attract new developers to the community. Incentive programs can demonstrate to potential developers that housing development is a top priority for the community and the community is willing to partner with developers to help get projects done.

Incentive programs can help a developer fill the financing gap and make a project financially viable.

Across Iowa many communities have created incentive programs intended to encourage new construction. These programs are all different, each designed to address each community's unique needs, but are typically funded through TIF or through property tax abatement. See Appendix B for a list of Example community Incentive programs.

Action 6. Increase the supply of safe and affordable rental housing

Information provided earlier in this report indicates that rents in Maquoketa are generally affordable to upper and middle income households, but housing affordability is an issue for lower income households and a significant portion of the city's population lives below the poverty line. The report also finds that the city's rental units are, on average, older than its owner-occupied units and a number of these units have quality issues that could result in health and safety risks for their occupants. In addition, this report finds that the city does not have enough of the types of housing units needed to realize its long-term goals for population growth and economic development including housing for young professionals and seniors.

The City of Maquoketa has already taken a good first step toward improving the community's existing rental housing by establishing and enforcing a rental housing permitting and inspection program. This program will continue to be a core piece of the City's rental housing strategy. Through the program the community will establish a baseline for rental unit quality, protect the health and safety of the residents, and gradually increase the value of rental properties. Existing and recommended housing rehabilitation programs discussed under Action 4 can also be used to continue making incremental improvements to the city's existing rental housing units.

Maquoketa can also use the tools discussed under Action 5 and listed in Appendix A to incentivize the construction of new rental units. TIF and Tax Abatement are flexible tools that the community can use to help finance needed rental housing projects. The City should also consider state programs like Workforce Housing Tax Credits and the Multi-Family Loan Program as part of its multi-family housing strategy.

ATTAINABLE RENTAL HOUSING

Increasing the value of residential properties in Maquoketa is a key part of the community's housing strategy because increasing value will ultimately make Maquoketa housing development a more profitable investment. While growing the value of property values is a necessary part of the community's housing strategy, it will also mean increased housing costs for members of the community, especially renters.

Seniors, families with children, and service workers are the population segments that generally have the greatest challenges currently affording housing in Maquoketa and would likely be the most affected by rising housing costs. Moving forward, any actions taken that could potentially increase housing costs should be paired with strategies that keep housing affordable and attainable.

Maquoketa has a number of tools for keeping housing attainable for all segments of the population. Appendix A lists several state and federal programs such as Community Development Block Grants or Housing Revolving Loan Funds that are aimed specifically at creating new affordable housing units or requiring a portion of a market-rate housing development meet housing affordability standards.

Area residents can acquire rental housing assistance through the Eastern Iowa Regional Housing Authority (EIRHA,) a regional program that administers a variety of rental housing assistance programs in seven counties, including Jackson. See Appendix A for more information on EIRHA and its programs.

POVERTY AND HOMELESSNESS

While many people may associate homelessness with large urban areas, the issue is present in Maquoketa and in most small towns and rural areas. According to a report published by the National Coalition for the Homeless, "homelessness is often assumed to be an urban phenomenon because homeless people are more numerous, more geographically concentrated, and more visible in urban areas."¹⁰ Homeless people in rural areas may be more difficult to see because they are living with family and friends, or sleeping outdoors, camping in thickly wooded areas that are difficult to find.

While we do not know exactly how many homeless people live in the Maquoketa area, Census figures say that about 24 percent of the community's population is living below the poverty line. People living in poverty may be at higher risk of becoming homeless because of an unexpected large expense, like a medical bill, or the loss of a job.

As a community, Maquoketa can address homelessness in a couple of ways. First, make sure that the community has an adequate supply of good quality, affordable housing units. Second, the work closely with organizations like Community Solutions of Eastern Iowa (CSEI) to help prevent homelessness and help people living in poverty and threatened with homelessness. CSEI's services include:

- **Coordinated Entry.** Coordinated entry guides anyone experiencing homelessness to the correct support and housing program to end their homelessness permanently.
- **Rapid Rehousing.** Rapid Rehousing offers temporary rental assistance to individuals and families who are homeless and living in a shelter, unsheltered, or in a location not meant for human habitation. Participants have access to a case manager who can assist with the development of goals and a case plan, provide connections to community resources, and help with transition planning to ensure housing stability following the program.
- **Street Outreach.** CSEI's Street Outreach team meets homeless individuals where they are to help meet any basic needs such as food, water, clothing, and other items. Staff also connects individuals with options for housing, income, medical care, and other resources they may be seeking.

For more information on CSEI visit [https://www.ecia.org/programs/community_solutions_of_eastern_iowa_\(csei\)/](https://www.ecia.org/programs/community_solutions_of_eastern_iowa_(csei)/).

Action 7: Attract and retain residents

Up to this point, many of the recommendations in this plan have focused on addressing the supply side of the housing market by promoting the creation and maintenance of a community housing stock that provides good-quality housing units that meet the needs of the community's residents. But to meet

¹⁰ See "Rural Homelessness: NCH Fact Sheet #11."

its objectives, the community will also need to focus on the demand side of the housing market as well. A growing or stable community population will keep housing prices at a level that encourages housing investment and development.

COMMUNITY AND ECONOMIC DEVELOPMENT

While not directly related to housing, Maquoketa's Community and Economic Development play a key role in its housing strategy. Community population and demand for housing is driven by two main factors: jobs and quality of life.

To afford housing and other necessities, people need employment and income. A strong area job market generally translates to a strong housing market. Maquoketa should continue to work with its private sector partners to implement the economic development recommendations of the 2019 Comprehensive Plan including:

- Business Attraction, Retention, and Expansion
- Education and Job Skills Training
- Encouraging Entrepreneurship
- Tourism Promotion
- Community Marketing

Quality of life covers all the items that make a community a desirable place to live. In the past, employment was the primary driver of housing demand, but with the expanded and reliable transportation and internet infrastructure and the rise of remote work, people are increasingly making the choice of where to live based on quality of life criteria such as access to recreation, shopping, restaurants, and community organizations.

Through the SWOT analysis Maquoketa identified these amenities as one of its key strengths. The City will work to improve quality of life by expanding on, marketing, and connecting existing amenities.

Through the City's Comprehensive Plan and other initiatives over the years, the City of Maquoketa has established a variety of community partnerships

and identified a number of projects and initiatives aimed at improving the quality of life in the community. Examples include:

- Improve the city's system of parks, trails, and gathering spaces.

- Stage festivals and events that bring the community together.
- Partner with community organizations to provide arts education, artistic performances, and public art.
- Protect, enhance, and promote the community's historic buildings, sites, and culture.

NEW RESIDENT INCENTIVE PROGRAMS

In addition to general community and economic development activities, many communities have also adopted direct incentive programs to encourage people to move to town. The programs listed below provide some examples of what other communities across Iowa have done to attract new residents. In some cases, incentive programs offer a significant financial incentive by providing down payment or rental assistance. In other cases, the financial impact is smaller. The City may waive certain fees, offer discounted utility rates, or provide a free annual community center pass. Incentives can come out of the city budget or can be donated by utility providers or other local businesses. Smaller incentives may not be the deciding factor that makes someone want to move to a community, but they are a relatively low-cost way to demonstrate that the community is open and welcoming to new residents, and they may encourage people to get involved in the community, build deeper connections with people, and encourage them to become long term residents.

Some example new resident incentive programs are listed below.

- The City of Forest City, Iowa provides rental assistance to new residents who are employed full time in the city and meet income guidelines.
- The City of Elkader, Iowa offers discounts and free services to qualifying individuals who have purchased a primary residence in the city.

Action Plan Summary

The following table includes summary of the action implementation for the next five years. The table identifies the partners that will work on each task and establishes a timeline for implementation. The table uses the following abbreviations: City of Maquoketa (City), Community Housing Advisory Committee (CHAC), Community Solutions of Eastern Iowa (CSEI), Eastern Iowa Regional Housing Authority (EIRHA), Jackson County Economic Alliance (JCEA).

Action	Partners	Timeline
1. Designate a community Housing Advisory Committee to tackle housing issues		
1.1 Establish committee responsibilities, bylaws, and appoint committee members	City, realtors, builders, developers, lenders, JCEA	6 months
1.2 Regular committee meetings	City CHAC	Ongoing
1.3 Engage the private sector and identify partnership opportunities	CHAC	Ongoing
2. Engage the community to build support for housing projects		
2.1 Hold regular meeting to inform the community and collect public input	City, CHAC	Ongoing
2.2 Report community housing data. For example: new housing unit construction, number of rental units	City, CHAC	Ongoing
3. Promote Maquoketa housing opportunities		
3.1 Initial webpage set up – create page and add initial content.	City	3 months
3.2 Develop additional webpage content	City, CHAC	3 months to 1 year
3.3 Ongoing content updates	City, CHAC	Ongoing
3.4 Develop a marketing strategy for Maquoketa housing opportunities	City, CHAC, realtors, developers, JCEA	1-2 years
4. Elevate the quality of existing housing through rehabilitation and infill development.		
4.1 Evaluate existing housing rehabilitation programs and past projects to identify needs and decide if changes are needed	CHAC, realtors, builders, developers, lenders, JCEA	6 months – 1 year
4.2 Develop goals, rules, and guidelines for new rehab programs and collect public input.		1 - 2 years
4.3 Implement new incentive programs		2 - 5 years
4.4 Monitor changes to federal, state, and regional housing rehab programs and provide information to the community	City, CHAC	Ongoing
5. Cultivate public-private partnerships to share the risk of new housing development with developers and bring development costs down.		
5.1 Evaluate existing new construction programs and past projects to identify needs and decide if changes are needed	CHAC, realtors, builders, developers, lenders, JCEA	6 months -1 year
5.2 Develop goals, rules, and guidelines for new housing construction programs, and collect public input.		1 - 2 years
5.3 Implement new housing construction incentive programs		2 – 5 years
5.4 Monitor changes to federal, state, and regional housing rehab programs and provide information to the community		Ongoing
6. Increase the supply of safe and affordable rental housing		
6.1 Continue enforcement of the City’s rental unit permitting and inspection ordinance	City	Ongoing
6.2 Develop goals, rules, and guidelines for rental housing rehabilitation and new construction programs, and collect public input	City, CHAC, Realtors, builders, developers, lenders, JCEA	6 months -1 year
6.3 Implement new incentive programs		2-5 years
6.2 Continue to work with regional partners to maintain rental housing affordability and to address poverty and homelessness.	City, EIRHA, CSEI	Ongoing
7. Improve quality of life in the community.		
7.1 Work to implement the community and economic development recommendations in the City of Maquoketa 2040 Comp Plan	See Comp Plan	Ongoing

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APPENDIX A – COMMUNITY HOUSING TOOLS

Community Development Block Grant (CDBG) Programs

The Iowa Economic Development Authority (IEDA) administers the federal Community Development Block Grant (CDBG) program in all of Iowa's incorporated cities and counties, except those designated as HUD entitlement areas. Authorized under the Housing and Community Development Act, the main goal of the program is to "develop viable communities by providing decent housing and suitable living environments and expanding economic opportunities, principally for persons of low and moderate incomes." All projects must meet the National Objectives as defined by HUD.

Housing Rehabilitation

<https://www.iowaeda.com/cdbg/housing-rehabilitation/>

This program assists communities with preserving existing housing stock and creating new housing opportunities. Eligible housing activities include: 1) Owner occupied housing rehabilitation 2) Homebuyer assistance and 3) Upper story housing conversion

These programs are funded through the federal Community Development Block Grant (CDBG) and must primarily benefit low- and moderate-income individuals.

Owner occupied rehabilitation is focused on three areas of improvement: Energy efficiency, exterior improvements, and the removal of architectural barriers to allow aging in home. The maximum award amount is \$24,999 per unit plus lead hazard reduction & technical services.

The Homebuyer assistance program provides down payment and closing cost assistance to low- and moderate-income homebuyers. The maximum award amount is \$24,999 per unit plus lead hazard reduction & technical services.

The Upper story housing conversion program provides assistance for the conversion of existing downtown building space into new residential units. The maximum award under this program is \$500,000.

Iowa Finance Authority Programs

Iowa Finance Authority offers programs to assist in housing and community. The following section lists some of the IFA's programs that are focused specifically on housing. For a full listing of IFA programs visit <https://iowahousingsearch.org/>.

Home Ownership Programs

<https://www.iowafinance.com/homeownership/>

The Iowa Finance Authority administers a collection of programs designed to encourage homeownership in Iowa. Programs help connect potential home bind affordable mortgages and assist with down payments and closing costs. The IFA has programs to help both first-time and experienced homebuyers.

Property Developer Programs

COMMUNITY-BASED HOUSING REVOLVING LOAN FUND

<https://www.iowafinance.com/programs-for-property-developers/community-based-housing-revolving-loan-fund/>

The purpose of this fund is to further the availability of affordable housing and supportive services for Medicaid waiver-eligible individuals with behaviors that provide significant barriers to accessing traditional rental and supportive service opportunities. The Community-Based Housing Revolving Loan Fund provides low-interest loans to those serving a target population of Medicaid members enrolled in or eligible for Home- and Community-Based Intellectual Disability and/or Brain Injury Waivers.

FEDERAL LOW-INCOME HOUSING TAX CREDIT PROGRAM

<https://www.iowafinance.com/programs-for-property-developers/housing-tax-credit-program/>

The federal low-income housing tax credit program acts as an incentive for property owners to invest in the development of rental housing for individuals and families with fixed or limited incomes. The housing tax credit provides a dollar for dollar reduction (or credit) to offset an owner's federal tax liability

on ordinary income for a 10-year period. This tax credit often provides the last critical element to ensure the financial feasibility of the project. These affordable housing developments often attract young professionals, working families, seniors or persons with disabilities who are unable to maintain a house but want to live independently.

HOME PROGRAM

<https://www.iowafinance.com/programs-for-property-developers/home-program/>

The US Department of Housing and Urban Development (HUD) annually provides funding to states and localities to advance affordable housing priorities. The Iowa Finance Authority administers the State of Iowa's HOME allocation and awards funds through a competitive application process to assist communities with a wide-range of affordable housing initiatives, including: home-buyer assistance, tenant-based rental assistance (TBRA), and rental assistance.

MULTI-FAMILY LOAN PROGRAM

<https://www.iowafinance.com/programs-for-property-developers/multifamily-loan-program/>

The Multifamily Loan Program provides financing options to multifamily property owners and developers to assist in the preservation of existing affordable rental units and to foster the production of new affordable units in Iowa.

NATIONAL HOUSING TRUST FUND

<https://www.iowafinance.com/programs-for-property-developers/national-housing-trust-fund/>

The National Housing Trust Fund, administered by the U.S. Department of Housing and Urban Development, complements existing federal, state, and local efforts to increase and preserve the supply of affordable housing for extremely low-income and homeless families.

Funds may be used for the production or preservation of permanent affordable rental housing through new construction, adaptive reuse and/or rehabilitation projects. Proposed projects addressing the needs of extremely low-income renters—those with incomes below 30% of Area Median Income (AMI)—are a high priority for the Iowa Finance Authority.

RURAL LOT PURCHASE PROGRAM

<https://www.iowafinance.com/programs-for-property-developers/rural-lot-purchase-program/>

The Iowa Finance Authority provides loans to assist in the purchase of lots for the purpose of building speculative homes in rural communities. For profit or non-profit developers are eligible to apply. Applications are accepted on an ongoing basis.

Renter Programs

<https://iowahousingsearch.org>

IOWAHOUSINGSEARCH.ORG

A free resource to help you find a rental home that fits your needs and budget. Property providers can list apartments or homes for rent any time, which means our list is always current.

Rental Housing Assistance Programs

Eastern Iowa Regional Housing Authority

<https://www.eirha.org/>

Eastern Iowa Regional Housing Authority (EIRHA) was established in 1978 to meet the housing needs of low and moderate-income families and the elderly and serves seven counties: Cedar, Clinton, Delaware, Dubuque, Jackson, Jones, and Scott County in Eastern Iowa. The cities of Clinton, Camanche, Davenport, and Dubuque are not served by the EIRHA region.

EIRHA has a contract with the United States Department of Housing and Urban Development (HUD) to serve as many families as possible using their calendar year budget for Housing Assistance Payments (HAP) through the Section 8 HCV Program with an ACC of 983 a mainstream voucher program with an ACC of 39 and owns/manages 163 Public Housing Units of family and elderly/disabled housing in the region. EIRHA is a member of the Iowa Chapter of NAHRO and PHADA.

SECTION 8 HOUSING CHOICE VOUCHER (HCV)

EIRHA has an annual contributions contract to assist up to 983 households, within its budget authority, with rental assistance in the region. The participating family chooses a decent, safe, and sanitary rental unit in which to reside. If the landlord agrees to lease the unit to the household under the Section 8 HCV Program, and EIRHA approves the rental unit, EIRHA will make monthly rental payments to the landlord to help the household pay their rent each month. Participating households pay a minimum of 30% of their adjusted income for rent and utilities or \$50, whichever is greater.

MAINSTREAM VOUCHER PROGRAM

EIRHA has an annual contributions contract to assist up to 79 households, within its budget authority, with incremental Mainstream Voucher assistance. The Mainstream Vouchers are tenant-based vouchers that serve households that include a non-elderly person(s) with disabilities, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old at the effective date of the initial Housing Assistance Payment (HAP) Contract.

The participating family chooses a decent, safe, and sanitary rental unit in which to reside. If the landlord agrees to lease the unit to the household under the Section 8 HCV Program, and EIRHA approves the rental unit, EIRHA will make monthly rental payments to the landlord to help the household pay their rent each month. Participating households pay a minimum of 30% of their adjusted income for rent and utilities or \$50, whichever is greater.

FOSTER YOUTH TO INDEPENDENCE (FYI)

The EIRHA has partnered with the local Public Child Welfare Agencies (PCWAs) to assist eligible youth for a period of 36 months. Eligible youth must be referred to EIRHA by the PCWA and meet the following conditions:

- Has attained at least 18 years of age and not more than 24 years of age;
- Left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475 (5)(H) of the Social Security Act at age 16 or older; and
- Is homeless or at risk of becoming homeless.

PUBLIC HOUSING PROGRAM –

EIRHA owns and manages 163 rental units in Dubuque, Jackson, Delaware, and Clinton Counties. These Public Housing units consist of apartments, duplexes, and single-family homes to provide housing for low-income families, seniors, and persons with disabilities. Participants in the program pay a minimum of 30% of their adjusted income toward rent and utilities or \$50, whichever is greater. Payments are made directly to EIRHA on the first of each month.

EASTERN IOWA REGIONAL HOUSING CORPORATION (EIRHC)

EIRHC is a subsidiary of EIRHA and was established in 1990 and organized as a not-for-profit under the provisions of Chapter 504A of the Iowa Code and serves seven counties: Cedar, Clinton, Delaware, Dubuque, Jackson, and Jones Counties in Eastern Iowa. EIRHC does not serve the cities of Clinton, Camanche, Davenport, and Dubuque. The purpose of EIRHC is to promote the general social welfare of eligible occupants of rental housing as determined by the United States Department of Agriculture (USDA), Iowa Finance Authority (IFA), and Iowa Economic Development Authority (IEDA) regulations, without regard to race, color, religion, creed, familial status, or national origin; to acquire, construct, improve, and operate any real or personal property or interest or rights. EIRHC owns and manages 10 elderly and/or disabled USDA rental units: six (1BR) in Grand Mound, Iowa, and four (1 BR) in Worthington, Iowa. Rental assistance is financed by USDA for these units.

The Eastern Iowa Regional Housing Corporation maintains and owns the following formerly low income housing tax credit funded properties:

- The Peosta Evergreen Meadows (32 units) located in Peosta, Iowa
- Asbury Meadows (24 units) located in Asbury, Iowa

TENANT-BASED RENT ASSISTANCE (TBRA)

In March 2014, the EIRHC was awarded an IFA Home Investment Based Rent Assistance (TBRA) grant and continues to apply for these funds. The grant provides rental and security deposit assistance for affordable, decent, safe, and sanitary housing to qualifying families over a two-year period. Families qualify by being at or below 60% of the County Median Income guideline.

EASTERN IOWA REGIONAL HOUSING CORPORATION HOUSING TRUST FUND (EIRHC HTF)

In 2014, EIRHC applied to the state of Iowa to be a Housing Trust Fund (HTF) designee. In accordance with Iowa Code Section 16.181, a Housing Trust Fund is held with the Iowa Finance Authority (IFA). The intended use of the funds is for the development and preservation of affordable housing for households with low income in the state of Iowa.

EAST CENTRAL DEVELOPMENT CORPORATION POCKET NEIGHBORHOOD
The ECDC Pocket Neighborhood project aims to provide affordable housing for Eastern Iowa. For more information, visit the ECDC Pocket Neighborhood website. https://ecia.org/programs/pocket_neighborhood/index.php

State Housing Incentive Programs

State of Iowa sponsored programs that encourage housing development and improvement by providing tax incentives. Programs in this section are administered by the Iowa Economic Development Authority.

Downtown Housing Grant

<https://www.iowaeda.com/downtown-resource-center/downtown-housing-grant/>

Downtown Housing Grant Program provides financial assistance for projects that support local downtown revitalization through new housing opportunities in communities under 30,000. Eligible projects include: upper floor housing units, larger buildings in vicinity of downtown, for example, vacant school buildings, and quality design and preservation strategies. The program provides \$20 million annually. Projects improving under ten housing units are eligible for \$100,000 to \$300,000 while projects improving ten or more units are eligible for \$100,000 to \$600,000. The City must be the applicant.

Workforce Housing Tax Credit

<https://www.iowaeda.com/workforce-housing-tax-credit/>

This program provides tax benefits to developers to provide housing in Iowa communities, focusing especially on those projects using abandoned, empty, or dilapidated properties. The tax incentives include a refund of sales, service or use taxes paid during construction

Developers may receive a state investment tax credit of up to 10% of the investment directly related to the construction or rehabilitation of the housing.

Developers qualifying under the Small Cities set aside of this program may receive an investment tax credit of up to 20% of the investment directly related to the construction or rehabilitation of the housing. The state investment tax credit is fully transferable.

Federal, state, or local grants, tax credits, forgivable loans or other assistance not requiring repayment cannot be included for the purposes of calculating new investment. The tax credit is based on the new investment used for the first \$150,000 of value for each home or unit. This tax credit is earned when the home or unit is certified for occupancy and can be carried forward for up to five additional years or until depleted, whichever occurs first.

Disaster Workforce Housing Tax Credit

<https://www.iowaeda.com/disaster-workforce-housing/>

The Empower Rural Iowa Act allocated Workforce Housing Tax Credits for qualified housing projects in counties with a Presidential Disaster declaration. These state tax credits are designed to incent housing rehabilitation and development in communities that lost or can demonstrate a housing need as a result of a disaster. Jackson County is not currently eligible for tax credits under this program, but could become eligible following a future disaster.

APPENDIX B – EXAMPLE COMMUNITY HOUSING PROGRAMS

This appendix provides a listing of community housing programs. The list is the result of research conducted by ECIA. The list is not meant to be a comprehensive list, but rather a collection of examples that the Maquoketa community can use for reference when designing its own housing programs. Programs listed are from communities of various sizes, primarily located in the state of Iowa, however some programs from other nearby states are also listed.

Algona, Iowa

<https://www.ci.algona.ia.us/pview.aspx?id=27108&catid=0>

Residential Urban Revitalization (Tax Abatement)

The City's Residential Urban Revitalization program is designed to encourage new residential construction and significant improvements to existing homes by providing exemption from property tax on the value added to a property by qualifying improvements. Under the program, an owner may choose to property tax exemption on the value added to the property at a rate of either 100% for five years or a sliding scale (80%-20%) over 10 years.

Housing Down Payment Assistance

The City of Algona encourages home ownership and, for households earning at or below 120% of the Kossuth County Low-to-Moderate Income rate, offers the Housing Down Payment Assistance Revolving Loan Fund program. Applicants meeting program requirements may receive up to \$7,500 or 10% of the purchase price (whichever is less) toward the down payment and eligible closing costs to purchase a home in Algona. The home must be owner-occupied. Interest rates vary from 1% to 3% based on income.

Housing Rehabilitation Loan

The purpose of the City of Algona's Housing Rehabilitation Revolving Loan Fund is to provide an affordable source of loan monies to very low-, low- and moderate-income households to rehabilitate and make livability improvements to their owner-occupied, single-family dwelling.

The maximum loan amount available to any one borrower/home is \$15,000. The minimum loan amount is \$1,000. Maximum term of the loan repayment is 10 years. Interest rates range from 1% to 3% based on income.

Loaned funds may only be used to finance property improvements which substantially protect or improve the basic livability or utility of the property. Use of improvement funds include but are not limited to: plumbing; furnace work; siding or external painting; roof repair; insulation; window replacement/repair; electrical work; water drainage; foundation repair; and floor coverings due to repair.

Elkader, Iowa

<https://elkader-iowa.com/lab/wp-content/uploads/2021/08/ED-incentives-home-purchase.pdf>

The Elkader Housing Incentive Program offers discounts and free services to qualifying individuals who have purchased a primary residence in Elkader.

Available Incentives:

- One year free base rate for city water service (non-transferable) (valued at \$222/year) and one year free base rate for city sewer service (non-transferable) (valued at \$522/year).
- Free utility connection fee (valued at \$50).
- One year 50% tax rebate on the City portion of taxes (minus the debt service levy) (nontransferable)
- Free recycling bin.
- One year family pool pass.
- Alpine Communication has generously offered the following: free Fusion fiber-optic network Installation for telephone, internet, FusionTV and home monitoring services from Alpine Communications and move-in incentive pricing (some restrictions apply.)

Eligibility Requirements:

- Property must be located within Elkader city limits.
- Property must have been purchased for \$60,000 or more.
- Property must be owner-occupied, primary residence at the time of purchase.

- Owner must not have owned a primary residence within the city limits prior to this purchase, however they could have rented.
- Property must not have received assistance from a third party, such as First Time Homebuyer program.
- Property owners are not eligible for this benefit more than once in a lifetime.

Forest City, Iowa

<https://www.cityofforestcity.com/housingincentives>

New Construction Incentive Program

The focus of the construction incentive program is to enhance the quality of new housing stock in Forest City by providing financial assistance to families to build single family houses that are built for Low-to-Moderate Income (LMI) qualified households. Approved applicants will receive up to a \$20,000 loan for new construction; \$10,000 forgivable over 5 years of occupancy and \$10,000 loan at 0% interest for 10 years with no penalty for early payoff.

New Resident Rental Incentive Program

The purpose of the new resident rental incentive is to assist new residents who are employed full time within Forest City to relocate and live in Forest City. The assistance is up to 25% of monthly rent for 1 year, not to exceed \$3,000 per year.

Rehabilitation of Single Family Rental Properties

To enhance the quality of rental housing stock in Forest City by providing financial assistance to property owners to rehabilitate single family rental properties to be priced for Low-to-Moderate Income. Loans up to \$5,000 at 0% interest, repayable over 10 years.

Manufactured Housing Development Improvement Program

To create or improve residences for LMI qualified households. Loans up to \$5000 per unit at 0% interest per unit, repayable over 10 years. For manufactured housing development in Forest City. Each unit to be owned and occupied by LMI income qualified owners.

Housing Repair Incentive Program

Designed to improve the exterior of housing stock in Forest City. Grants up to \$1000 per qualified household in Forest City. Must be LMI Qualified at 30% of median income.

Rehabilitation of Downtown Rental Properties Program

Provides financial assistance to property owners to rehabilitate rental properties (apartments) in the downtown fire district to be priced for low-to-moderate income qualified occupants.

Housing Buy-out Program

Opportunity to purchase a "Free Lot" for \$1.00 from the City of Forest City to build a new home.

Additional Incentives:

- Property tax abatement, 100% abatement for 3 years on new construction
- One year free basic cable TV

Iowa City, Iowa

<https://www.icgov.org/city-government/departments-and-divisions/neighborhood-and-development-services/neighborhood-8>

Affordable housing incentives are generally available for housing that is occupied by low to moderate income households. For rental properties this is typically for households under 60% of area median income and for homeownership it is typically for households under 80% area median income. You can find the income limits at www.icgov.org/actionplan under the references for CDBG/HOME recipients.

Perry, Iowa

<https://www.perryia.org/tax-abatement.html>

The City of Perry has established an incentive program to encourage the construction and rehabilitation of residential properties through the abatement of property taxes. The tax abatement program is a temporary reduction in property taxes that are otherwise payable on the actual value added to a residential property due to a qualified improvement. Perry has adopted an urban

revitalization plan to permit tax abatement for qualified real estate improvements within the city.

The program defines qualified improvements as new construction, rehabilitation, and additions that meet the following requirements:

- Increase the assessed value of residentially classified property by \$20,000;
- Conform with the City’s Zoning Ordinance;
- Conform with all other applicable codes, rules, and regulations;
- New construction must abide by the City of Perry Green Building Guidelines;
- A building permit and all necessary inspections are needed for most improvements that increase the assessed value of the property.

For new construction the program uses a ten-year graduated tax abatement schedule that abates one hundred percent of taxes for the first five years, then steps down to eighty-five percent in year six, sixty percent in year seven, forty-five percent in year eight, thirty percent in year nine, and fifteen percent in year ten. The graduated schedule helps ease property owners into paying the full tax amount, rather than going from zero to one hundred percent in one year. For rehabilitation or additions to an existing property the program abates taxes only on the improved value one hundred percent for five years.

Rock Valley, Iowa

<https://www.cityofrockvalley.com/news/new-housing-incentives-to-spur-new-construction>

The new construction incentives were developed to create single-family housing opportunities from entry-level to executive style housing construction. Incentives are targeted to lower buyers’ costs and ease existing market demand. New home construction buyers in Rock Valley are eligible for incentives that include a \$7,500 Rock Valley Chamber Cash Card and a \$7,500 zero percent interest loan. Property tax abatement on home new construction will also be available in addition to the cash and loan incentive. The property tax abatement will be for Years 1-3 at 100% tax abatement, with Year 4 at 70% abatement, and Year 5 at 35% abatement.

\$2,500 Low-to-Moderate Income Affordable Housing Grant

– Applicant Eligibility

- Basic eligibility is determined by adjusted gross annual household income on your most recent tax return.
- The house being purchased must be located within the city limits of Rock Valley
- The applicant must have documented household income that is at or below 80% of the Sioux County median income level.
- This program is only available for existing homes that are taxed as real property.
- The home must be the primary residence of the applicant.
- The City reserves the right to inspect the house prior to award of the grant.
- This program may not be combined with the new housing incentives.
- There is no minimum or maximum restriction on the price of the house that is purchased.

\$3,000 New Home Construction Grant – Applicant Eligibility

- Builder agrees as a condition of receiving a City grant of \$3,000 to construct a residential dwelling within the City limits of Rock Valley, Iowa.
- Builder further agrees that construction of the said residential dwelling will commence within six (6) months of the date of the grant and be substantially completed within one (1) year from the date construction began.
- Builder agrees the residential dwelling has a foundation and will be taxed as real estate.

\$5,000 New Home Interest-Free Loan – Applicant Eligibility

- Applicant must have built a new home within the city limits of the City of Rock Valley, Iowa.
- The new home must be at least 85% complete prior to applying for the loan.
- The loan is required to be repaid over sixty (60) months at \$83.33 per month by auto-withdrawal from an active checking or savings account.
- The loan is required to be paid in full should the applicants sell the home prior to the sixty (60) month loan repayment schedule.

APPENDIX C – RENTAL HOUSING UNIT COMPARABLES

124 S. Main Street Apartments

Maquoketa, Iowa

Maquoketa Sentinel Press Article – “Downtown Apartment Project Nearly Complete.” November 2, 2021

https://www.maqnews.com/news/local/downtown-apartment-project-nearly-complete/article_f6a35e22-3c01-11ec-a4ce-5fc171012028.html

1 Bedroom Apartments

Four 1 bedroom apartments located above the Maquoketa Art Experience at 124 S. Main Street in Maquoketa.

Renovation was funded through an upper story housing grant award by the State of Iowa.

One of the four apartments is fully handicapped accessible.

Three apartments feature spacious single bedrooms and will cost \$800 to \$900 per month to meet median income requirements set forth by the upper-story housing grant awarded by the state and including federal dollars.

All apartments have access to a communal rooftop deck that overlooks the courthouse. One apartment has its own walk-out deck.



Finished Space: Newly renovated apartments above the Maquoketa Art Experience at 124 S. Main Street will provide additional residential space in Maquoketa’s Downtown.

Maquoketa Sentinel Press photo by Brook Taylor

Taubman Block Apartments

Maquoketa, Iowa

Renovation completed 2020

<https://www.563properties.com/residential>

2 bed, 1 bath apartments.

Urban living in a fresh modern setting with a brewery below!

Apt 2b | 2 bed · 1 bath · 900 sf | \$800/month

Apt 2a | 2 bed 1 bath | 980 sf | \$875/month

Water/Sewer and Trash/Recycling utility included, 1-year lease, no pets, deposit same as rent

Unit Amenities & Features

- Spacious layouts, light and modern color palette, and fixtures
- Hardwood floors throughout
- Designer bathroom tile with full tile shower
- Generous kitchen cabinetry storage with roll-out pantry shelving
- Large 10' eat-in kitchen island with sink (with disposal), dishwasher, trash pullout, and storage
- All new stainless steel appliances
- Full size washer and dryer within unit
- Ceiling fan light fixture in bedrooms and living/dining room
- Great storage throughout, walk-in closets
- All new heating and air conditioning
- East and West building entry access
- Rear rooftop patio for tenant use only (coming soon)
- Private entry with keypad access
- Free area parking



Dreamsville Apartments

Dyersville, Iowa

<https://www.dreamsvilleapts.com/>

<https://www.zillow.com/b/dreamsville-apartments-dyersville-dyersville-ia-Bfhw7d/>

1, 2 & 3 Bedroom Apartments

Our spacious one, two or three bedroom BRAND NEW apartments for rent in Dyersville, Iowa are excellent for you and your family! The apartments range from 681 - 1064 square feet. We offer optional garage rentals and washer and dryer rentals. Furnished options for businesses also available.



Locally Owned and Managed

Dreamsville Apartments is a local owner and operator of apartment buildings located throughout the great state of Iowa! We have open apartments located in and around Dyersville, Dubuque, Farley, Cascade, Peosta, Worthington, and Holy Cross, Iowa. Currently, we just opened our brand new apartment complex that is located in Dyersville, Iowa.

Dreamsville Apartments has three sister apartment complexes that are all managed by Callahan Construction Inc. Visit each location for more information.

- Commerce Park Place Apartments - Dubuque, Iowa
- The Gardens Apartments - Farley, Iowa

- Pleasant View Apartments - Dubuque, Iowa



Senior living now available!

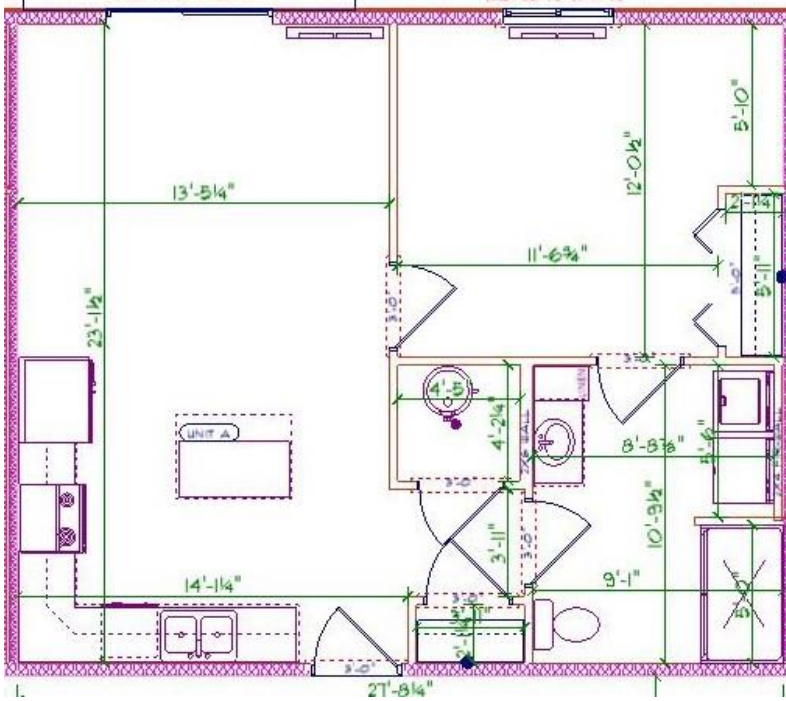
Dreamsville has just finished a building that includes 1st floor 55 and older senior living apartments. There are 1 and 2 bedroom options available with walk-in showers, in-unit laundry, attached garages, and much more!



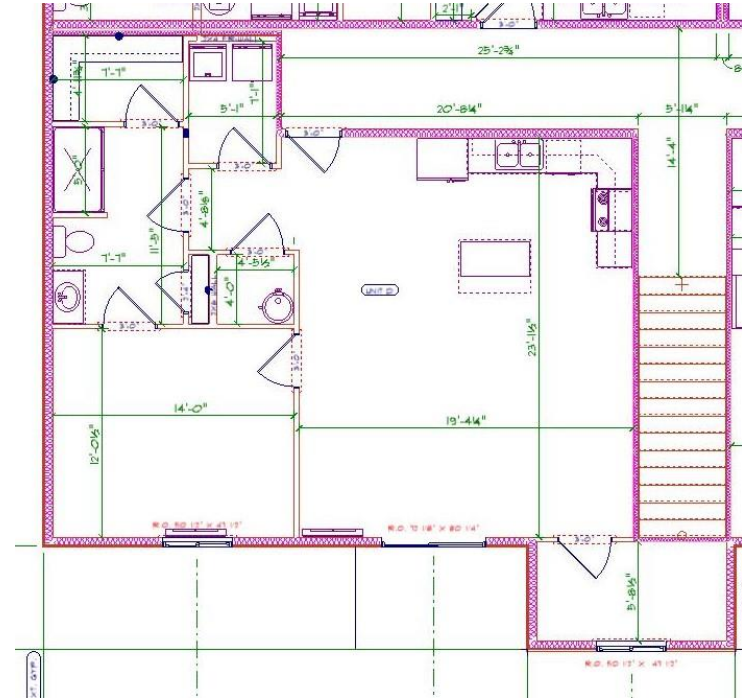
LOCATED CONVENIENTLY OFF HIGHWAY 20, VISIT US TODAY!



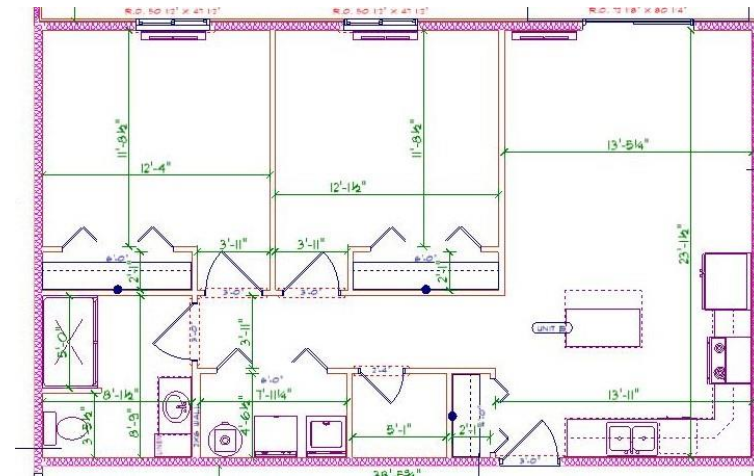
1 BEDROOM 681 sq. feet \$725/month



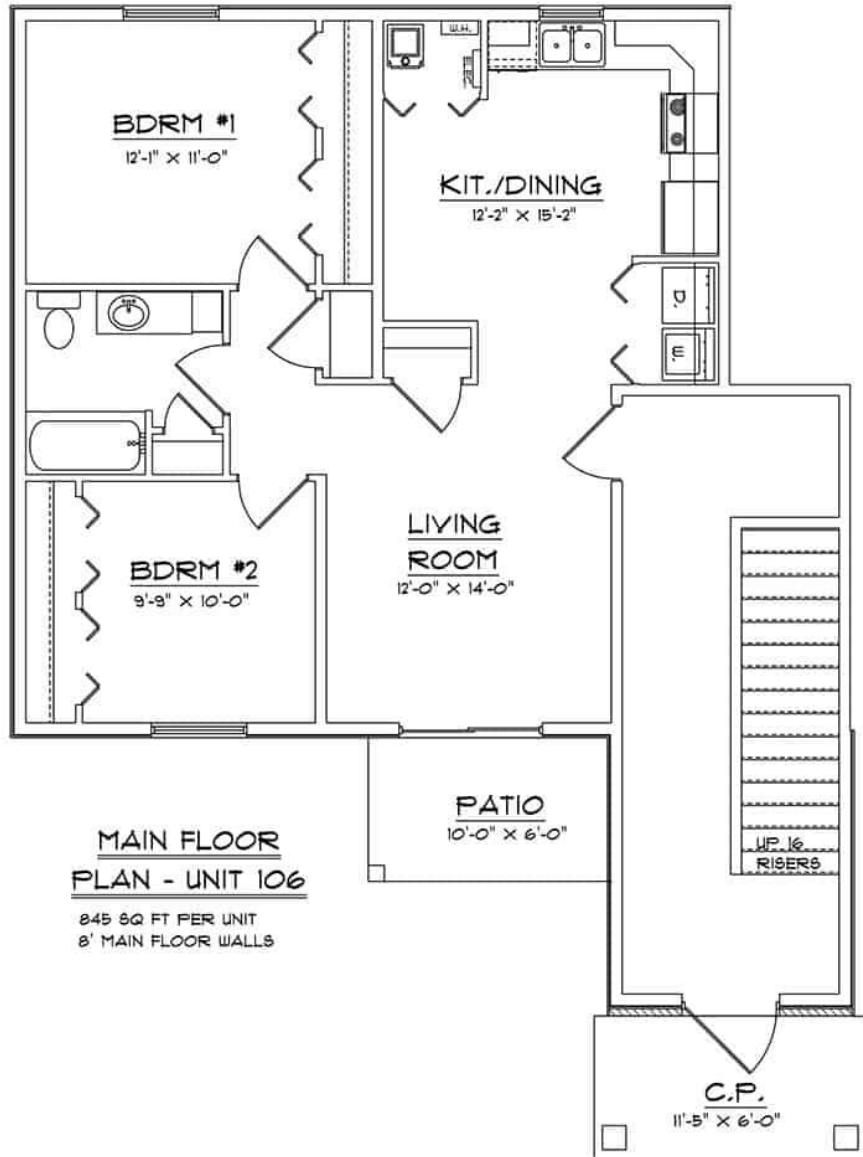
1 BEDROOM 988 sq. feet \$750/month



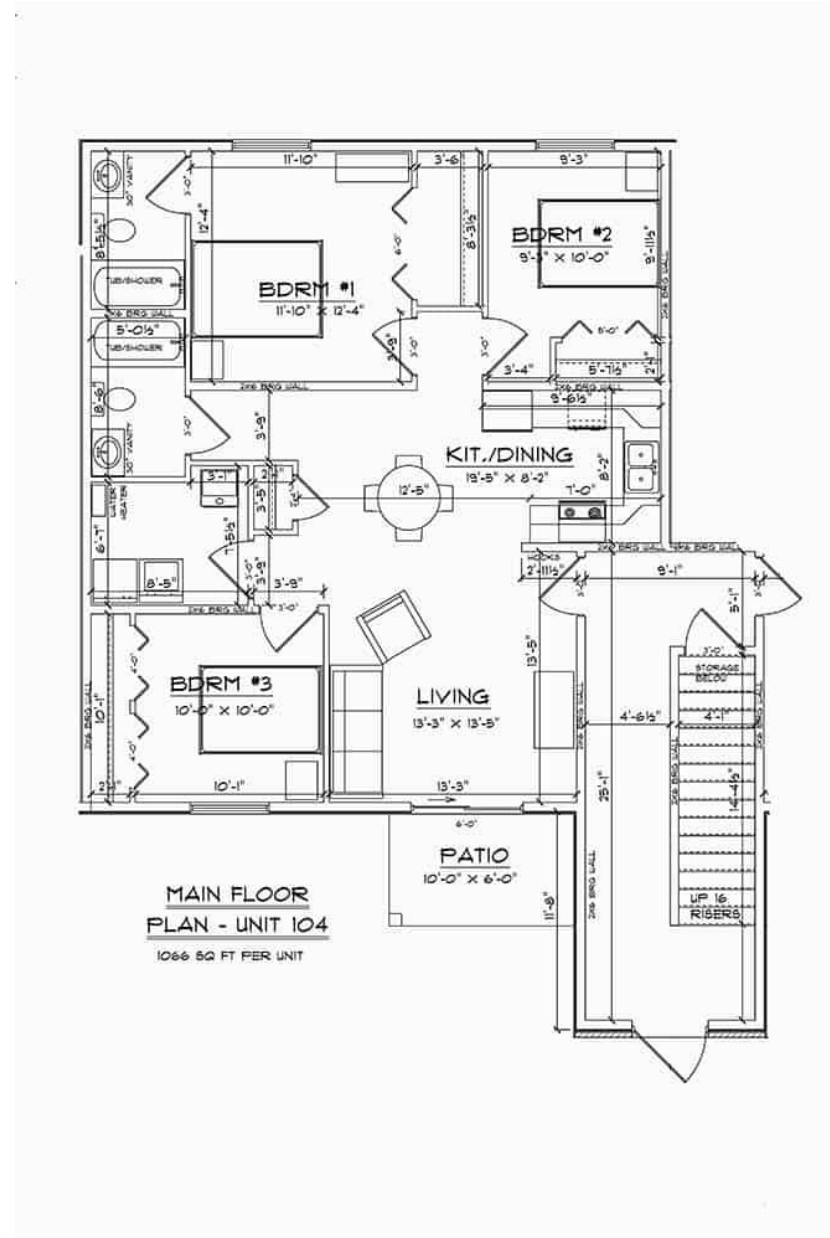
2 BEDROOM 947 sq. feet \$775/month



2 BEDROOM 845 sq. feet \$750/month



3 BEDROOM 1066 sq. feet \$825/month



The Gardens Apartments

Farley, Iowa

<https://www.thegardensapartments.com/>

<https://www.zillow.com/b/the-garden-apartments-farley-ia-5j6SZS/>



Unfurnished Apartments

2 Bedroom/1 Bathroom

\$725/month

All energy efficient appliances

Central Air

Off street parking available

Family room which includes access to the patio/balcony

Garbage provided by landlord

Tenant is responsible for electric, water, phone, cable, internet, and any other utilities

\$725 Security Deposit

Year Lease

\$45 per Month Washer/Dryer Rental – Optional

\$45 Per Month Garage – Optional

Unfurnished Apartments

3 Bedroom/2 Bathroom

\$800/month

All energy efficient appliances

Central Air

Off street parking available

Family room which includes access to the patio/balcony

Garbage provided by landlord

Tenant is responsible for electric, water, phone, cable, internet and any other utilities

\$800 Security Deposit

Year Lease

\$45 per Month Washer/Dryer Rental – Optional

\$45 Per Month Garage – Optional

Furnished Apartments

2 Bedrooms

\$1075/month

All energy efficient appliances

Central Air

Off street parking available

Family room which includes access to the patio/balcony

Electric, Water, and Garbage provided by landlord

Tenant is responsible for phone, cable, internet, and any other utilities

\$1075 Security Deposit

3 Month Lease (Month to Month After Initial 3 Months)

Washer/Dryer Included

\$45 Per Month Garage – Optional

Commerce Park Place Apartments

Dubuque, Iowa

<https://www.commerceparkplace.info/>

<https://www.zillow.com/b/commerce-park-apartments-dubuque-ia-9HDhTd/>

1, 2, and 3 Bedroom Apartments

Our spacious one, two, and three bedroom apartments are excellent for you and your family. Three bedroom apartments have two bathrooms. The apartments start at 681 sq ft and go up to 1,064 sq ft. We offer washer/dryer hookups and garages are also available.



1 Bedroom/1 Bathroom Apartment built in 2019!

\$750/month

680 square feet

All energy efficient appliances

Off street parking available

Family room which includes access to the patio/balcony

Garbage provided by landlord

Tenant is responsible for electric, water, phone, cable, internet, and any other utilities

\$750 Security Deposit

Year Lease

\$45 per Month Washer/Dryer Rental – Optional

\$50 Per Month Garage – 210 sq ft to 252 sq ft – Optional

Laminate Flooring

Stainless Steel Appliances

2 Bedroom/1 Bathroom Apartment

\$825/month

850 square feet

All energy efficient appliances

Central Air

Off street parking available

Family room which includes access to the patio/balcony

Garbage provided by landlord

Tenant is responsible for electric, water, phone, cable, internet, and any other utilities

\$825 Security Deposit

Year Lease

\$45 per Month Washer/Dryer Rental – Optional

\$50 Per Month Garage – 210 sq ft to 252 sq ft – Optional

2 Bedroom/1 Bathroom Apartment built in 2019!

\$875/month

1,030 square feet

All energy efficient appliances

Off street parking available

Family room which includes access to the patio/balcony

Garbage provided by landlord

Tenant is responsible for electric, water, phone, cable, internet, and any other utilities

\$875 Security Deposit

Year Lease

\$45 per Month Washer/Dryer Rental – Optional

\$50 Per Month Garage – 210 sq ft to 252 sq ft – Optional

Laminate Flooring

Stainless Steel Appliances

2 Bedroom/2Bathroom Apartment

\$900/month

1,064 square feet

All energy efficient appliances

Central Air

Off street parking available

Family room which includes access to the patio/balcony

Garbage provided by landlord

Tenant is responsible for electric, water, phone, cable, internet, and any other utilities

\$900 Security Deposit

Year Lease

\$45 per Month Washer/Dryer Rental – Optional

\$50 Per Month Garage – 210 sq ft to 252 sq ft – Optional

Secure Building

Walk-in Pantry

Fireplace in Living Room

Third Floor has cathedral/vaulted ceilings

3 Bedroom/2 Bathroom Apartment

\$950/month

1,064 square feet

All energy efficient appliances

Central Air

Off street parking available

Family room which includes access to the patio/balcony

Garbage provided by landlord

Tenant is responsible for electric, water, phone, cable, internet, and any other utilities

\$950 Security Deposit

Year Lease

\$45 per Month Washer/Dryer Rental – Optional

\$50 Per Month Garage – 210 sq ft to 252 sq ft – Optional

The Landing

Dyersville, Iowa

https://www.telegraphherald.com/news/tri-state/article_125e9889-f2cc-598a-a30a-35a50f5ec0f8.html

<https://kmch.com/blog/2021/04/29/dyersville-debuts-the-landing-with-open-house-and-ribbon-cutting/>

Four and a half story residential and commercial building.



Rush Mills Condos

Independence, Iowa

<https://rushmillsindependence.com>

https://www.zillow.com/homedetails/501-Enterprise-Ct-Independence-IA-50644/2072229768_zpid/

Each condominium unit at Rush Mills Condos is 1,054 sq ft with 2 bedrooms and 2 bathrooms. These apartments in Independence Iowa will feature an open concept kitchen and living room area, opening out to a metal balcony or patio. Learn more about the Rush Mills floor plans below.



- Secured Entry
- Garage parking available
- Less than 5 minutes from Highway 20 for an easy commute

BENEFITS

- Free FIT Gym Membership
- Garbage, Lawn care and snow removal included
- Love pets? Your cat/dog is welcome! View our Pet Policy
- Online payments accepted
- Free online rental application

Pet Fees: \$50/month per cat or dog under 40lbs. \$100/month per dog over 40 lbs. Garbage pick up, lawn care, snow removal included. Tenant pays for electricity, gas, water, sewer, and any internet or cable services.



SNAPSHOT

- Brand new apartments with slate finished appliances, hardwood flooring, quartz counter tops, and soft-close cabinetry



Laundry: In Unit
Deposit & fees: \$100

Interior details

Bedrooms and bathrooms

Bedrooms: 2

Bathrooms: 2

Flooring

Flooring: Hardwood

Heating

Heating features: Forced air

Cooling

Cooling features: Other

Appliances

Appliances included: Dryer, Washer

Laundry features: In Unit

Other interior features

Total interior livable area: 1,054 sq ft



Rental facts and features

Date available: Sun Aug 1 2021

Type: Apartment

Cooling: Other

Heating: Forced air

Pets: Cats, Dogs

Parking: Garage - Detached, Off-street