



TENTATIVE AGENDA
OTTUMWA CITY COUNCIL

SPECIAL MEETING NO. 2
Council Chambers, City Hall

January 11, 2022
5:30 O'Clock P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Council Member Roe, Galloway, McAntire, Hull, Pope and Mayor Johnson.

APPROVAL OF AGENDA

IDENTIFICATION OF CITIZENS DESIRING TO COMMENT ON AGENDA ITEMS:

(When called upon by the Mayor, step to the microphone; state their name, address and agenda item to be addressed. The Mayor will invite you to address the Council when that topic is being discussed. Remarks will be limited to **three minutes or less**. The City Clerk shall keep the time and notify the Mayor when the allotted time limit has been reached. Comments are to be directly germane to the agenda item being discussed; if not directly germane as determined by the Mayor will be ruled out of order.)

All items on this agenda are subject to discussion and/or action.

1. Resolution No. 2-2022, setting January 18, 2022 as the date of a public hearing on an application to the Iowa Economic Development Authority for a Community Development Block Grant from the COVID-19 Program.

RECOMMENDATION: Pass and adopt Resolution No. 2-2022.

2. City/County Election Precinct Agreement.

RECOMMENDATION: Authorize the Mayor to sign the City/County Election Precinct Agreement with the Wapello County Board of Supervisors and submit the corrected City Reprecincting Worksheet Precinct Population Certification.

3. Receive Council Approval to be a part of the Wapello County Rural Volunteer Fire Department Regional Assistance to Firefighters (AFG) Grant that is being drafted by Tim Richmond, Wapello County EMA Coordinator.

RECOMMENDATION: Allow the City of Ottumwa to participate in AFG Grant that will equip all fire departments in Wapello County with a new radio system.

4. Housing, Development and Code Enforcement Work Session.

RECOMMENDATION: Open discussion.

PUBLIC FORUM:

The Mayor will request comments from the public on topics of city business or operations other than those listed on this agenda. Comments shall not be personalized and limited to three minutes or less. Comments not directly applicable to operations, inappropriate, or an improper utilization of meeting time, as determined by the Mayor, will be ruled out of order. When called upon by the Mayor, step to the microphone; give your name, address and topic on which to address the Council. The Council is not likely to take any action on your comments due to requirements of the Open Meetings Law. Pertinent questions, comments or suggestions may be referred to the appropriate department, city administrator or legal counsel for response, if relevant.

ADJOURNMENT

*** It is the goal of the City of Ottumwa that all City Council public meetings are accessible to people with disabilities. If you need assistance in participating in City Council meetings due to a disability as defined under the ADA, please call the City Clerk's Office at (641) 683-0621 at least one (1) business day prior to the scheduled meeting to request an accommodation. ***



[CITY OF]
O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 1/7/2022 TIME: 10:15 AM NO. OF PAGES 3
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Special City Council Meeting #2 to be held on 1/11/2022 at 5:30 P.M.

*** FAX MULTI TX REPORT ***

JOB NO.	0207	
DEPT. ID	4717	
PGS.	3	
TX INCOMPLETE	-----	
TRANSACTION OK	96847834	Ottumwa Courier
	916606271885	KTVO
	96823269	Ottumwa Waterworks
ERROR	96828482	Tom FM



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*** TX REPORT ***

JOB NO. 0207
DEPT. ID 4717
ST. TIME 01/07 10:09
SHEETS 3
FILE NAME
TX INCOMPLETE -----
TRANSACTION OK 96847834
916606271885
96823269
ERROR 96828482

Ottumwa Courier
KTVO
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[CITY OF]
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CITY OF OTTUMWA

Staff Summary

**** ACTION ITEM ****

Council Meeting of: Jan 11, 2022

Planning & Development
Department

Zach Simonson
Prepared By
Zach Simonson
Department Head



City Administrator Approval

AGENDA TITLE: RESOLUTION 2-2022: RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON AN APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR A COMMUNITY DEVELOPMENT BLOCK GRANT FROM THE COVID-19 PROGRAM

Public hearing required if this box is checked.

RECOMMENDATION: PASS AND ADOPT RESOLUTION 2-2022.

DISCUSSION: The Iowa Economic Development Authority is providing a special round of Community Development Block Grant funding as a result of additional federal Covid relief funding. Staff has identified a project which will convert the unused second floor at 311 E Main St to add 2, 3-bedroom apartments. The grant provides up to \$500 thousand per project. This resolution will set a public hearing to discuss the application at the Jan. 18, 2022 meeting.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

RESOLUTION NO. 2-2022

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON AN APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR A COMMUNITY DEVELOPMENT BLOCK GRANT FROM THE COVID-19 PROGRAM

WHEREAS, the Iowa Economic Development Authority (IEDA) is seeking proposals for Community Development Block Grant COVID-19 (CDBG-CV) projects; and

WHEREAS, the CDBG-CV program provides assistance to communities to provide assistance for the conversion of existing building into housing units in communities impacted by COVID-19; and

WHEREAS, the CDBG-CV housing conversion program provides up to \$500 thousand per project; and

WHEREAS, City staff have identified a suitable project for housing conversion improvements to 311 East Main Street; and

WHEREAS, before such application may be submitted, it is necessary that a public hearing be held thereon and that due notice be given in accordance with the requirements of the CDBG-CV program.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OTTUMWA, IOWA:

Section 1. It is determined that it is in the best interests of the citizens of the City to hold a public hearing on the matter of the IEDA CDBG-CV application, on January 18, 2022, at 5:30 P.M., in the Council Chambers, City Hall, 105 East Third Street, Ottumwa, Iowa.

Section 2. That the City Clerk be and is hereby directed to publish a notice of a public hearing on the application, at least once not less than seven days prior to the date of said public hearing. January 18, 2022 will be the next regularly scheduled City Council meeting after the publication of notice.

Section 3. The notice of the proposed hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE
CITY OF OTTUMWA, IOWA, ON AN APPLICATION FOR THE
IOWA ECONOMIC DEVELOPMENT AUTHORITY COVID-19
PROGRAM FOR A COMMUNITY DEVELOPMENT BLOCK GRANT

Public notice is hereby given that the City Council of the City of Ottumwa, Iowa, will hold a public hearing on January 18, 2022, in the Council Chambers, City Hall, 105 East Third Street, Ottumwa, Iowa, at 5:30 P.M., at which meeting the Council proposes to take action on an application to the Iowa Economic Development Authority (IEDA) Community Development Block Grant COVID-19 Program (CDBG-CV).

The application will be for housing conversion improvements for 311 East Main Street.

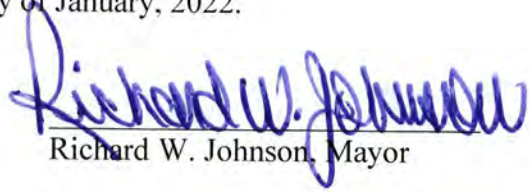
Any persons interested may appear at said meeting of the Council and present evidence for or against the application.

Dated this 11 day of January, 2022.

Christa Reinhard
City Clerk, City of Ottumwa, Iowa

(End of Notice)

PASSED AND APPROVED this 11th day of January, 2022.


Richard W. Johnson, Mayor

ATTEST:

City Clerk



CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Jan 11, 2022

City Clerk _____
Department

Christina Reinhard

Prepared By

Christina Reinhard

Department Head

City Administrator Approval

AGENDA TITLE: City/County Election Precinct Agreement

Public hearing required if this box is checked.

RECOMMENDATION: Authorize the Mayor to sign the City/County Election Precinct Agreement with Wapello County Board of Supervisors to combine Ottumwa Precincts #1, 3, and 7 with adjacent Unincorporated Center Township areas as authorized in Iowa Code Chapter 49.6, effective January 15, 2022.

DISCUSSION: On December 21, 2021, City Council adopted Ordinance No. 3188-2021, Affirming the City of Ottumwa's Precinct Boundaries after the 2020 Census, along with Resolution No. 225-2021, authorizing the City Clerk to file Reprecincting Information with the State Commissioner of Elections office. The City's Precinct boundaries didn't change; however, a new ordinance was adopted to reflect the 2020 Census results. Three of Ottumwa's ten precincts include Unincorporated Center Township (Precincts No. 1, 3 and 7) that need to be included in our City Reprecincting Worksheet - Precinct Population Certification that is

Source of Funds: N/A

Budgeted Item: Budget Amendment Needed: No

submitted to the State Commissioner of Elections office. According to Iowa Code Chapter 49.3(2) each precinct is contained wholly within an existing legislative district; and all districts shall be composed of contiguous territory as compact as practicable Chapter 49.4(c); and whereas, unincorporated Center Township is divided into three (3) areas not contiguous, by the city limits of Ottumwa and the closest precinct within the Center legislative districts if the City of Ottumwa precincts. The City/County Election Precinct Agreement allows the City and Wapello County to combine Ottumwa Precincts #1, 3, and 7 with adjacent Unincorporated Center Township areas as authorized in Iowa Code Chapter 49.6, effective January 15, 2022.

The Wapello County Board of Supervisors will approve this Agreement at their meeting scheduled for January 11, 2022, at 9:30 A.M. The Agreement will then be delivered to the City Clerk's office for Council approval at 5:30 P.M. Once signed, the Agreement will be included with all submitted documents to the State Commissioner of Elections office.

City/County Election Precinct Agreement

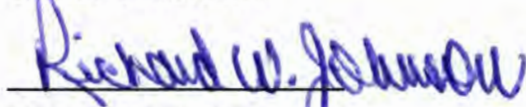
ACCORDING TO Iowa Code Chapter 49.3(2) each precinct is contained wholly within an existing legislative district;

AND all districts shall be composed of contiguous territory as compact as practicable Chapter 49.4(c);

AND WHEREAS, unincorporated CENTER TOWNSHIP is divided, into three (3) areas not contiguous, by the city limits of Ottumwa and the closest precinct within the CENTER legislative district is the CITY OF OTTUMWA precincts;

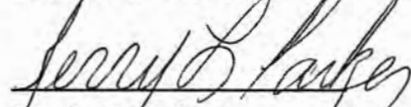
THEREFORE, the following undersigned agree to combine Ottumwa Precincts #1, 3, and 7 with adjacent UNINCORPORATED CENTER TOWNSHIP areas as authorized in Iowa Code Chapter 49.6, effective January 11, 2022.

CITY OF OTTUMWA

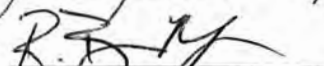


Richard W. Johnson, Mayor

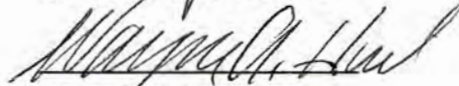
BOARD OF SUPERVISORS



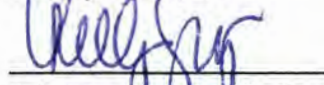
Jerry L. Parker, Chair



R Brian Morgan, Vice-Chair



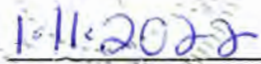
Wayne Huit, Supervisor



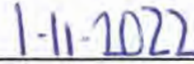
Kelly Spurgeon, Wapello County Auditor



Chris Reinhard, City Clerk



Date



Date

**State of Iowa
City Reprecincting Worksheet**

City Information

City: Ottumwa

City Population (use 2020 Census number): 25,529

Number of Precincts: 10

City Point of Contact Information for Reprecincting Process

Name: Christina Reinhard Title: City Clerk

Telephone: 641.683.0620

Email: reinhardc@ottumwa.us

Address: 105 E. Third St. Ottumwa 52501
Street Address City Zip

Precinct Ordinance and Public Hearing Information

1. Attach a copy of the ordinance describing the city precinct boundaries with this worksheet. If no changes were made to the precinct boundaries following the 2020 census, you still must submit the ordinance, and a copy of the existing precinct ordinance is sufficient.
2. Write the date on which the public hearing was held. If no changes to precinct boundaries were made, a public hearing was not required so please write N/A on the line below.

Date of public hearing(s): N/A

**State of Iowa
City Reapportioning Worksheet
Precinct Population Certification**

City: Ottumwa

If you require lines in addition to those below, make copies of the following page as needed.

Precinct Name or Number	Population of Incorporated Portion	Population of Unincorporated Portion (only if have joint city/county agreement)	Total Population
1	2613	303	2916
2	2592		2592
3	2877	38	2915
4	2550		2550
5	2548		2548
6	2589		2589
7	2390	28	2418
8	2486		2486
9	2297		2297
10	2587		2587
City Total Population	25,529	369	25,898

I hereby certify that this is a complete and correct list of all precincts in this city of Ottumwa and that the population data included is correct.

Signed:  Date: 12/28/2021
 Authorized City Representative

Print Name: Christina Reinhard

State of Iowa
City Reprecincting Worksheet
Precinct Population Certification

City: _____

Precinct Name or Number	Population of Incorporated Portion	Population of Unincorporated Portion <small>(only if have joint city/county agreement)</small>	Total Population

**State of Iowa
City Reprecincting Worksheet – Ward Population Certification**

City: _____

Ideal Ward Population

Divide the population of the city by the number of wards.

$$\frac{\text{City Population}}{\text{\# of Wards}} = \text{Ideal Ward Population}$$

[§§42.4(1)(a), 372.13(7)(b)]

Maximum Allowable Variation

Multiply the Ideal Ward Population by 0.10.

$$\text{Ideal Population} \times 0.10 = \text{Maximum Allowable Variation}$$

[IAC 721—21.32(372)]

Ward Variations

- Enter the population for each ward on the chart below.
- Compare each ward population with the Ideal District Population. Subtract the smaller population number of the two from the larger population number. List the difference in the Variation column.

Important Note: Where the deviation from the Ideal Ward Population is absolutely necessary, the Maximum Allowable Variation between wards is ten percent (10%). Plans with variations exceeding that limit must include a justification that the deviation is necessary to comply with the other legal requirements set forth in §372.13(7) and are highly likely to be rejected by the Secretary of State.

- Total the populations of all wards. The total must equal the census population for your city.
- Total the variations for all wards to determine the overall variation.

Ward	Population	Variation
1		
2		
3		
4		
5		
6		
7		
8		
	= total population	= overall variation

I hereby certify that this is a complete and correct list of the wards in this city of _____ and that the population data included is correct.

Signed: _____ Date: _____
Authorized City Representative

Print Name: _____

CITY OF OTTUMWA

Staff Summary

****Action Item****

JAN - 5 10 10. 3

Council Meeting of: January 11, 2022

Fire
Department

Tony Miller
Prepared By
Tony Miller
Department Head

AGENDA TITLE: Receive Council approval to be part of a Wapello County Rural Volunteer Fire Department Regional AFG Grant.

[Signature]

City Administrator Approval

.....

Purpose: WCRVFD Deputy Chief Tim Richmond is writing an AFG grant to replace all the fire departments radios in Wapello County.

RECOMMENDATION: Approve the recommendation.

DISCUSSION: WCRVFD Deputy Chief Tim Richmond is writing a Regional AFG grant that will assist all the fire departments in Wapello County with a new radio system. There will be additional information available and sent to council members prior to January 11th.

MEMORANDUM OF UNDERSTANDING

between

WAPELLO COUNTY RURAL FIRE AGENCY, EIN 80-0782002

and

AGENCY COMMUNITY FIRE DEPARTMENT, EIN 47-2620022,

BATAVIA FIRE DEPARTMENT, INC., EIN 42-1158688,

BENTON TOWNSHIP, EIN 42-1219527,

BLAKESBURG COMMUNITY FIRE BOARD, EIN 47-5344313,

CITY OF ELDON, EIN 42-6004622,

CITY OF OTTUMWA, EIN 42-6005094,

EDDYVILLE COMMUNITY FIRE AGENCY, EIN 42-1328127,

WAPELLO COUNTY EMERGENCY MANAGEMENT AGENCY, EIN 42-6005095

WHEREAS, The 2018-2022 FEMA Strategic Plan creates a shared vision for the field of emergency management and sets an ambitious, yet achievable, path forward to unify and professionalize emergency management across the country, and

WHEREAS, the Assistance to Firefighters Grant (AFG) Program supports the goal of Readyng the Nation for Catastrophic Disasters, and

WHEREAS, the objective of the AFG Program is to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience, and

WHEREAS, the aforementioned public safety organizations have identified needs that exist in our local communities and have identified goals through participation in the Wapello County 911 Service Board and the Wapello County Mutual Aid Association regarding radio communications equipment used by their public safety response teams, and

NOW, THEREFORE BE IT RESOLVED, that the aforementioned organizations enter into agreement to the following terms in pursuit of grant funding through the Assistance to Firefighters Program to fund the purchase of radio equipment that meets current P25 standards and NFPA standards for radio communications equipment suitable for the fire service. In consideration of the pursuit of this common goal, the aforementioned organizations agree to adhere to the following objectives:

1. The Wapello County Rural Fire Agency is the host organization of the Regional 2021 AFG application,
2. The Wapello County Rural Fire Agency will serve as the fiscal agent for this project and will be responsible for the procurement process,

3. Each of the aforementioned organizations are responsible for the 10% match of awarded equipment and that amount is payable to the fiscal agent,
4. The Wapello County Emergency Management Agency agrees to provide the radio programming plan, facilitate programming by a qualified vendor, and record the program in the county-wide emergency operations plan per Wapello County 911 Board Policy,
5. The aforementioned organizations agree to adhere to the radio plan developed,
6. The aforementioned organizations agree to participate in the National Fire Incident Reporting System (NFIRS). If a participant does not currently participate and does not have the capacity to report at the time of award, the participant must agree to provide information to the system for a 12-month period commencing as soon as possible after they develop the capacity to report. Capacity to report to NFIRS must be established prior to the end of the grant performance period.
7. The aforementioned organizations agree to compliance with the National Incident Management System (NIMS), by requiring training courses appropriate for staff and provide records to the host department by the end of the performance period which will be provided to the county EMA to show compliance by all teams in accordance with the county-wide emergency operations plan.
8. The aforementioned organizations agree to a maintenance of effort which means that during the period of performance, the expenditures related to the activities to be funded by the grant shall be maintained at a level of no less than 80% of the average amount of such expenditures in the two fiscal years prior to the fiscal year of the AFG Program grant.
9. The aforementioned organizations agree to provide any data necessary to complete performance requirements reports in accordance to the grant requirements. Failure to do so may result in the forfeiture of the equipment provided by the grant activity.
10. The performance period of this grant is May 1, 2022 to April 30, 2024.
11. This Memorandum of Understanding is in full force upon award of the grant to the host. Upon a turndown notification, this MOU is null and void.

Agreed to and adhered by the signed representatives:

WAPELLO COUNTY RURAL FIRE AGENCY

BY: _____ ATTEST: _____

Print name: _____ Print name: _____



Title: _____ Title: _____

Date: _____ Date: _____

AGENCY COMMUNITY FIRE DEPARTMENT

BY: _____ ATTEST: _____
Print name: _____ Print name: _____
Title: _____ Title: _____
Date: _____ Date: _____

BATAVIA FIRE DEPARTMENT, INC.

BY:  ATTEST: 
Print name: *Matthew Eakins* Print name: *Randy D. Eakins*
Title: *Board President* Title: *Board member*
Date: *1-11-22* Date: *11 JAN 22*

BENTON TOWNSHIP

BY: _____ ATTEST: _____
Print name: _____ Print name: _____
Title: _____ Title: _____
Date: _____ Date: _____

BLAKESBURG COMMUNITY FIRE BOARD

BY: _____ ATTEST: _____
Print name: _____ Print name: _____
Title: _____ Title: _____
Date: _____ Date: _____

CITY OF ELDON

BY: [Signature]
Print name: Berry L. Potts
Title: Mayor
Date: 1-11-22

ATTEST: [Signature]
Print name: Carrie Tenintz
Title: City Clerk
Date: 1-11-22

CITY OF OTTUMWA

BY: [Signature]
Print name: Richard W. Johnson
Title: Mayor
Date: 1-12-22

ATTEST: [Signature]
Print name: Christina Reinhard
Title: City Clerk
Date: 1-12-2022

EDDYVILLE COMMUNITY FIRE AGENCY

BY: [Signature]
Print name: Bruce Lehman
Title: President
Date: 1-11-22

ATTEST: [Signature]
Print name: Angie Sutton
Title: Secretary/Treasurer
Date: 1-11-2022

WAPELLO COUNTY EMERGENCY MANAGEMENT AGENCY

BY: _____
Print name: _____
Title: _____
Date: _____

ATTEST: _____
Print name: _____
Title: _____
Date: _____

Disposition of agreement: Fully executed Null Date: _____

CITY OF OTTUMWA
Staff Summary

**** ACTION ITEM ****

Council Meeting of: Jan 11, 2022

Zach Simonson

Prepared By

Zach Simonson

Department Head

Department



City Administrator Approval

AGENDA TITLE: Housing, Development and Code Enforcement Work Session

Public hearing required if this box is checked.

RECOMMENDATION: Open discussion of all items listed above.

DISCUSSION: Staff has prepared the attached presentation to guide an open discussion around housing, development and code enforcement. The Housing section will include fresh data and recommendations from the 2021 Ottumwa Housing Plan. The development section will detail ongoing and upcoming development projects. The code enforcement section will serve as an orientation for the Council on code enforcement operations and upcoming process improvements.

Source of Funds:

Budgeted Item: Budget Amendment Needed:

HOUSING, DEVELOPMENT AND CODE ENFORCEMENT WORK SESSION

Ottumwa City Council
Tuesday, January 11, 2022



AGENDA

- Code Enforcement
- Housing
- Economic Development and Planning



CODE ENFORCEMENT AGENDA

- Nuisance Code Enforcement
- Housing Code Enforcement
- Building Code Enforcement
- Code Enforcement Plan



WHO ARE WE?

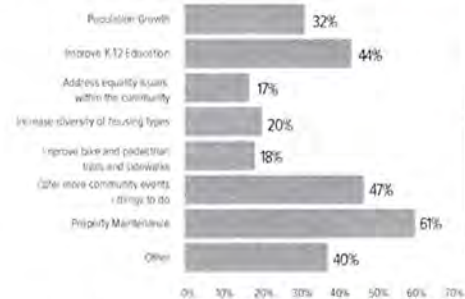
- Building Inspectors
 - Jeff Hamann
 - Open position
- Housing and Code Enforcement Inspector
 - Jeremy Lipe
- Clerks
 - Cathy Shepherd
 - Keelie Johnson
- Director of Community Development
 - Zach Simonson



OUR OTTUMWA COMP PLAN

- 1b: Annually identify and target neighborhoods for cleanup assistance, code enforcement, nuisance abatement and demolition of dilapidated structures
- 1c: Create neighborhood identity and branding program to promote the creation of positive neighborhood identities and neighborhood groups focused on the improvement and celebration of their neighborhood
- 1d: Develop a home maintenance and improvement program to assist homeowners and landlords in fixing and improving their homes
- 1h: Improve community outreach and communication regarding home improvement and housing assistance programs available to Ottumwa residents and residential developers

Figure 3.10 - "What changes would increase quality of life in Ottumwa?"



WHAT WE DO?

- Inspection Types
 - Nuisance Code
 - Housing Code
 - New Construction
- Plan Review
- Maintain records
 - Case files
 - Permit information
- Public communication/education
 - Complaint process
 - Code requirements



NUISANCE CODE INSPECTIONS

- One full-time Housing and Code Enforcement Inspector and one Seasonal Code Enforcement Inspector
- Complaint vs canvass
- Initial inspection
- Identify violation
 - "Whatever is injurious to the senses or an obstruction of free use of property so as to essentially interfere with the comfortable enjoyment of life or property by the public or community."
 - Chapter 24
- Notice of violation



NUISANCE ENFORCEMENT

- Check on progress after notice expires.
- Options for Inspector with room for discretion:
 - Send a final notice
 - Issue citation
 - Order an abatement action
- Case is open until resolved



HOUSING CODE ENFORCEMENT

- Rental inspection program
 - All rental units must be registered and inspected every three years
 - Inspectors identify deficiencies on inspection and provide 30 days to correct
- Derelict property program
 - Typically complaint driven, sometimes canvassing or rental inspections produce cases
 - Inspector prepares notice to correct
 - If not resolved, Inspector may placard property as unfit for habitation
 - Property owner must provide and follow a repair plan to cure all deficiencies before placard will be released
 - Unresolved issues may result in condemnation or 657A case



NEW CONSTRUCTION

- Inspectors receive permit application including plans
- Inspectors review plan and approve application, clerks receive fees, file records and issue permit
- Permittee schedules required inspections
- Inspectors okay each phase of a project before issuing final certificate of occupancy



CODE ENFORCEMENT PLAN

- Following from a special work session with previous Council, staff has been at work on a Code Enforcement Plan.
- The plan is intended to be a complete review of all code enforcement activities to identify areas for improvement including:
 - Improvements to practice,
 - Improvements to the code,
 - Interventions that incentivize home improvements and avoid code enforcement situations,
 - Improvements to resources including staffing.



CODE ENFORCEMENT

- Questions/Discussion.



HOUSING AGENDA

- Housing Study Data
- Housing Study Recommendations
- Existing Programs
- Proposed Programs



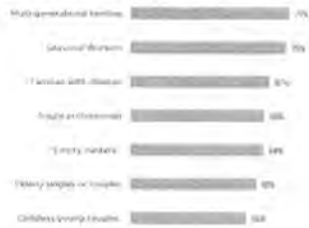
WHO WE ARE

- Housing and Zoning Coordinator
 - Jake Rusch
- Director of Community Development
 - Zach Simonson

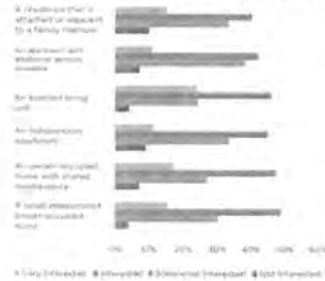


HOUSING STUDY DATA (SURVEY)

HOUSING NEEDS NOT MET



INTEREST IN SENIOR OPTIONS



NEEDS

Very Strong Interest



HOUSING STUDY DATA (SURVEY)

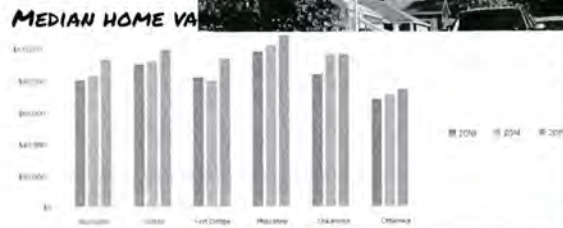
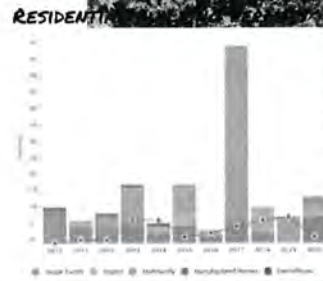
- 60% felt there is an undersupply of buildable lots. Infill lots not seen as desirable due to size or location.
- Landlord survey:
 - Only 4.3% vacancy
 - 70% said it takes less than 2 weeks to find a new tenant for a vacant unit
 - 85% do not accept rental assistance vouchers

Figure 1.10: Support for....



HOUSING STUDY DATA

- Average only 5 single family homes per year with 4 demolished every year.
- Lower values than peer communities with improvement over time.
- Sales prices jumped 21% from 2019 to 2020.

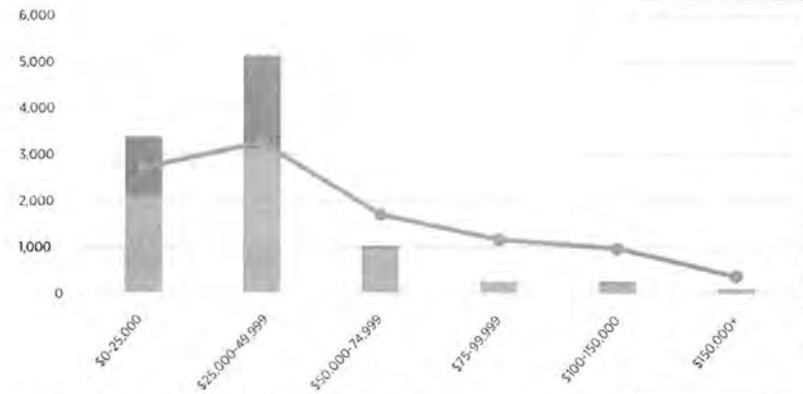


HOUSING STUDY DATA

- Renter cost burden:
- Home values increase 9% in the last decade while rent increased 28%.
- Housing cost as percent of income increased for renters 2010-2019.
- Largest share of cost burdened renters on the south and east sides of town.



HOUSING STUDY DATA



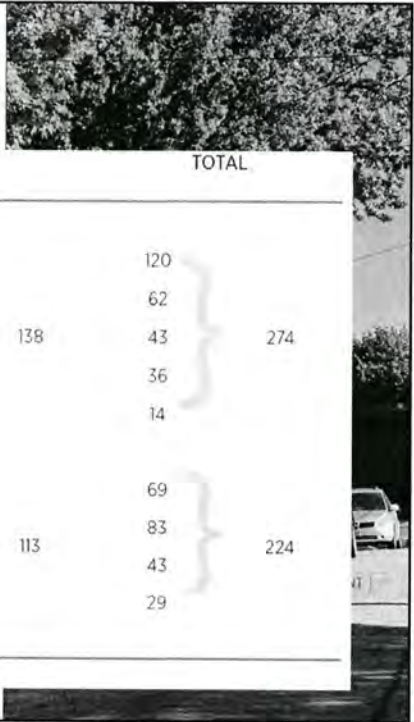
MISSING MIDDLE: HOUSING AFFORDABILITY AND AVAILABILITY



HOUSING STUDY PROJECTED NEED

	2025	2030	TOTAL
Total Owner Occupied			
Affordable Low: <\$125,000	59	60	120
Affordable Moderate: \$125-\$200,000	31	31	62
Moderate Market: \$200-\$250,000	21	21	43
Market: \$250-\$350,000	18	18	36
High Market: Over \$350,000	7	7	14
	136	138	274
Total Renter Occupied			
Low: Less than \$500	34	35	69
Affordable: \$500-\$1,000	41	42	83
Market: \$1,000-\$1,500	21	22	43
High Market: \$1,500+	15	15	29
	111	113	224
Total Need			

Source: RDG Planning & Design



INFILL LOT INVENTORY

- Staff maintains an inventory of city-owned vacant lots for infill development.
- There are currently 45 items on the inventory.
- The inventory is available on the Planning Department webpage.
- Lots average about 50 feet wide. Many are suitable for development but require a variance from the current zoning code.



HOUSING STUDY DATA SUMMARY

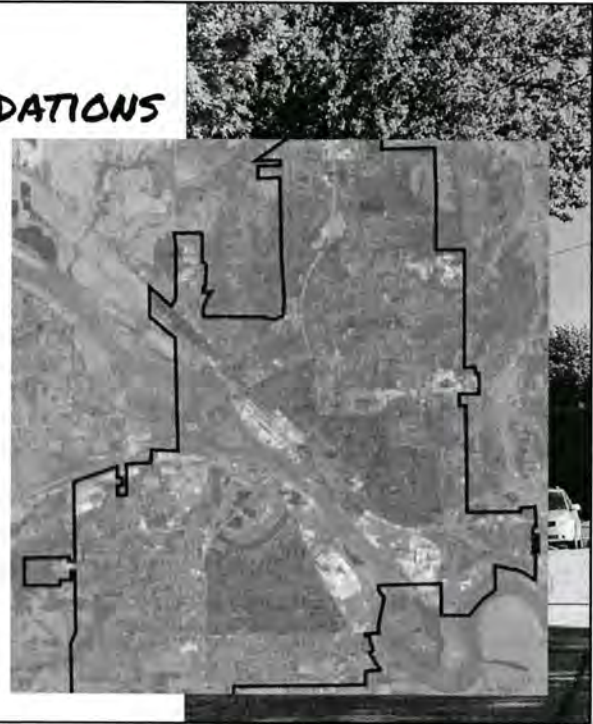
- Housing stock is not meeting the needs of residents in most categories.
- Housing stock contributes to property value issue which effects all government services.
- Many Ottumwa households are cost burdened.
- Missing middle-income development forces higher-earners to compete with lower-earners for the same units.
- Current trend does not meet projected demand for new housing.



HOUSING STUDY RECOMMENDATIONS

Program opportunities to target specific areas.

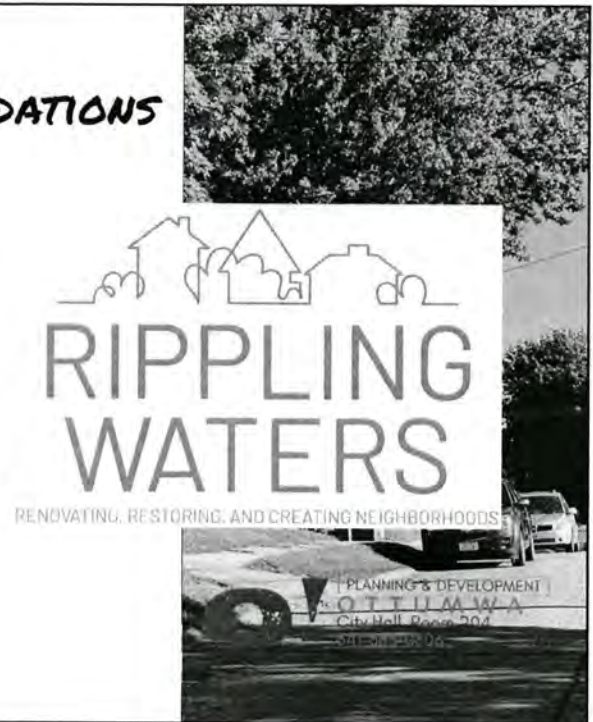
- Blue: Neighborhood Conservation
Stabilize and protect these areas which include historic districts.
- Purple: Rehabilitation
Areas with aging housing stock and greater degree of blight. Need larger share of resources.
- Red: Redevelopment
Areas identified as suitable for transformative redevelopment into new residential or mixed-use.



HOUSING STUDY RECOMMENDATIONS

Ramp Up a Non-Profit Developer Like Rippling Waters

- A nonprofit developer can fill the gap where the private market is not working.
- Study recommends involving Rippling Waters in a Purchase-Rehab-Resale program and in creating medium density infill development.



HOUSING STUDY RECOMMENDATIONS

Provide Incentives for Medium-Density Infill

- Market rate rentals and entry-level ownership opportunities for multi-family development at medium density on existing lots.
- Maximizes existing public infrastructure.
- Study recommends zoning code updates, developing prototypes and identifying gap financing for this type of development.



HOUSING STUDY RECOMMENDATIONS

Gap Financing

- Major barrier to development is the gap between appraised value and the cost of construction.
- Creating pools of funding and identifying community development lenders can help bridge the gap.



HOUSING STUDY RECOMMENDATIONS

Neighborhood/Community Campaign

- Build a sense of pride, place and ownership in neighborhoods throughout Ottumwa.
- Organize formal or informal neighborhood groups that build social capital, help to spread information and develop grassroots opportunities.



HOUSING STUDY RECOMMENDATIONS

Workforce Development

- The community has a long-term interest in developing a labor pipeline to serve the building trades.
- The study recommends continuing to develop the Ottumwa High School and Indian Hills building trades programs.



PROPOSED PROGRAMS

- Staff has identified opportunities in next year to begin addressing the recommendations in the 2021 Ottumwa Housing Plan.
- Programs could leverage American Rescue Plan (ARPA) funding, CIP bonding, grant opportunities or other mechanisms.



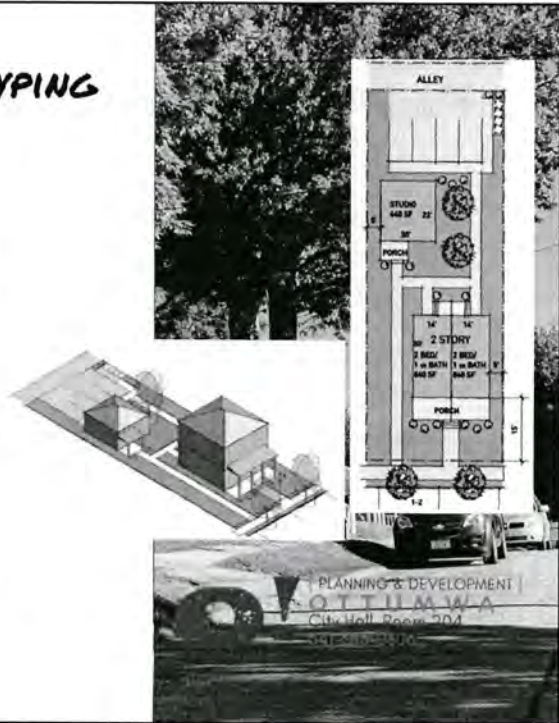
MAKE OTTUMWA HOME

- Work with all community partners including utilities to develop a package of incentives available to anyone who builds a new single family home.
- Include in the incentive package a one-time \$10 thousand economic development grant at the time of closing for a home that appraises at more than \$125 thousand.
- Staff has requested \$150 thousand in ARPA funds to launch Make Ottumwa Home.



MEDIUM DENSITY INFILL PROTOTYPING AND DEMONSTRATION PROJECT

- Develop proto-type site plans suitable to the inventory of existing infill lots. Any developer who builds to the prototype would not be required to obtain a variance.
- Staff requested funds to develop the prototypes as well as funding for a demonstration project or projects which would provide a larger incentive to a developer willing to prove the market exists for this type of development.



OTTUMWA BLOCK CHALLENGE

- The existing Healthy Neighbors Program was designed to incentivize home improvement at a neighborhood level. So far we have tended to get solo participants.
- This proposal would increase the size of grant but also require neighbors to work together to create change block-by-block.
- Staff also recommends prioritizing conservation and rehabilitation areas.



UPPER-STORY HOUSING GRANT

- The Downtown Façade and Roof Grant programs have been very successful and incentivizing small projects and creating ready match to leverage for larger grant projects.
- Staff has requested money to be set aside to match \$5 thousand per unit for new upper-story apartments in the downtown district.



HOUSE AMERICA

- House America a federal initiative by the US Interagency Council on Homelessness to leverage the funding in the American Rescue Plan to address homelessness.
- Participating communities are called on to set 2022 goals for:
 - Lifting families and individuals out of homelessness by using a Housing First approach,
 - Add new units of affordable housing to the development pipeline.
- HUD has asked Ottumwa to participate.



HOUSING SUMMARY

- Ottumwa has serious housing challenges but it also has large opportunities.
- The 2021 Ottumwa Housing Plan provides a gameplan for the City and our partners.
- Staff is ready to take action in Year 1 to stay on pace with our housing development goals.



HOUSING

- Questions/Dialogue on housing.



ECONOMIC DEVELOPMENT/ PLANNING AGENDA

- Greater Ottumwa Park Master Plan
- Railport Relocation
- Airport Study
- Church Street Historic Survey
- Bonita Housing Development
- Wildwood Commercial Development
- Low-to-Moderate Income Housing Development with CBC
- Downtown Development
- Vogel Development



WHO ARE WE?

- City Staff
- Greater Ottumwa Partners in Progress
- Ottumwa Legacy Foundation
- Utility Providers
- Employers
- Other government entities
- Regional Planning



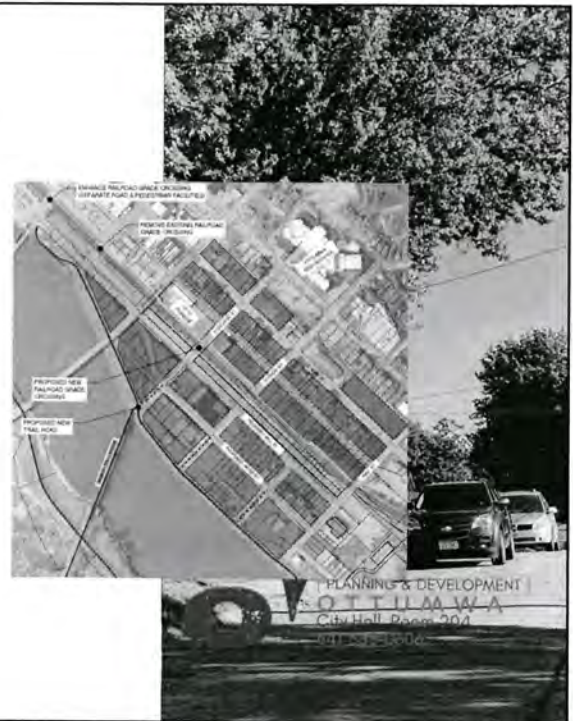
GREATER OTTUMWA PARK MASTER PLAN

- Design Workshop was selected to lead a team of landscape architects and engineers to develop a master plan for Greater Ottumwa Park and the surrounding recreation areas.
- Planning began with the first site visit in December.
- Planning will include community surveys and stakeholder meetings. Design Workshop will prepare two draft designs from which one will be selected for completion.



RAILPORT RELOCATION

- GOPiP has been leading a project with French-Reneker to identify a more industrial location to relocate the existing railport, which is close to downtown.
- The finished project would direct industrial traffic away from downtown and create a large area suitable mixed-use redevelopment.



AIRPORT STUDY

- GOPIP has been leading a project with Bolton-Menk to develop a Growth Area Master Plan for the Airport.
- The report will look at existing infrastructure, anticipated infrastructure needs, market conditions and opportunities.
- The planning cost has been shared by GOPIP, the City, the County and utility partners.



CHURCH STREET HISTORIC SURVEY

- GOPIP is pursuing funding from the John Deere foundation to complete a historic survey of the Church St. area.
- A historic survey provides critical information for a Phase 2 environmental review. Having this information will make pursuing Community Development Block Grants and other funding sources for Church St. projects quicker and easier. It will also help to develop design work that is harmonious with the district.



BONITA HOUSING DEVELOPMENT

- The previous Council approved a 20-year, 50% tax increment financing rebate for the completion of 108 units of affordable, workforce housing on Bonita.
- Construction has begun in earnest on the project and will continue into the spring and summer.



WILDWOOD COMMERCIAL DEVELOPMENT

- The owner of the property has begun producing a development plan and preparing a financing package for a proposed multi-tenant commercial strip rental project on the Kohl's outlet.
- The property is in an existing Urban Renewal Area and is potentially eligible for TIF.
- We are exploring the possibility of up to a \$75 thousand economic development grant up front and a 10-year sliding scale abatement.



LOW-TO-MODERATE INCOME HOUSING DEVELOPMENT WITH CBC

- CBC Financial Corporation owns the former Agassiz School and a greenfield location on Asbury zoned for multi-family residential development. They also have the option to purchase on another greenfield location within the City.
- They are looking at submitting one of these locations for an Iowa Finance Authority Low-Income Housing Tax Credit (LIHTC) Application.
- The LIHTC program is a federal tax credit administered by IFA. It provides federal tax credits for housing developments where a certain portion of the units are occupied by tenants in particular income categories.
- The developer may be interested in other incentives as part of the financing package.



DOWNTOWN DEVELOPMENT

- Main Street Ottumwa completed the Ready 2 Recruit program.
- Strong existing programs:
 - Façade
 - Roof
 - White Box
 - Paint
- Pending CDBG-CV Façade application and Downtown Housing Grant application.
- Anticipating future needs:
 - Double façade award to address increasing costs and challenges,
 - Rear façades on Church St.



VOGEL DEVELOPMENT

- The development at the location of the former St. Joseph's hospital has been delayed by owner/developer.
- At this point, the developer would not realistically be able to complete the minimum improvements in the time permitted by the development agreement.
- Any future development would require a new development agreement.



BRIDGE VIEW HOTEL

- Last fall the City entered into a development agreement to complete a Cobblestone Hotel and Suites to serve as the convention center hotel for the Bridge View Center.
- Closing on the property is currently pending as due diligence and environmental review is completed.
- Our expectation is that construction will begin this year.



ECONOMIC DEVELOPMENT/ PLANNING

- Questions/Discussion.

